

*Lawson Dunes
Community Development District*

Meeting Agenda

August 2, 2022

AGENDA

Lawson Dunes

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

July 26, 2022

**Board of Supervisors
Lawson Dunes
Community Development District**

Dear Board Members:

A regular meeting of the Board of Supervisors of the **Lawson Dunes Community Development District** will be held on **Tuesday, August 2, 2022 at 2:15 PM** at **346 E. Central Ave., Winter Haven, FL 33880**.

Zoom Video Link: <https://us06web.zoom.us/j/82967337512>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 829 6733 7512

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the June 7, 2022 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget
 - i. Consideration of Resolution 2022-43 Adopting the Fiscal Year 2023 Budget and Appropriating Funds
 - ii. Consideration of Fiscal Year 2022/2023 Developer Funding Agreement
5. Consideration of Resolution 2022-44 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023
6. Consideration of Resolution 2022-45 Ratifying the Series 2022 Bonds
7. Consideration of Disclosure of Public Financing
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Proposal to Provide Professional Consulting Services

¹ Comments will be limited to three (3) minutes

C. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet & Income Statement

9. Other Business

10. Supervisors Requests and Audience Comments

11. Adjournment

MINUTES

**MINUTES OF MEETING
LAWSON DUNES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lawson Dunes Community Development District was held on Tuesday, **June 7, 2022** at 2:36 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairman
Bobbie Henley	Supervisor
Patrick Marone	Supervisor

Also, present were:

Tricia Adams	District Manager, GMS
Roy Van Wyk	KE Law Group
Molly Banfield	Dewberry
Chuck Cavaretta	Appointed as Supervisor
Daniel Arnette	Appointed as Supervisor

The following is a summary of the discussions and actions taken at the June 7, 2022 Lawson Dunes Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams noted that there were no members of the public present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Justin Frye

Ms. Adams stated that they had a resignation from Justin Frye.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, Accepting the Resignation from Justin Frye, was approved.
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B. Appointment to Fill the Vacant Board Seat

Ms. Adams asked the Board members if they would like to make a nomination to be seated on the Board. There was a nomination for Chuck Cavaretta to fill the vacant seat.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Appointing Chuck Cavaretta to the Board of Supervisors, was approved.

Ms. Adams stated that they have a verbal resignation from Supervisor Patrick Marone. She noted that the verbal resignation would be followed up with a written document for District records. She stated that this leaves another vacancy on the Board of Supervisors. She asked if they have a motion to make an appointment to the Board of Supervisors. Daniel Arnette was nominated to fill this vacant seat.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Verbal Resignation of Patrick Marone and Nomination of Daniel Arnette to fill the Vacant Seat, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Adams administered the oath to the newly appointed supervisors Chuck Cavaretta and Daniel Arnette. She stated that the newly appointed Board members would participate in all future Board action.

Patrick Marone left the meeting at this time.

D. Consideration of Resolution 2022-41 Appointing Assistant Secretary

Ms. Adams noted that Rennie Heath was currently serving as Chair, Lauren Schwenk was serving as Vice Chair, and Bobbie Henley serving as Assistant Secretary. She noted that Resolution 2022-41 would appoint their two new Board members, Chuck Cavaretta and Daniel Arnette, as Assistant Secretaries.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2022-41 Appointing Assistant Secretaries, Chuck Cavaretta and Daniel Arnette, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 3, 2022 Board of Supervisors Meeting

Ms. Adams noted for new Board members that the agenda packet was bookmarked. She stated that there was a draft copy of the meeting minutes from May 3rd included in the agenda packet and the minutes had been reviewed by the District management staff and District counsel.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Minutes of the May 3, 2022 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Presentation and Approval of Engineer's Report (Revised May 23, 2022)

Ms. Adams stated to Board members that their bonds were priced on June 2nd and were scheduled to close June 16th. She noted that they were looking for some final numbers for the engineer's report as well as for their Supplemental Assessment Methodology. She turned this presentation over to Ms. Banfield.

Ms. Banfield stated that Exhibit 7A was their cost assessment exhibit and they had estimated \$15.7 million for an estimate of probable cost. She noted that it was their professional opinion that the infrastructure cost for this CIP were reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements would benefit and add value to land within the District and the value was at least equal to the cost of improvements. She asked if anyone had any questions about the revised report.

