

**Lexington
Community Development District**

August 13, 2019

Agenda Package

Lexington Community Development District
Inframark, Infrastructure Management Services
210 North University Drive, Suite 702 • Coral Springs, Florida 33071
Telephone: (954) 603-0033 • Fax: (954) 345-1292

August 6, 2019

Board of Supervisors
Lexington Community Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of the Lexington Community Development District will be held on Tuesday, August 13, 2019 at 6:30 P.M. at Beef O'Brady's, 8913 U.S. 301 North, Parrish, FL 34219.

Following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Public Comment**
- 3. Public Hearing for Adoption of the Budget for Fiscal Year 2020**
 - A. Proposed Budget for Fiscal Year 2020
 - B. Resolution 2019-04 Adopting the Budget for Fiscal Year 2020
 - C. Resolution 2019-05 Levying Non-Ad Valorem Assessments
- 4. Consent Agenda**
 - A. Approval of the Minutes of the May 14, 2019 Meeting
 - B. Financial Statements and Check Register
 - C. Proposed Meeting Dates for Fiscal Year 2020
 - D. Ratification of Non-Disclosure Agreement with the County
- 5. District Manager's Report**
- 6. Supervisor's Requests**
- 7. Adjournment**

The next meeting is tentatively scheduled for October 8, 2019 at the Beef O'Brady's, 8913 U.S. 301 North, Parrish, Florida 34219.

Supporting materials for the items listed above are included in the agenda package. I look forward to seeing you at the meeting and in the meantime if you have any questions please contact me.

Sincerely,

Andy Mendenhall
District Manager

Third Order of Business

3A.

LEXINGTON
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2020

Modified Tentative Budget

08.01.19

Prepared by:



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Lexington
Community Development District

Operating Budget
Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ -	\$ 112	\$ -	\$ 398	\$ 100	\$ 498	\$ 115
Interest - Tax Collector	-	-	-	138	-	-	-
Special Assmnts- Tax Collector	44,139	44,139	44,140	44,052	88	44,140	44,140
Special Assmnts- Discounts	(1,597)	(1,601)	(1,766)	(1,590)	-	(1,590)	(1,766)
Other Miscellaneous Revenues	691	670	-	668	-	668	500
TOTAL REVENUES	43,233	43,320	42,374	43,666	188	43,716	42,989
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	3,400	3,600	4,000	2,600	2,000	4,600	4,000
FICA Taxes	260	275	306	230	152	382	306
ProfServ-Engineering	-	-	500	-	125	125	500
ProfServ-Legal Services	931	524	4,000	274	1,000	1,274	4,000
ProfServ-Mgmt Consulting Serv	18,870	18,870	18,870	14,153	4,717	18,870	18,870
ProfServ-Property Appraiser	642	638	662	637	-	637	662
ProfServ-Trustee Fees	6,816	6,815	7,187	7,745	-	7,745	7,187
ProfServ-Web Site Development	500	500	500	379	121	500	500
Auditing Services	3,646	3,700	3,700	3,800	-	3,800	3,800
Postage and Freight	92	133	150	151	50	201	150
Insurance - General Liability	1,838	1,838	2,022	1,838	-	1,838	2,022
Legal Advertising	380	445	400	-	-	-	400
Misc-Bank Charges	433	482	450	389	130	519	450
Misc-Assessmnt Collection Cost	493	638	662	637	-	637	662
Office Supplies	89	191	175	98	33	131	175
Annual District Filing Fee	200	175	175	175	-	175	175
Total Administrative	38,590	38,824	43,759	33,106	8,328	41,434	43,859
TOTAL EXPENDITURES	38,590	38,824	43,759	33,106	8,328	41,434	43,859
Excess (deficiency) of revenues							
Over (under) expenditures	4,643	4,496	(1,385)	10,560	(8,140)	2,282	(870)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(1,385)	-	-	-	(870)
TOTAL OTHER SOURCES (USES)	-	-	(1,385)	-	-	-	(870)
Net change in fund balance	4,643	4,496	(1,385)	10,560	(8,140)	2,282	(870)
FUND BALANCE, BEGINNING	35,349	35,496	39,992	39,992	-	39,992	42,274
FUND BALANCE, ENDING	\$ 39,992	\$ 39,992	\$ 38,607	\$ 50,552	\$ (8,140)	\$ 42,274	\$ 41,404

Budget Narrative
Fiscal Year 2020

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

FICA Taxes

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budgeted amount for property appraiser costs was based on a maximum of 1.5% of the anticipated assessment collections.

Professional Services - Trustee

The District issued Series Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Administrative (continued)**Professional Services – Web Site Development**

The District incurs fees as they relate to the development and ongoing maintenance of its own website.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount is based on historical cost.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous-Bank Charges

This includes monthly bank charges.

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1.5% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 1.5% of the anticipated assessment collections.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 42,274
Net Change in Fund Balance - Fiscal Year 2020	(870)
Reserves - Fiscal Year 2020 Additions	-
Total Funds Available (Estimated) - 9/30/2020	41,404

ALLOCATION OF AVAILABLE FUNDS***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	10,965 ⁽¹⁾
Subtotal	<u>10,965</u>
Total Allocation of Available Funds	10,965

Total Unassigned (undesignated) Cash	<u>\$ 30,439</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Lexington
Community Development District

Debt Service Budgets
Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 73	\$ 312	\$ 113	\$ 387	\$ -	\$ 387	\$ 113
Special Assmnts- Tax Collector	22,692	22,692	22,692	22,692	-	22,692	22,692
Special Assmnts- Discounts	(842)	(897)	(908)	(876)	-	(876)	(908)
Other Miscellaneous Revenues	-	-	-	494	-	494	-
TOTAL REVENUES	21,923	22,107	\$ 21,897	\$ 22,697	\$ -	\$ 22,697	\$ 21,897
EXPENDITURES							
<i>Debt Service</i>							
ProfServ-Tax Collector	253	326	340	340	-	340	340
Misc-Assessmnt Collection Cost	329	326	340	340	-	340	340
Principal Debt Retirement	7,000	7,000	7,000	7,000	-	7,000	8,000
Interest Expense	12,960	12,582	12,204	12,204	-	12,204	11,826
Total Debt Service	20,542	20,234	19,884	19,884	-	19,884	20,507
TOTAL EXPENDITURES	20,542	20,234	19,884	19,884	-	19,884	20,507
Excess (deficiency) of revenues							
Over (under) expenditures	1,381	1,873	2,013	2,813	-	2,813	1,391
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	2,013	-	-	-	1,391
TOTAL OTHER SOURCES (USES)	-	-	2,013	-	-	-	1,391
Net change in fund balance	1,381	1,873	2,013	2,813	-	2,813	1,391
FUND BALANCE, BEGINNING	21,510	22,891	24,764	24,764	-	24,764	27,577
FUND BALANCE, ENDING	22,891	\$ 24,764	\$ 26,777	\$ 27,577	\$ -	\$ 27,577	\$ 28,968

