

Lexington Oaks
Community Development District
Supplemental Engineer's Report

August 22, 2006

INTRODUCTION

Lexington Oaks Community Development District (the "District") encompasses approximately 826.22 acres within the unincorporated area of the South Central part of Pasco County, Florida. The District was established on April 22, 1998, for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for the community development within the District. The District is located in Parts of Sections 10, 11 and 12, Township 26 South, Range 19 East.

The project is a master planned unit development (MPUD) with a golf course and a recreational area with pool and community center. The residential components are situated in thirty seven (37) Village Units which are on either side of Lexington Oaks Blvd. Access to the District is via State Road 54 and Lexington Oaks Blvd. The entrance to the project is approximately 8.1 miles West of Interstate 75, Exit 58.

The development plans for the district includes approximately 1,509 Residential Units. The first infrastructure works of improvement included in the Special Assessment Revenue Bonds, Series 1998 was for the total development of Village Units 1, 2, 3, 4, 5, 6, 7, 10, 12, 13A, 13B, 17A and 30A, consisting of a total of 526 units, par, and community recreational facilities including a community center. The infrastructure works of improvements included in the Special Assessment Revenue Bonds, Series 2000 Bonds was for development of Village Units 8, 9, 11, 14, 25, 26, 29, 30B, 32A and 33 consisting of 378 units. The Series 2002 Bonds funded the infrastructure works of improvements for Village units 15, 16, 17B, 18-24, 27, 28, 31 and 32A/33 consisting of 605 units. Following the completion of the 1998 Capital Improvement Plan, the 2000 Capital Improvement Plan, and the 2002 Capital Improvement Plan, there were surplus proceeds in the 1998, 2000, and 2002 acquisition and construction accounts, (the "Surplus.") This report's primary focus is on the improvements to be funded from the Surplus.

SECURITY FACILITIES, RECREATIONAL AMENITIES AND LANDSCAPE IMPROVEMENTS

The security facilities, recreational amenities, and landscape improvements to be constructed with the Surplus include a State Board Park, a 2500 square foot community fitness center, toddlers playground, round-about-side walk, lighting, pool heating, entrance and landscaping enhancements, drinking fountains at sports facilities, sports court lighting, parking lot security lighting, pond infrastructure projects, hose bibs, submerged plants for ponds, building equipment, and physical security system ("Appendix "A").

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the district as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide their intended function so long as the construction is in substantial compliance with the design and permits. Items of construction in this report are based on current plans of the Lexington Oaks Board of Supervisors in Resolution 2006-04.

It is my professional opinion that the infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that the infrastructure improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012 (1) and (2) of the Florida Statutes.

The estimate of master and subdivision infrastructure construction costs is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Pasco County and quantities as represented on the construction plans. The labor market, future costs of

equipment and materials, and the actual construction process are all beyond my control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional service for establishing the opinion of estimated construction cost are consistent with the degree of care and skill exercised by members of the same professional under similar circumstances.

**American Consulting Engineers of
Florida, LLC**



Robert A. Valentine, P.E.
District Engineer

APPENDIX

A. Summary of Statutory Items Estimated Project Costs

Capital Improvements 2006

Project List	Project Estimate Cost	Brief Description of Projects
Skate Board Park	\$120,000	Construct a Skate Park. The entire skate park will be fenced.
Community Fitness Center	\$700,000	Construct a 2,500 sq. ft. fitness center addition with storage facilities. Center to be the same architecture as the community center and of like materials. Purchase furniture and equipment for the recreational facility.
Toddlers Playground	\$200,000	Expansion of current playground. Install toddler playground equipment, rubberized matting for the entire playground and a shaded picnic area.
Community Lighting	\$35,000	Additional street lighting and sidewalk lighting throughout the community
Pool Heating	\$100,000	Heat the community pool.
Entrance Enhancements	\$170,000	Landscape the Lexington Oaks entrance. Install water fountains-sprayer in ponds to enhance the community landscaping.
Drinking Fountains	\$6,000	Install drinking fountains for residents.
Sports Court Lighting	\$100,000	Lighting for the sports court facilities
Plants for Ponds	\$100,000	Include mechanical devices and organic material to filter sediments and nutrients prior to entering wetlands as required by SWFWMD

Capital Improvements 2006 (cont)

Item description	Project Estimate Cost	Brief Description of Projects
Hose Bibs	\$75,000	Hose bibs along Lexington Oaks Blvd. and the round-a-bout area.
Pond Infrastructure	\$300,000	Completion of ponds surface water management infrastructure.
New Meeting Room Furniture	\$30,000	Furniture for Community Center meeting room
Physical Security System	\$400,000	Security cameras around the Community Center and on Lexington Oaks Blvd. Security systems for Community Center, exercise and recreational facilities. Include physical barriers.
Trailer Area	\$22,000	Landscape the construction and trailer area used by developer.