Mr. Van Wyk asked if there was any reason that they could not construct the improvements as described in the engineer's report. Ms. Banfield responded no. Ms. Adams asked if there were any more questions for Ms. Banfield or any comments from Board members regarding the engineer's report. Hearing none,

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Approving the Revised Engineer's Report from May 23,2022, was approved.

SIXTH ORDER OF BUSINESS

Presentation and Approval of Preliminary Supplemental Assessment Methodology (dated June 2, 2022)

Ms. Adams stated that this was based on the bond pricing. She noted that Board members had previously reviewed the narrative. She stated that this report allocates the portions of the assessments fairly. She reviewed the tables that started on page 9 of the Supplemental Assessment Methodology. For table 1, she noted that there were two product types with one being 40' and the other 50' single family residents. She stated that a 50' was one ERU and a 40' was 0.8 ERU. Table 2 was a reiteration of the eligible improvements that the engineer's report reflects. She noted that the total cost estimate was \$15,688,010. Table 3 was the bond sizing and it went through the construction funds that required the debt service reserve, the capitalized interest that would be needed to make their first November payment, and the underwriters discount as well as the cost of issuance. She noted that the par amount is \$12,000,000 and the average coupon was 5.05%. She stated that this was amortized over 30 years and the capitalized interest was through November 1, 2022. She stated that the debt service reserve requirement was the maximum annual debt service, and the underwriters discount was 2%. Table 4 showed the allocation of benefit and there were 386 units that benefited and allocated the amount of benefit per unit. She noted that the 40' was allocated for \$34,272 per unit and the benefit for the 50' was \$42,840. Table 5 showed that there was a developer contribution to reduce the par debt per unit. She stated the par debt per unit would be equal for both the 40' and the 50' due to developer contributions and the par debt per unit would be \$31,088. Table 6 showed the annual assessments and she noted that they would be collected for platted lots on the Polk County property tax bill as the non-ad valorem assessments. She noted that the net annual debt for each unit was \$2,018.43. The amount that would be on the tax bill would be grossed up to include collection costs and the non-ad valorem section totaling \$2,170.36 for each unit. Table 7 identified the landowners on the current assessment roll and a legal description. She asked for any questions regarding the revised Supplemental Assessment Methodology. Hearing none,

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Preliminary Supplemental Assessment Methodology dated June 2, 2022, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Series 2022 Developer’s Agreements and Notice of Special Assessments:

A. Completion Agreement

Mr. Van Wyk stated that in this agreement the developer agreed to complete the improvements as set forth in the engineer’s report so that they could have a fully completed project.

B. Acquisition Agreement

Mr. Van Wyk stated that this agreement was the process of the District acquiring the improvements and work product that was set forth in the acquisition agreement.

C. True-Up Agreement

Mr. Van Wyk stated that this agreement was in place in the event that the number of units that were contemplated in the Assessment Methodology were not constructed, there would be a true-up payment so that the assessments would remain the same on the number of lots that were developed.

D. Collateral Assignment Agreement

Mr. Van Wyk stated that this agreement was in place in the event that there was a default in the payment of the assessments. The developer agrees to assign to the District its rights so that they could finish the development.

E. Declaration of Consent

Mr. Van Wyk stated that this agreement was from the developer saying that they know that there was a District in place, the District was validly existing, and they were aware of the imposition of the special assessments on the property.

F. Notice of Special Assessments

Mr. Van Wyk stated this notice would be recorded once they close on their bonds so that future buyers would know that there was a special assessment on the property as a result of the issuance of the bonds. He stated that if anyone had any questions, he could answer them. Hearing none,

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Series 2022 Developer’s Agreements and Notice of Special Assessments, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2022-42
Supplemental Assessment Resolution**

Ms. Adams stated that this had been prepared by District counsel who confirmed the details. Mr. Van Wyk stated that this was the final resolution for the imposition of the special assessments that sets forth the exact terms of the bonds that were issued and certifies the assessments for collection. He stated that it is the last step in levying and imposing special assessments prior to them issuing the bonds. He referred back to the exhibits starting with Exhibit D stating that it has all the coupons in it and that was the average coupon rates for each term bond was listed in Exhibit D to this resolution. He noted that they used the most recent Supplemental Assessment Methodology that was presented to the Board. He stated that he would make sure that those terms and conditions matched.