Special Assessment Bonds
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
11/1/2019	\$ 219,000		5.4%	\$ 5,913	\$ 5,913
5/1/2020	\$ 219,000	\$ 8,000	5.4%	\$ 5,913	\$ 13,913
11/1/2020	\$ 211,000		5.4%	\$ 5,697	\$ 5,697
5/1/2021	\$ 211,000	\$ 8,000	5.4%	\$ 5,697	\$ 13,697
11/1/2021	\$ 203,000		5.4%	\$ 5,481	\$ 5,481
5/1/2022	\$ 203,000	\$ 8,000	5.4%	\$ 5,481	\$ 13,481
11/1/2022	\$ 195,000		5.4%	\$ 5,265	\$ 5,265
5/1/2023	\$ 195,000	\$ 9,000	5.4%	\$ 5,265	\$ 14,265
11/1/2023	\$ 186,000		5.4%	\$ 5,022	\$ 5,022
5/1/2024	\$ 186,000	\$ 9,000	5.4%	\$ 5,022	\$ 14,022
11/1/2024	\$ 177,000		5.4%	\$ 4,779	\$ 4,779
5/1/2025	\$ 177,000	\$ 10,000	5.4%	\$ 4,779	\$ 14,779
11/1/2025	\$ 167,000		5.4%	\$ 4,509	\$ 4,509
5/1/2026	\$ 167,000	\$ 10,000	5.4%	\$ 4,509	\$ 14,509
11/1/2026	\$ 157,000		5.4%	\$ 4,239	\$ 4,239
5/1/2027	\$ 157,000	\$ 11,000	5.4%	\$ 4,239	\$ 15,239
11/1/2027	\$ 146,000		5.4%	\$ 3,942	\$ 3,942
5/1/2028	\$ 146,000	\$ 12,000	5.4%	\$ 3,942	\$ 15,942
11/1/2028	\$ 134,000		5.4%	\$ 3,618	\$ 3,618
5/1/2029	\$ 134,000	\$ 11,000	5.4%	\$ 3,618	\$ 14,618
11/1/2029	\$ 123,000		5.4%	\$ 3,321	\$ 3,321
5/1/2030	\$ 123,000	\$ 13,000	5.4%	\$ 3,321	\$ 16,321
11/1/2030	\$ 110,000		5.4%	\$ 2,970	\$ 2,970
5/1/2031	\$ 110,000	\$ 14,000	5.4%	\$ 2,970	\$ 16,970
11/1/2031	\$ 96,000		5.4%	\$ 2,592	\$ 2,592
5/1/2032	\$ 96,000	\$ 14,000	5.4%	\$ 2,592	\$ 16,592
11/1/2032	\$ 82,000		5.4%	\$ 2,214	\$ 2,214
5/1/2033	\$ 82,000	\$ 15,000	5.4%	\$ 2,214	\$ 17,214
11/1/2033	\$ 67,000		5.4%	\$ 1,809	\$ 1,809
5/1/2034	\$ 67,000	\$ 16,000	5.4%	\$ 1,809	\$ 17,809
11/1/2034	\$ 51,000		5.4%	\$ 1,377	\$ 1,377
5/1/2035	\$ 51,000	\$ 16,000	5.4%	\$ 1,377	\$ 17,377
11/1/2035	\$ 35,000		5.4%	\$ 945	\$ 945
5/1/2036	\$ 35,000	\$ 17,000	5.4%	\$ 945	\$ 17,945
11/1/2036	\$ 18,000		5.4%	\$ 486	\$ 486
5/1/2037	\$ 18,000	\$ 18,000	5.4%	\$ 486	\$ 18,486
		\$ 219,000		\$ 128,358	\$ 347,358

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 357	\$ 1,508	\$ 788	\$ 2,384	\$ 150	\$ 2,534	\$ 1,000
Special Assmnts- Tax Collector	157,643	157,643	157,643	157,643	12,381	170,024	157,643
Special Assmnts- Discounts	(5,710)	(5,688)	(6,306)	(5,659)	-	(5,659)	(6,306)
Other Miscellaneous Revenues	-	-	-	142	-	142	-
	152,290	153,463	152,125	154,510	167,041	167,041	152,337
EXPENDITURES							
<i>Debt Service</i>							
ProfServ-Tax Collector	1,770	2,287	2,365	2,470	-	2,470	2,365
Misc-Assessmnt Collection Cost	2,301	2,287	2,365	2,470	-	2,470	2,365
Principal Debt Retirement	75,000	80,000	80,000	80,000	-	80,000	85,000
Interest Expense	69,350	66,613	63,693	63,693	-	63,693	60,939
<i>Total Debt Service</i>	148,421	151,187	148,423	148,633	-	148,633	150,668
TOTAL EXPENDITURES	148,421	151,187	148,423	148,633	-	148,633	150,668
Excess (deficiency) of revenues							
Over (under) expenditures	3,869	2,276	3,702	5,877	167,041	18,408	1,669
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	1,669
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	1,669
Net change in fund balance	3,869	2,276	3,702	5,877	167,041	18,408	1,669
FUND BALANCE, BEGINNING	101,206	105,075	107,351	107,351	-	107,351	125,759
FUND BALANCE, ENDING	105,075	\$ 107,351	\$ 111,053	\$ 113,228	\$ 167,041	\$ 125,759	\$ 127,428