On MOTION by Mr. Heath, seconded by Mr. Cavaretta, with all in favor, Resolution 2022-42 Supplemental Assessment Resolution, was approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Van Wyk stated that they were all set for the closing on the 16th and there was nothing else that they have to do.

B. Engineer

Ms. Banfield had nothing further to report.

C. District Manager’s Report

i. Ratification of FY 2022 Funding Request #3

Ms. Adams stated they had a funding request and that this was a ratification of Fiscal Year 2022 funding request #3 that was \$20,000 for the operations and maintenance fund which was dated May 24, 2022. She noted that this had been processed.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, FY 2022 Funding Request #3, was ratified.

ii. Balance Sheet & Income Statement

Ms. Adams stated that this was their unaudited financials through the end of April. She also stated that this does show their unassigned cash balance on hand on page 179. She noted that there was a funding request that was processed subsequent to the publication of these unaudited financials. She stated that page 2 showed their prorated expenses compared to their actual and they were working with the administration on the expenses for this District as well as field expenses. This did not require any Board action.

iii. Reminder to Board to File Form 1’s with the Supervisor of Elections in the County that They Reside by the July 1, 2022 Deadline (by mail or email)

Ms. Adams stated that this was just a reminder to the Board to file their Form 1’s by July 1st, 2022 in the county in which they reside.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2022-43

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Lawson Dunes Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) 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, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set 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, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall 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, whereby the budget shall project 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

PASSED AND ADOPTED THIS 2ND DAY OF AUGUST 2022.

ATTEST:

**LAWSON DUNES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2022/2023 Budget

Lawson Dunes
Community Development District

Proposed Budget
FY2023



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Lawson Dunes
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Developer Contributions	\$ 100,698	\$ 60,000	\$ 20,000	\$ 80,000	\$ 223,800
Total Revenues	\$ 100,698	\$ 60,000	\$ 20,000	\$ 80,000	\$ 223,800
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 8,000	\$ 3,000	\$ 3,000	\$ 6,000	\$ 12,000
Engineering	\$ 10,000	\$ 200	\$ 3,750	\$ 3,950	\$ 15,000
Attorney	\$ 16,667	\$ 9,329	\$ 6,250	\$ 15,579	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 3,333	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -	\$ 4,050
Management Fees	\$ 23,333	\$ 14,583	\$ 8,750	\$ 23,333	\$ 35,000
Information Technology	\$ 1,200	\$ 750	\$ 450	\$ 1,200	\$ 1,800
Website Maintenance**	\$ 2,550	\$ 2,250	\$ 300	\$ 2,550	\$ 1,200
Telephone	\$ 200	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 667	\$ 41	\$ 250	\$ 291	\$ 1,000
Insurance	\$ 5,000	\$ 3,315	\$ -	\$ 3,315	\$ 5,000
Copies	\$ 667	\$ 72	\$ 250	\$ 322	\$ 1,000
Legal Advertising	\$ 10,000	\$ 11,602	\$ 3,000	\$ 14,602	\$ 15,000
Other Current Charges	\$ 5,000	\$ -	\$ 1,875	\$ 1,875	\$ 5,000
Office Supplies	\$ 417	\$ 51	\$ 156	\$ 208	\$ 625
Travel Per Diem	\$ 440	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 125	\$ -	\$ 125	\$ 175
Subtotal General & Administrative	\$ 100,698	\$ 45,319	\$ 29,281	\$ 74,600	\$ 136,300
<i>Operations & Maintenance</i>					
Field Expenditures					
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Subtotal Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 42,500
Amenity Expenditures					
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Total Expenditures	\$ 100,698	\$ 45,319	\$ 29,281	\$ 74,600	\$ 223,800
Excess Revenues/(Expenditures)	\$ -	\$ 14,681	\$ (9,281)	\$ 5,400	\$ -

*FY22 Budget is prorated from February 2022 to September 2022

** FY22 Budget amount includes a one-time website creation fee.

Lawson Dunes

Community Development District

General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Lawson Dunes

Community Development District

General Fund Narrative

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenditures incurred during the year.

Lawson Dunes

Community Development District

General Fund Narrative

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expenditure under this category for the District.

Operations & Maintenance:

Field Management

Represents the estimated costs of onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Field Contingency

Represents funds allocated to expenditures that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures:

Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

Amenity Contingency

Represents funds allocated to expenditures that the District could incur throughout the fiscal year that do not fit into any amenity category.

Lawson Dunes
Community Development District
Proposed Budget
Debt Service Fund Series 2022

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 779,116
Carryforward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 224,311
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 1,003,427
Expenditures					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 224,311
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 185,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 299,081
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 708,392
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ -	\$ -	\$ 295,034
<i>Other Financing Sources (Uses)</i>					
Bond Proceeds	\$ -	\$ 1,003,427	\$ -	\$ 1,003,427	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ 1,003,427	\$ -	\$ 1,003,427	\$ -
Net Change in Fund Balance	\$ -	\$ 1,003,427	\$ -	\$ 1,003,427	\$ 295,034

Interest Payment 11/1/23 \$ 295,034

Lawson Dunes
Community Development District
Special Assessment Bonds Series 2022
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$ 12,000,000.00	\$ -	\$ 224,310.94	\$ 224,310.94
05/01/23	\$ 12,000,000.00	\$ 185,000.00	\$ 299,081.25	\$ -
11/01/23	\$ 11,815,000.00	\$ -	\$ 295,034.38	\$ 779,115.63
05/01/24	\$ 11,815,000.00	\$ 190,000.00	\$ 295,034.38	\$ -
11/01/24	\$ 11,625,000.00	\$ -	\$ 290,878.13	\$ 775,912.50
05/01/25	\$ 11,625,000.00	\$ 200,000.00	\$ 290,878.13	\$ -
11/01/25	\$ 10,995,000.00	\$ -	\$ 286,503.13	\$ 777,381.25
05/01/26	\$ 10,995,000.00	\$ 210,000.00	\$ 286,503.13	\$ -
11/01/26	\$ 10,995,000.00	\$ -	\$ 281,909.38	\$ 778,412.50
05/01/27	\$ 10,995,000.00	\$ 220,000.00	\$ 281,909.38	\$ -
11/01/27	\$ 10,995,000.00	\$ -	\$ 277,096.88	\$ 779,006.25
05/01/28	\$ 10,995,000.00	\$ 230,000.00	\$ 277,096.88	\$ -
11/01/28	\$ 10,765,000.00	\$ -	\$ 271,634.38	\$ 778,731.25
05/01/29	\$ 10,765,000.00	\$ 240,000.00	\$ 271,634.38	\$ -
11/01/29	\$ 10,525,000.00	\$ -	\$ 265,934.38	\$ 777,568.75
05/01/30	\$ 10,525,000.00	\$ 250,000.00	\$ 265,934.38	\$ -
11/01/30	\$ 9,735,000.00	\$ -	\$ 259,996.88	\$ 775,931.25
05/01/31	\$ 9,735,000.00	\$ 265,000.00	\$ 259,996.88	\$ -
11/01/31	\$ 9,735,000.00	\$ -	\$ 253,703.13	\$ 778,700.00
05/01/32	\$ 9,735,000.00	\$ 275,000.00	\$ 253,703.13	\$ -