Special Assessment Bonds
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
11/1/2019	\$ 1,665,000		3.6%	\$ 30,636	\$ 30,636
5/1/2020	\$ 1,665,000	\$ 85,000	3.6%	\$ 30,303	\$ 115,303
11/1/2020	\$ 1,580,000		3.6%	\$ 29,072	\$ 29,072
5/1/2021	\$ 1,580,000	\$ 90,000	3.6%	\$ 28,598	\$ 118,598
11/1/2021	\$ 1,490,000		3.6%	\$ 27,416	\$ 27,416
5/1/2022	\$ 1,490,000	\$ 90,000	3.6%	\$ 26,969	\$ 116,969
11/1/2022	\$ 1,400,000		3.6%	\$ 25,760	\$ 25,760
5/1/2023	\$ 1,400,000	\$ 95,000	3.6%	\$ 25,340	\$ 120,340
11/1/2023	\$ 1,305,000		3.6%	\$ 24,012	\$ 24,012
5/1/2024	\$ 1,305,000	\$ 100,000	3.6%	\$ 23,751	\$ 123,751
11/1/2024	\$ 1,205,000		3.6%	\$ 22,172	\$ 22,172
5/1/2025	\$ 1,205,000	\$ 100,000	3.6%	\$ 21,811	\$ 121,811
11/1/2025	\$ 1,105,000		3.6%	\$ 20,332	\$ 20,332
5/1/2026	\$ 1,105,000	\$ 105,000	3.6%	\$ 20,001	\$ 125,001
11/1/2026	\$ 1,000,000		3.6%	\$ 18,400	\$ 18,400
5/1/2027	\$ 1,000,000	\$ 110,000	3.6%	\$ 18,100	\$ 128,100
11/1/2027	\$ 890,000		3.6%	\$ 16,376	\$ 16,376
5/1/2028	\$ 890,000	\$ 115,000	3.6%	\$ 16,198	\$ 131,198
11/1/2028	\$ 775,000		3.6%	\$ 14,260	\$ 14,260
5/1/2029	\$ 775,000	\$ 120,000	3.6%	\$ 14,028	\$ 134,028
11/1/2029	\$ 655,000		3.6%	\$ 12,052	\$ 12,052
5/1/2030	\$ 655,000	\$ 125,000	3.6%	\$ 11,856	\$ 136,856
11/1/2030	\$ 530,000		3.6%	\$ 9,752	\$ 9,752
5/1/2031	\$ 530,000	\$ 125,000	3.6%	\$ 9,593	\$ 134,593
11/1/2031	\$ 405,000		3.6%	\$ 7,452	\$ 7,452
5/1/2032	\$ 405,000	\$ 130,000	3.6%	\$ 7,371	\$ 137,371
11/1/2032	\$ 275,000		3.6%	\$ 5,060	\$ 5,060
5/1/2033	\$ 275,000	\$ 135,000	3.6%	\$ 4,978	\$ 139,978
11/1/2033	\$ 140,000		3.6%	\$ 2,576	\$ 2,576
5/1/2034	\$ 140,000	\$ 140,000	3.6%	\$ 2,534	\$ 142,534
		\$ 1,665,000		\$ 526,757	\$ 2,191,757

Budget Narrative
Fiscal Year 2020**REVENUES****Interest-Investments**

The District earns interest income on their trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budgeted amount for property appraiser costs was based on a maximum of 1.5% of the anticipated assessment collections.

Miscellaneous-Assessment Collection Cost

The District reimburses the County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1.5% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 1.5% of the anticipated assessment collections.

Principal Debt Retirement

See amortization schedule.

Interest Expense

See amortization schedule.

Lexington
Community Development District

Supporting Budget Schedules
Fiscal Year 2020

**Assessment Summary
Fiscal Year 2020 vs. Fiscal Year 2019**

Product	General Fund			Debt Service Series 2007			Debt Service Series 2015			Total Assessments per Unit			Units
	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	
TH	\$82.24	\$82.24	0%	\$0.00	\$0.00	n/a	\$373.47	\$373.47	0%	\$455.71	\$455.71	0.0%	97
SF 55'	\$100.33	\$100.33	0%	\$0.00	\$0.00	n/a	\$448.17	\$448.17	0%	\$548.50	\$548.50	0.0%	100
SF 70'	\$128.29	\$128.29	0%	\$0.00	\$0.00	n/a	\$504.19	\$504.19	0%	\$632.48	\$632.48	0.0%	108
SF 80'	\$146.39	\$146.39	0%	\$732.00	\$732.00	0%	\$0.00	\$0.00	n/a	\$878.39	\$878.39	0.0%	35
SF 85'	\$155.43	\$155.43	0%	\$0.00	\$0.00	n/a	\$522.86	\$522.86	0%	\$678.29	\$678.29	0.0%	46
													386

3B

RESOLUTION 2019-04**A RESOLUTION OF THE LEXINGTON COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020; PROVIDING FOR THE APPROPRIATIONS TO THE GENERAL FUND AND DEBT SERVICE FUND; PROVIDING FOR SUPPLEMENTAL APPROPRIATIONS; PROVIDING FOR THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2019, submitted to the Board of Supervisors (the "Board") a Proposed Budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, pursuant to the provisions of Section 190.008(2)(b), Florida Statutes, at least sixty (60) days prior to the adoption of the Proposed Annual Budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District shall file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District; and

WHEREAS, the District Manager has submitted the Proposed Budget to Manatee County in compliance with the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, on May 14, 2019 the Board set August 13, 2019 as the date for a Public Hearing thereon and caused notice of such Public Hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a cash flow budget basis, whereby said budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year; and

WHEREAS, pursuant to Chapter 189 Florida Statutes, the District has timely posted a copy of the Proposed Budget at <http://www.LexingtonCDD.org>; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the maintenance special assessments and benefit special assessments upon each piece of property within the boundaries of the District benefited, specifically and

peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of the Lexington Community Development District finds and determines the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner which is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board may designate the District Manager or other person to certify the Non-Ad Valorem Assessment Roll to the Tax Collector in and for Manatee County (“Tax Collector”) political subdivision on compatible electronic medium tied to the property identification number no later than the 15th of September 2019 so that the Tax Collector may merge the Roll with others into the Collection Roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Lexington Community Development District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Manatee County Property Appraiser (“Property Appraiser”) and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, and those different procedures must be worked out and negotiated by the District Manager, with approval from the Board, before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE LEXINGTON COMMUNITY
DEVELOPMENT DISTRICT;**

Section 1. The provisions of the whereas clauses are true and correct and are fully incorporated herein as dispositive.

Section 2. Budget

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the Office of the Records Administration Department, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as shown in Section 3 below.
- b. The District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2019 and/or revised projections for Fiscal Year 2020.
- c. The Adopted Budget, as amended, shall be maintained in the Office of the District Treasurer and the District Records Administration Department and identified as "The Budget for the Lexington Community Development District for the Fiscal Year Ending September 30, 2020, as Adopted by the Board of Supervisors on August 13, 2019."

Section 3. Appropriations

There shall be and hereby is appropriated out of the revenues of the Lexington Community Development District, for the Fiscal Year beginning October 1, 2019, and ending September 30, 2020 the sum of _____ Dollars (\$ _____) to be raised by the applicable imposition and levy by the Board of Supervisors of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND	\$
 Total All Funds	 \$

Section 4. Supplemental Appropriations

The Board of Supervisors may authorize by Resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the Fiscal Year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving such transfer requests comply with this section.

Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board

- a. The Fiscal Year 2020 Maintenance Special Assessment Levy (the “assessment levy”) for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment levy shall be distributed as follows:

General Fund O & M	\$ [See Assessment Levy Resolution 2019-05]
Debt Service Fund	\$ [See Assessment Levy Resolution 2019-05]

- b. The designee of the Board of Supervisors of the Lexington Community Development District shall be the Manager or the Treasurer of the District designated to certify the Non-Ad Valorem Assessment Roll to the Tax Collector in and for the Manatee County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Florida Statutes) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy, but also the total for the debt service levy, as required by and pursuant to law.