11/01/32	\$ 9,735,000.00	\$ -	\$ 247,171.88	\$ 775,875.00
05/01/33	\$ 9,735,000.00	\$ 290,000.00	\$ 247,171.88	\$ -
11/01/33	\$ 9,445,000.00	\$ -	\$ 239,921.88	\$ 777,093.75
05/01/34	\$ 9,445,000.00	\$ 305,000.00	\$ 239,921.88	\$ -
11/01/34	\$ 9,140,000.00	\$ -	\$ 232,296.88	\$ 777,218.75
05/01/35	\$ 9,140,000.00	\$ 320,000.00	\$ 232,296.88	\$ -
11/01/35	\$ 8,820,000.00	\$ -	\$ 224,296.88	\$ 776,593.75
05/01/36	\$ 8,820,000.00	\$ 335,000.00	\$ 224,296.88	\$ -
11/01/36	\$ 8,485,000.00	\$ -	\$ 215,921.88	\$ 775,218.75
05/01/37	\$ 8,485,000.00	\$ 355,000.00	\$ 215,921.88	\$ -
11/01/37	\$ 8,130,000.00	\$ -	\$ 207,046.88	\$ 777,968.75
05/01/38	\$ 8,130,000.00	\$ 370,000.00	\$ 207,046.88	\$ -
11/01/38	\$ 7,760,000.00	\$ -	\$ 197,796.88	\$ 774,843.75
05/01/39	\$ 7,760,000.00	\$ 390,000.00	\$ 197,796.88	\$ -
11/01/39	\$ 7,370,000.00	\$ -	\$ 188,046.88	\$ 775,843.75
05/01/40	\$ 7,370,000.00	\$ 410,000.00	\$ 188,046.88	\$ -
11/01/40	\$ 6,075,000.00	\$ -	\$ 177,796.88	\$ 775,843.75
05/01/41	\$ 6,075,000.00	\$ 430,000.00	\$ 177,796.88	\$ -
11/01/41	\$ 6,075,000.00	\$ -	\$ 167,046.88	\$ 774,843.75
05/01/42	\$ 6,075,000.00	\$ 455,000.00	\$ 167,046.88	\$ -
11/01/42	\$ 6,075,000.00	\$ -	\$ 155,671.88	\$ 777,718.75
05/01/43	\$ 6,075,000.00	\$ 480,000.00	\$ 155,671.88	\$ -
11/01/43	\$ 5,595,000.00	\$ -	\$ 143,371.88	\$ 779,043.75
05/01/44	\$ 5,595,000.00	\$ 500,000.00	\$ 143,371.88	\$ -
11/01/44	\$ 5,095,000.00	\$ -	\$ 130,559.38	\$ 773,931.25
05/01/45	\$ 5,095,000.00	\$ 530,000.00	\$ 130,559.38	\$ -
11/01/45	\$ 4,565,000.00	\$ -	\$ 116,978.13	\$ 777,537.50
05/01/46	\$ 4,565,000.00	\$ 555,000.00	\$ 116,978.13	\$ -
11/01/46	\$ 4,010,000.00	\$ -	\$ 102,756.25	\$ 774,734.38
05/01/47	\$ 4,010,000.00	\$ 585,000.00	\$ 102,756.25	\$ -
11/01/47	\$ 3,425,000.00	\$ -	\$ 87,765.63	\$ 775,521.88
05/01/48	\$ 3,425,000.00	\$ 615,000.00	\$ 87,765.63	\$ -
11/01/48	\$ 2,810,000.00	\$ -	\$ 72,006.25	\$ 774,771.88
05/01/49	\$ 2,810,000.00	\$ 650,000.00	\$ 72,006.25	\$ -
11/01/49	\$ 2,160,000.00	\$ -	\$ 55,350.00	\$ 777,356.25
05/01/50	\$ 2,160,000.00	\$ 685,000.00	\$ 55,350.00	\$ -
11/01/50	\$ 1,475,000.00	\$ -	\$ 37,796.88	\$ 778,146.88
05/01/51	\$ 1,475,000.00	\$ 720,000.00	\$ 37,796.88	\$ -
11/01/51	\$ 755,000.00	\$ -	\$ 19,346.88	\$ 777,143.75
05/01/52	\$ 755,000.00	\$ 755,000.00	\$ 19,346.88	\$ 774,346.88
		\$ 12,000,000.00	\$ 11,526,667.19	\$ 23,526,667.19

SECTION 2

**LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 FUNDING AGREEMENT**

This agreement (“**Agreement**”) is made and entered into this ___ day of _____, 2022, by and between:

Lawson Dunes Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Haines City, Polk County, Florida (hereinafter "**District**"), and

CH Dev, LLC, a Florida limited liability company, the developer and owner of certain lands within the District, with a mailing address of 346 E Central Ave., Winter Haven, FL 33880 (“**Developer**”).