Introduced, considered favorably and adopted this 13th day of August, 2019.

Lexington Community Development District

Bryon (Kelley) Klepper
Chairman

Attest:

Secretary/Assistant Secretary

3C.

RESOLUTION 2019-05

A RESOLUTION LEVYING AND IMPOSING A NON-AD VALOREM OPERATION AND MAINTENANCE SPECIAL ASSESSMENT FOR THE LEXINGTON COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2020; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SAID NON-AD VALOREM ASSESSMENTS; PROVIDING FOR CERTIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Preamble

WHEREAS, certain improvements exist within the Lexington Community Development District and certain costs of operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of the Lexington Community Development District finds the District's total General Fund Operation Assessments, taking into consideration other revenue sources during Fiscal Year 2020, will amount to \$_____; and

WHEREAS, the Board of Supervisors of the Lexington Community Development District finds the District's Debt Service Fund Assessment during Fiscal Year 2020 will amount to \$_____; and

WHEREAS, the Board of Supervisors of the Lexington Community Development District finds the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain real property within the District based on the applicable assessment methodology; and

WHEREAS, the Board of Supervisors of the Lexington Community Development District finds the non-ad valorem special assessments it levies and imposes on property for operation and maintenance as established by this Resolution will reimburse the District for certain special and peculiar benefits received by the property flowing from the operation and maintenance of the systems, facilities and services and is apportioned in a manner which is fair and reasonable, in accordance with the applicable assessment methodology; and

WHEREAS, the District's Board of Supervisors understands this Resolution levies only the operation and maintenance assessments for Fiscal Year 2020, and the Board of Supervisors hereby designates the District Manager as having authority to certify a total Non-Ad Valorem Assessment Roll in a timely manner to the Manatee County Tax Collector for the collection of all assessments levied and approved by the District on all non-exempt or immune real property and said non-ad valorem assessments shall include those non-ad valorem assessments for debt service as well as those operation and maintenance non-ad valorem assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LEXINGTON COMMUNITY DEVELOPMENT DISTRICT OF MANATEE COUNTY, FLORIDA;

Section 1. All of the above stated whereas clauses are incorporated herein and are dispositive.

Section 2. A special non-ad valorem assessment for operation and maintenance as provided for in Chapter 190.021(3), Florida Statutes, (hereinafter referred to as a “non-ad valorem assessment”) is hereby levied on all non-exempt or immune real property located within the District.

Section 3. The collection and enforcement of the aforesaid non-ad valorem assessments shall be by the Manatee County Tax Collector serving as agent of the State of Florida in Manatee County and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which include the use of the official annual tax notice.

Section 4. The levy and imposition of the operation and maintenance non-ad valorem special assessments on lands included in the District will be combined with the debt service non-ad valorem assessments which are levied and certified as a total amount on the Non-Ad Valorem Assessment Roll to the Manatee County Tax Collector by the District Manager on compatible medium no later than the 15th of September 2019, which shall be collected by the Manatee County Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and with all other applicable property taxes levied upon each parcel of non-exempt or immune real property.

Section 5. The proceeds collected by the Manatee Count Tax Collector shall be paid to the Lexington Community Development District.

Section 6. The Board of Supervisors of the Lexington Community Development District hereby designates the District Manager to perform the certification duties.

Section 7. Be it further resolved, that a copy of this Resolution shall be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 13th day of August, 2019, by the Board of Supervisors of the Lexington Community Development District, Manatee County, Florida.

Secretary/Assistant Secretary

Bryon (Kelley) Klepper
Chairman

Fourth Order of Business

4A.

MINUTES OF MEETING LEXINGTON COMMUNITY DEVELOPMENT DISTRICT

A regular Meeting of the Board of Supervisors of the Lexington Community Development District was held on Tuesday, May 14, 2019 at 6:30 p.m. at Beef O’Brady’s, 8913 U.S. 301 North, Parris, Florida.

Present and constituting a quorum were:

Bryon (Kelley) Klepper	Chairman
David Staples	Vice Chairman
Greg Karpinsky	Treasurer
Allan Tremmel	Assistant Secretary

Also present:

Andy Mendenhall	District Manager
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FIRST ORDER OF BUSINESS

Roll Call

SECOND ORDER OF BUSINESS

Public Comment

None.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the March 12, 2019 Meeting**
- B. Financial Statements and Check Register**

On MOTION by Mr. Klepper seconded by Mr. Karpinsky with all in favor the Consent Agenda was approved.

FOURTH ORDER OF BUSINESS

District Manager’s Report

- A. Proposed Budget for Fiscal Year 2020**
- B. Consideration of Resolution 2019-03 Approving the Budget for Fiscal Year 2020 and Setting a Public Hearing**

- Mr. Mendenhall discussed the proposed budget for Fiscal Year 2020.
- No items increased this year, except the Audit firm increased their costs by \$100.

On MOTION by Mr. Karpinsky seconded by Mr. Tremmel with all in favor Resolution 2019-03 approving the budget for Fiscal Year 2020 and setting a public hearing for Tuesday, August 13, 2019 at 6:30 p.m. at Beef O’Brady’s, 8913 U.S. 301 North, Parrish, Florida 34319, was adopted.

C. Hancock Whitney Bank – Resolution of a State or Local Government

- Mr. Mendenhall noted this is a document for signature by the Chairperson so that they have him on the account as being able to sign documents and enter into any contracts with the bank itself.
- No action is needed.

D. Number of Registered Voters – 697

- Mr. Mendenhall noted every year for the record, we read off how many registered voters live within the District. Currently, we have 697 registered voters.

FIFTH ORDER OF BUSINESS

Supervisor’s Requests

- Mr. Mendenhall was asked if there were any legislature changes with regard to community development districts now that the legislature is wrapping up.
- Mr. Mendenhall noted he did not hear anything major that would affect this District.
- He noted Ms. Mooney-Portale and her firm put out a memo related to legislature every year. It usually comes out in June. We will forward it on to you when we receive it.
-

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Karpinsky seconded by Mr. Tremmel with all in favor the meeting was adjourned.

Bryon K. Klepper
Chairman

4B.

Lexington
Community Development District

Financial Report

June 30, 2019

LEXINGTON
Community Development District

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FINANCIAL STATEMENTS

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LEXINGTON

Financial Statements

(Unaudited)

June 30, 2019

Balance Sheet

June 30, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2007 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 17,895	\$ -	\$ -	\$ 17,895
Due From Other Funds	763	-	-	763
Investments:				
Money Market Account	29,509	-	-	29,509
Prepayment Account	-	1,922	-	1,922
Reserve Fund	-	15,365	58,643	74,008
Revenue Fund	-	11,053	54,585	65,638
Prepaid Items	2,385	-	-	2,385
TOTAL ASSETS	\$ 50,552	\$ 28,340	\$ 113,228	\$ 192,120
<u>LIABILITIES</u>				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due To Other Funds	-	763	-	763
TOTAL LIABILITIES	-	763	-	763
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	2,385	-	-	2,385
Restricted for:				
Debt Service	-	27,577	113,228	140,805
Assigned to:				
Operating Reserves	10,940	-	-	10,940
Unassigned:	37,227	-	-	37,227
TOTAL FUND BALANCES	\$ 50,552	\$ 27,577	\$ 113,228	\$ 191,357
TOTAL LIABILITIES & FUND BALANCES	\$ 50,552	\$ 28,340	\$ 113,228	\$ 192,120

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 398	\$ 398	0.00%
Interest - Tax Collector	-	-	138	138	0.00%
Special Assmnts- Tax Collector	44,140	44,140	44,052	(88)	99.80%
Special Assmnts- Discounts	(1,766)	(1,766)	(1,590)	176	90.03%
Other Miscellaneous Revenues	-	-	668	668	0.00%
TOTAL REVENUES	42,374	42,374	43,666	1,292	103.05%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	4,000	3,000	2,600	400	65.00%
FICA Taxes	306	230	230	-	75.16%
ProfServ-Engineering	500	-	-	-	0.00%
ProfServ-Legal Services	4,000	3,000	274	2,726	6.85%
ProfServ-Mgmt Consulting Serv	18,870	14,153	14,153	-	75.00%
ProfServ-Property Appraiser	662	662	637	25	96.22%
ProfServ-Trustee Fees	7,187	6,815	7,745	(930)	107.76%
ProfServ-Web Site Development	500	375	379	(4)	75.80%
Auditing Services	3,700	3,700	3,800	(100)	102.70%
Postage and Freight	150	113	151	(38)	100.67%
Insurance - General Liability	2,022	2,022	1,838	184	90.90%
Legal Advertising	400	300	-	300	0.00%
Misc-Bank Charges	450	338	389	(51)	86.44%
Misc-Assessmnt Collection Cost	662	662	637	25	96.22%
Office Supplies	175	131	98	33	56.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	43,759	35,676	33,106	2,570	75.66%
TOTAL EXPENDITURES	43,759	35,676	33,106	2,570	75.66%
Excess (deficiency) of revenues Over (under) expenditures	(1,385)	6,698	10,560	3,862	n/a
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(1,385)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(1,385)	-	-	-	0.00%
Net change in fund balance	\$ (1,385)	\$ 6,698	\$ 10,560	\$ 3,862	n/a
FUND BALANCE, BEGINNING (OCT 1, 2018)	39,992	39,992	39,992		
FUND BALANCE, ENDING	\$ 38,607	\$ 46,690	\$ 50,552		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 113	\$ 113	\$ 387	\$ 274	342.48%
Special Assmnts- Tax Collector	22,692	22,692	22,692	-	100.00%
Special Assmnts- Discounts	(908)	(908)	(876)	32	96.48%
Other Miscellaneous Revenues	-	-	494	494	0.00%
TOTAL REVENUES	21,897	21,897	22,697	800	103.65%
EXPENDITURES					
Debt Service					
ProfServ-Tax Collector	340	340	340	-	100.00%
Misc-Assessmnt Collection Cost	340	340	340	-	100.00%
Principal Debt Retirement	7,000	7,000	7,000	-	100.00%
Interest Expense	12,204	12,204	12,204	-	100.00%
Total Debt Service	19,884	19,884	19,884	-	100.00%
TOTAL EXPENDITURES	19,884	19,884	19,884	-	100.00%
Excess (deficiency) of revenues Over (under) expenditures	2,013	2,013	2,813	800	139.74%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	2,013	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	2,013	-	-	-	0.00%
Net change in fund balance	\$ 2,013	\$ 2,013	\$ 2,813	\$ 800	139.74%
FUND BALANCE, BEGINNING (OCT 1, 2018)	24,764	24,764	24,764		
FUND BALANCE, ENDING	\$ 26,777	\$ 26,777	\$ 27,577		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 788	\$ 788	\$ 2,384	\$ 1,596	302.54%
Special Assmnts- Tax Collector	157,643	157,643	157,643	-	100.00%
Special Assmnts- Discounts	(6,306)	(6,306)	(5,659)	647	89.74%
Other Miscellaneous Revenues	-	-	142	142	0.00%
TOTAL REVENUES	152,125	152,125	154,510	2,385	101.57%
EXPENDITURES					
Debt Service					
ProfServ-Tax Collector	2,365	2,365	2,470	(105)	104.44%
Misc-Assessmnt Collection Cost	2,365	2,365	2,470	(105)	104.44%
Principal Debt Retirement	80,000	80,000	80,000	-	100.00%
Interest Expense	63,693	63,693	63,693	-	100.00%
Total Debt Service	148,423	148,423	148,633	(210)	100.14%
TOTAL EXPENDITURES	148,423	148,423	148,633	(210)	100.14%
Excess (deficiency) of revenues Over (under) expenditures	3,702	3,702	5,877	2,175	158.75%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	3,702	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	3,702	-	-	-	0.00%
Net change in fund balance	\$ 3,702	\$ 3,702	\$ 5,877	\$ 2,175	158.75%
FUND BALANCE, BEGINNING (OCT 1, 2018)	107,351	107,351	107,351		
FUND BALANCE, ENDING	\$ 111,053	\$ 111,053	\$ 113,228		

LEXINGTON

Supporting Schedules

June 30, 2019

Non-Ad Valorem Special Assessments
Manatee County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2019

						Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Costs	Property Appraiser	Gross Amount Received	General Fund	Series 2007	Series 2015
ASSESSMENTS LEVIED FY 2019					\$ 224,475	\$ 44,140	\$ 22,692	\$ 157,643
Allocation %					100%	19.66%	10.11%	70.23%
11/19/18	\$ 1,545	\$ 64	\$ 24	\$ 24	\$ 1,657	\$ -	\$ -	\$ 1,657
11/20/18	\$ 374	\$ 16	\$ 6	\$ 6	\$ 401	\$ 401	\$ -	\$ -
11/29/18	\$ 3,490	\$ 145	\$ 54	\$ 54	\$ 3,744	\$ 3,744	\$ -	\$ -
11/30/18	\$ 1,363	\$ 57	\$ 42	\$ 42	\$ 1,504	\$ -	\$ 1,504	\$ -
12/03/18	\$ 12,435	\$ 518	\$ 387	\$ 387	\$ 13,727	\$ -	\$ -	\$ 13,727
12/12/18	\$ 18,404	\$ 767	\$ 285	\$ 285	\$ 19,740	\$ -	\$ 19,734	\$ -
12/12/18	\$ 105,707	\$ 4,404	\$ 1,635	\$ 1,635	\$ 113,381	\$ -	\$ -	\$ 113,381
12/12/18	\$ 29,799	\$ 1,242	\$ 461	\$ 461	\$ 31,962	\$ 31,962	\$ -	\$ -
12/14/18	\$ 9,371	\$ 390	\$ 145	\$ 145	\$ 10,052	\$ -	\$ -	\$ 10,052
12/14/18	\$ 682	\$ 28	\$ 11	\$ 11	\$ 731	\$ -	\$ 731	\$ -
12/14/18	\$ 2,581	\$ 108	\$ 40	\$ 40	\$ 2,769	\$ 2,769	\$ -	\$ -
01/08/19	\$ 1,709	\$ 53	\$ 26	\$ 26	\$ 1,815	\$ 1,815	\$ -	\$ -
01/08/19	\$ 6,070	\$ 188	\$ 94	\$ 94	\$ 6,446	\$ -	\$ -	\$ 6,446
02/12/19	\$ 1,214	\$ 25	\$ 19	\$ 19	\$ 1,277	\$ 1,277	\$ -	\$ -
02/12/19	\$ 687	\$ 14	\$ 11	\$ 11	\$ 722	\$ -	\$ 722	\$ -
02/12/19	\$ 4,373	\$ 89	\$ 68	\$ 68	\$ 4,598	\$ -	\$ -	\$ 4,598
03/20/19	\$ 246	\$ 2	\$ 4	\$ 4	\$ 256	\$ 256	\$ -	\$ -
03/21/19	\$ 484	\$ 5	\$ 7	\$ 7	\$ 504	\$ -	\$ -	\$ 504
04/16/19	\$ 838	\$ -	\$ 13	\$ 13	\$ 864	\$ 864	\$ -	\$ -
04/16/19	\$ 3,523	\$ -	\$ 54	\$ 54	\$ 3,632	\$ -	\$ -	\$ 3,632
05/15/19	\$ 313	\$ -	\$ 5	\$ 5	\$ 323	\$ 323	\$ -	\$ -
05/15/19	\$ 1,199	\$ -	\$ 19	\$ 19	\$ 1,237	\$ -	\$ -	\$ 1,237
06/19/19	\$ 155	\$ -	\$ 2	\$ 2	\$ 160	\$ 160	\$ -	\$ -
06/19/19	\$ 1,884	\$ -	\$ 29	\$ 29	\$ 1,943	\$ -	\$ -	\$ 1,943
06/21/19	\$ 522	\$ -	\$ 8	\$ 8	\$ 539	\$ -	\$ -	\$ 468
06/21/19	\$ 467	\$ -	\$ 7	\$ 7	\$ 481	\$ 481	\$ -	\$ -
TOTAL	\$ 209,439	\$ 8,116	\$ 3,455	\$ 3,455	\$ 224,464	\$ 44,052	\$ 22,692	\$ 157,643

% COLLECTED 99.80% 100.00% 100.00%

TOTAL OUTSTANDING	\$ 88.00	\$ -	\$ -
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Lexington CDD

Bank Reconciliation

Page Number 43

Bank Account No. 3135 Hancock Bank Checking - GF
Statement No. 06-19
Statement Date 6/30/2019

G/L Balance (LCY)	17,895.21	Statement Balance	19,546.01
G/L Balance	17,895.21	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	19,546.01
Subtotal	17,895.21	Outstanding Checks	1,650.80
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	17,895.21	Ending Balance	17,895.21
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/24/2019	Payment	3225	INFRAMARK, LLC	1,650.80	0.00	1,650.80
Total Outstanding Checks.....				1,650.80		1,650.80

LEXINGTON

Community Development District

Payment Register by Fund
For the Period from 6/1/2019 to 6/30/2019
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>								
001	3221	06/05/19	INFRAMARK, LLC	41057	Management Fees- May 2019	WEB HOSITNG	531047-51301	\$41.67
001	3221	06/05/19	INFRAMARK, LLC	41057	Management Fees- May 2019	Postage and Freight	541006-51301	\$1.50
001	3221	06/05/19	INFRAMARK, LLC	41057	Management Fees- May 2019	ProfServ-Mgmt Consulting Serv	531027-51201	\$1,572.50
001	3221	06/05/19	INFRAMARK, LLC	41057	Management Fees- May 2019	Office Supplies	551002-51301	\$1.55
001	3222	06/05/19	FedEx	6-565-40239	POSTAGE	Postage and Freight	541006-51301	\$16.41
001	3223	06/19/19	Persson & Cohen P.A	22808	MAY GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$47.60
001	3224	06/19/19	US BANK	5371313	5/1/19-4/30/20 TRUSTEE FEES	ProfServ-Trustee Fees	531045-51301	\$4,089.11
001	3225	06/24/19	INFRAMARK, LLC	41912	MANAGEMENT FEES- JUNE 2019	ProfServ-Mgmt Consulting Serv	531027-51201	\$1,572.50
001	3225	06/24/19	INFRAMARK, LLC	41912	MANAGEMENT FEES- JUNE 2019	Office Supplies	551002-51301	\$29.65
001	3225	06/24/19	INFRAMARK, LLC	41912	MANAGEMENT FEES- JUNE 2019	Postage and Freight	541006-51301	\$3.45
001	3225	06/24/19	INFRAMARK, LLC	41912	MANAGEMENT FEES- JUNE 2019	WEB HOSTING	531047-51301	\$41.67
001	3225	06/24/19	INFRAMARK, LLC	41912	MANAGEMENT FEES- JUNE 2019	WEB HOSTING	531047-51301	\$3.53
Fund Total								\$7,421.14

Total Checks Paid	\$7,421.14
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4C.

PROPOSED DATES FY 2020

**NOTICE OF REGULAR BOARD MEETING SCHEDULE
FOR FISCAL YEAR 2020
LEXINGTON COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Lexington Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2020 to be held at 6:30 p.m. at the Beef O'Brady's Restaurant, 8913 U.S. 301 North, Parrish, Florida 34219 on the following dates:

October 8, 2019
February 11, 2020
May 12, 2020
August 11, 2020

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at (813) 991-1116 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Andy Mendenhall
District Manager

4D.

**NONDISCLOSURE AGREEMENT
FOR INFORMATION EXEMPT FROM PUBLIC DISCLOSURE
UNDER CHAPTER 119, FLORIDA STATUTES**

**LEXINGTON COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY PROPERTY APPRAISER**

THIS NONDISCLOSURE AGREEMENT FOR INFORMATION EXEMPT FROM PUBLIC DISCLOSURE UNDER CHAPTER 119, FLORIDA STATUTES ("Agreement") is made and entered into this 8 day of July, 2019, by and between Lexington Community Development District ("District"), whose address is 210 North University Drive, Suite 702, Coral Springs, Florida 33071 and the Honorable Charles E. Hackney, State Constitutional Property Appraiser in and for Manatee County, an independent constitutional county officer of the State of Florida ("Property Appraiser"), whose address is 915 4th Avenue West, Bradenton, Florida 34205.

**SECTION I
Findings and Determinations**

The parties find and determine:

1. The Property Appraiser has the statutory responsibility to list and appraise all real and tangible personal property in the County each year for purposes of ad valorem taxation. During the normal course of business, the Property Appraiser acquires, stores, and maintains an abundance of property and ownership information, some of which is exempt from public disclosure; and
2. In order to carry out its statutory duties and meet substantial policy needs, the District requires certain property and ownership information for all properties in the District.

**SECTION II
Applicable Law and Regulations**

1. Chapter 119, Florida Statutes, provides that any records made or received by any public agency in the course of its official business are available for inspection, unless specifically exempted by the Florida Legislature; and
2. Section 119.071, Florida Statutes, contains multiple exemptions from disclosure under the mandatory access requirement of section 119.07(1), Florida Statutes. Under section 119.071(4)(d)3., Florida Statutes, an agency that is not the employer of, but is the custodian of records pertaining to, one of the persons enumerated in section 119.071(4)(d), Florida Statutes, is required to maintain such person's exemption if the person or his or her employing agency submits a written request to the custodian; and

3. Section 119.071(4)(d), Florida Statutes, defines "Home Addresses" to mean the dwelling location at which an individual resides and includes the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the home address; and
4. The Office of the Attorney General of Florida ("Attorney General") released Advisory Legal Opinion 2017-05 on November 22, 2017 that noted a clear distinction is made between public records that are "exempt" from disclosure and records that are "confidential." "If information is made confidential in the statutes, the information is not subject to inspection by the public and may only be released to the persons or organizations designated in the statute.... If records are not confidential but are only exempt from the Public Records Act, the exemption does not prohibit the showing of such information." Based upon this distinction, the Attorney General concluded that when there is a statutory or substantial policy need for information that is otherwise exempt from disclosure under the Public Records Act, the information should be made available to the requesting agency or entity. The Attorney General also noted that there is nothing in Chapter 119, Florida Statutes, indicating that an exempt address loses its exempt status by being shared with another agency.

SECTION III

Purpose

1. The purpose of this Agreement is to facilitate the transfer between the Property Appraiser and the District of Home Addresses that are exempt under Chapter 119, Florida Statutes, for which the Property Appraiser has received a request to withhold such Home Addresses from disclosure pursuant to Section 119.071(4)(d)3., Florida Statutes ("Exempt Home Addresses"); and
2. To ensure that Exempt Home Addresses retain their exempt status, and are withheld from disclosure in accordance with applicable law, once in District possession.

SECTION IV

Term

1. The term of this Agreement shall commence upon execution and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each; and
2. Either party has the right to terminate this Agreement by giving at least 30 days' notice in writing to the other party to expire at the end of the initial or last renewal term.

SECTION V
Duties and Responsibilities of Property Appraiser

1. The Property Appraiser agrees to provide the District Exempt Home Addresses in the same manner that it provides the District with other non-exempt property and ownership information; and
2. The Property Appraiser agrees to clearly identify which properties contain Exempt Home Addresses. This information will be conveyed to the District using a field called IS_PROTECTED in the NAV Web Portal and a field called PAR_PROTECTED_FLAG in the three (3) main property and ownership data files that the Property Appraiser provides the District upon request; JELLY_ROLL.CSV, MCPAO_MULTOWN.CSV and MCPAO_MULTSITUS.CSV. The IS_PROTECTED and PAR_PROTECTED_FLAG fields will contain a "Y" if the property contains Exempt Home Addresses; and
3. The Property Appraiser agrees to clearly define what information it classifies as Exempt Home Addresses. This information is included in Exhibit A. In some cases, Exhibit A also references data sources or data file names and data field names. The data sources, data file names and data field names referenced in Exhibit A are not meant to be all inclusive. They are meant to aid in the identification of Exempt Home Addresses.

SECTION VI
Duties and Responsibilities of District

1. The District agrees that Exempt Home Addresses will retain their exempt status once in District possession; and
2. To the extent permitted by applicable law, the District agrees to withhold from public disclosure Exempt Home Addresses identified by the Property Appraiser pursuant to Section V, above.

SECTION VII
Miscellaneous

1. The parties shall perform all their obligations under this Agreement in accordance with good faith and prudent practice.
2. If either party receives any letter, action, suit or investigation from a non-party to this Agreement regarding the withholding of the Exempt Home Addresses pursuant to this Agreement, the other party shall cooperate and assist the other parties in this agreement in defending claims to such Exempt Home Addresses. The parties agree that neither party shall be entitled to any additional fees and/or compensation for their cooperation and assistance under this paragraph of the Agreement.

3. Each party, as a state agency or political subdivision as defined by Florida Statute § 768.28, shall indemnify each other party and defend and hold it harmless as to any claim, judgment or damage award whatsoever arising out of or related to that indemnifying party's own negligent or wrongful acts or omissions, to the extent permitted by law, and subject to the dollar limitations set forth in Florida Statute § 768.28. The parties understand that pursuant to Florida Statute § 768.28(19), no party is entitled to be indemnified or held harmless by another party for its own negligent or wrongful acts or omissions. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable, and each party claims all of the privileges and immunities and other benefits and protections afforded by Florida Statute § 163.01(9). The parties to this Agreement do not intend that this Agreement benefit any third party, and nothing herein should be construed as consent by a state agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of this Agreement.
4. This Agreement constitutes the entire Agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alters substantially the benefits or the Agreement for either of the parties or renders the statutory and regulatory obligations unable to be performed. All prior agreements between the parties hereto, addressing the matters set forth herein, are hereby terminated and superseded by this Agreement.
5. This Agreement shall be governed by the laws of the State of Florida.
6. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:

As to Property Appraiser:

The Honorable Charles E. Hackney
 Manatee County Property Appraiser
 915 4th Avenue West
 Bradenton, Florida 34205

As to District:

Lexington Community Development District
 210 North University Drive, Suite 702
 Coral Springs, Florida 33071

IN WITNESS WHEREOF, the parties have hereunto set, their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

WITNESS

Signature

Printed Name

MANATEE COUNTY PROPERTY APPRAISER

By: _____
Charles E. Hackney

Date: _____

WITNESS


Signature

ANDREW P. MENDENHALL
Printed Name

LEXINGTON COMMUNITY DEVELOPMENT DISTRICT

By: 
Signature

Bryan Kary Kupper
Printed Name

Date: 7/18/19

**NONDISCLOSURE AGREEMENT
FOR INFORMATION EXEMPT FROM PUBLIC DISCLOSURE
UNDER CHAPTER 119, FLORIDA STATUTES**

**LEXINGTON COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY PROPERTY APPRAISER**

EXHIBIT A

The Property Appraiser defines Exempt Home Addresses as:

- Building and Aerial Photos
 - JELLY_ROLL.CSV.BLDG_C1_PHOTOPATH
 - JELLY_ROLL.CSV.BLDG_R1_PHOTOPATH
 - JELLY_ROLL.CSV.LAND_AERIAL_PATH
- Census Information
 - JELLY_ROLL.CSV.CENSUS_BLK
 - JELLY_ROLL.CSV.CENSUS_BLKGRP
 - JELLY_ROLL.CSV.CENSUS_FIPS
 - JELLY_ROLL.CSV.CENSUS_TRACT
- Parcel Legal Description
 - JELLY_ROLL.CSV.PAR_LEGAL1
 - JELLY_ROLL.CSV.PAR_LEGAL2
 - JELLY_ROLL.CSV.PAR_LEGAL3
- Owner's Mailing Address
 - JELLY_ROLL.CSV.PAR_MAIL_ADDR1
 - JELLY_ROLL.CSV.PAR_MAIL_ADDR2
 - JELLY_ROLL.CSV.PAR_MAIL_CITY
 - JELLY_ROLL.CSV.PAR_MAIL_CNTRYCD
 - JELLY_ROLL.CSV.PAR_MAIL_COUNTRY
 - JELLY_ROLL.CSV.PAR_MAIL_LABEL1
 - JELLY_ROLL.CSV.PAR_MAIL_LABEL2
 - JELLY_ROLL.CSV.PAR_MAIL_LABEL3
 - JELLY_ROLL.CSV.PAR_MAIL_LABEL4
 - JELLY_ROLL.CSV.PAR_MAIL_LABEL5
 - JELLY_ROLL.CSV.PAR_MAIL_LABEL6
 - JELLY_ROLL.CSV.PAR_MAIL_POSTALCD
 - JELLY_ROLL.CSV.PAR_MAIL_STATE
 - MCPAO_MULTOWN.CSV.ADDR1
 - MCPAO_MULTOWN.CSV.ADDR2
 - MCPAO_MULTOWN.CSV.ADDR3
- Owner Notes

- Map Number
 - JELLY_ROLL.CSV.PAR_MAP_NUMBER
- Neighborhood
 - JELLY_ROLL.CSV.PAR_NBHD_NAME
 - JELLY_ROLL.CSV.PAR_NEIGHBORHOOD
- Owner Names
 - JELLY_ROLL.CSV.PAR_OWNER_NAME1
 - JELLY_ROLL.CSV.PAR_OWNER_NAME2
 - MCPAO_MULTOWN.CSV.OWNER
- Subdivision, Condominium or Cooperative Information
 - JELLY_ROLL.CSV.PAR_SUBDIV_BLOCK
 - JELLY_ROLL.CSV.PAR_SUBDIV_LOT
 - JELLY_ROLL.CSV.PAR_SUBDIV_NAME
 - JELLY_ROLL.CSV.PAR_SUBDIV_PARENT
 - JELLY_ROLL.CSV.PAR_SUBDIVISION
 - {all gis features}.BLOCKDESIGNATOR
 - {all gis features}.CONVEYANCEDSIGNATOR
 - {all gis features}.FLOORDESIGNATOR
 - {all gis features}.HEADERNUMBER
 - {all gis features}.LOTNUMBER
- Parcel Identification Number
 - JELLY_ROLL.CSV.PARENT_PARID
 - JELLY_ROLL.CSV.PARID
 - MCPAO_MULTOWN.CSV.PARID
 - MCPAO_MULTSITUS.CSV.PARID
 - {all gis features}.PARCELNO
- Property Sale Official Records Book and Page Numbers
 - JELLY_ROLL.CSV.SALE_BOOK_LAST
 - JELLY_ROLL.CSV.SALE_BOOK_LQ
 - JELLY_ROLL.CSV.SALE_BOOK_LQCY
 - JELLY_ROLL.CSV.SALE_BOOK_LQPY
 - JELLY_ROLL.CSV.SALE_BOOK_LQTY
 - JELLY_ROLL.CSV.SALE_PAGE_LAST
 - JELLY_ROLL.CSV.SALE_PAGE_LQ
 - JELLY_ROLL.CSV.SALE_PAGE_LQCY
 - JELLY_ROLL.CSV.SALE_PAGE_LQPY
 - JELLY_ROLL.CSV.SALE_PAGE_LQTY
- Property Sale Buyer Names
- Property Sale Seller Names
- Situs/Location Address
 - JELLY_ROLL.CSV.SITUS_ADDRESS
 - JELLY_ROLL.CSV.SITUS_ADDRESS_NUM
 - JELLY_ROLL.CSV.SITUS_PLACE_CODE

- JELLY_ROLL.CSV.SITUS_POSTAL_CITY
- JELLY_ROLL.CSV.SITUS_POSTAL_ZIP
- JELLY_ROLL.CSV.SITUS_POSTAL_ZIP4
- JELLY_ROLL.CSV.SITUS_POSTDIR
- JELLY_ROLL.CSV.SITUS_PREDIR
- JELLY_ROLL.CSV.SITUS_SECADDUNIT
- JELLY_ROLL.CSV.SITUS_SECUNITDES
- JELLY_ROLL.CSV.SITUS_STATE
- JELLY_ROLL.CSV.SITUS_STREET_NAME
- JELLY_ROLL.CSV.SITUS_STREET_SUF
- MCPAO_MULTSITUS.CSV.SITUS_ADDRESS
- MCPAO_MULTSITUS.CSV.SITUS_ADDRESS_NUM
- MCPAO_MULTSITUS.CSV.SITUS_PREDIR
- MCPAO_MULTSITUS.CSV.SITUS_STREET_NAME
- MCPAO_MULTSITUS.CSV.SITUS_STREET_SUF
- MCPAO_MULTSITUS.CSV.SITUS_POSTDIR
- MCPAO_MULTSITUS.CSV.SITUS_SECUNITDES
- MCPAO_MULTSITUS.CSV.SITUS_SECADDUNIT
- MCPAO_MULTSITUS.CSV.SITUS_POSTAL_CITY
- MCPAO_MULTSITUS.CSV.SITUS_STATE
- MCPAO_MULTSITUS.CSV.SITUS_POSTAL_ZIP
- MCPAO_MULTSITUS.CSV.SITUS_POSTAL_ZIP4
- MCPAO_MULTSITUS.CSV.SITUS_PLACE_CODE
- MCPAO_MULTSITUS.CSV.SITUS_PLACE_NAME
- "Doing Business As" Name
 - JELLY_ROLL.CSV.TPP_DBA_NAME
- "In Care Of" Name
 - JELLY_ROLL.CSV.TPP_ICO_NAME
- Property Geographical Location Coordinates
- Permit Contractor Names
- Permit Notes