RECITALS

WHEREAS, the District was established by an ordinance adopted by the City Commission of the City of Haines City, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein (“**Property**”), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023 Budget**”); and

WHEREAS, this Fiscal Year 2022/2023 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2022/2023 Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property in the full amount needed to fund the Fiscal Year 2022/2023 Budget, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect the full amount of non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, the Developer and the District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2022/2023 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including any property owned by Developer, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Budget or otherwise. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

3. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2022/2023 Budget" in the public records of Polk County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2022/2023 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien

against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

4. **ALTERNATIVE COLLECTION METHODS.** In the event the Developer fails to make payments due to the District pursuant to this Agreement, and the District first provides Developer with written notice of the delinquency to the address identified in this Agreement and such delinquency is not cured within five (5) business days of the notice, then the District shall have the following remedies:

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser. The Developer hereby waives and/or relinquishes any rights it may have to challenge, object to or otherwise fail to pay such assessments if imposed, as well as the means of collection thereof.

5. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

6. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

7. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

8. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

9. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. In the event of such sale or disposition, Developer may place into escrow an amount equal to the then-unfunded portion of the Fiscal Year 2022/2023 Budget to fund any budgeted expenses that may arise during the remainder of the fiscal year. Upon confirmation of the deposit of said funds into escrow, and evidence of an assignment to, and assumption by the purchaser, of this Agreement, Developer's obligation under this Agreement shall be deemed fulfilled and this Agreement terminated. The Developer shall give 90 days' prior written notice to the District under this Agreement of any such sale or disposition.

10. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

12. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

13. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and

acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

14. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**Lawson Dunes Community
Development District**

Secretary/Assistant Secretary

By: _____
Its: _____

CH Dev, LLC,
a Florida limited liability company

Witness

By: _____
Its: _____

EXHIBIT A: Property Description
EXHIBIT B: Fiscal Year 2022/2023 Budget

EXHIBIT A: Property Description


<p>LEGAL DESCRIPTION:</p> <p>PARCEL 27-27-23-000000-024001: E1/4 OF SW1/4 OF SE1/4 LESS E 130.5 FT OF N 180 FT OF S 220 FT THEREOF & BEG SW COR OF SE1/4 OF SE1/4 OF SEC N ALONG W BNDRY 1311.03 FT E 20 FT S 1311.08 FT W 9.69 FT TO POB LESS ST RD S 580.</p> <p>PARCEL 27-27-23-000000-022003: W1/2 OF SE1/4 OF SE1/4 LESS ST RD S 580 & LESS BEG SW COR OF SE1/4 OF SE1/4 OF SEC N ALONG W BNDRY 1311.03 FT E 20 FT S 1311.08 FT W 9.69 FT TO POB.</p> <p>PARCEL 27-27-26-000000-013020: W1/2 OF E1/2 OF NW1/4 OF NE1/4 & E1/2 OF W1/2 OF NW1/4 OF NE1/4 LESS 50 FT ON N & S SIDES FOR ST RD S 580.</p> <p>PARCEL 27-27-26-000000-013040: W1/4 OF NW1/4 OF NE1/4 LESS ST RD S 580.</p> <p>PARCEL 27-27-26-000000-031010: E1/4 OF NE1/4 OF NW1/4 LESS ST RD S 580.</p> <p>PARCEL 27-27-26-000000-031020: W1/2 OF E1/2 OF NE1/4 OF NW1/4 LESS ST RD S 580.</p> <p>CONTAINING 77.41 ACRES, MORE OR LESS.</p>	
<p>LEGAL DESCRIPTION OF DISTRICT BOUNDARIES</p> <p>LAWSON DUNES CDD</p>	
<p>APPROX. CDD BOUNDARY AREA - 77.41± AC.</p>	
<p> Dewberry</p>	
<p><small>Date: September 29, 2021</small></p>	

EXHIBIT B: Fiscal Year 2022/2023 Budget

Lawson Dunes
Community Development District

Proposed Budget
FY2023



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Lawson Dunes
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Developer Contributions	\$ 100,698	\$ 60,000	\$ 20,000	\$ 80,000	\$ 223,800
Total Revenues	\$ 100,698	\$ 60,000	\$ 20,000	\$ 80,000	\$ 223,800
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 8,000	\$ 3,000	\$ 3,000	\$ 6,000	\$ 12,000
Engineering	\$ 10,000	\$ 200	\$ 3,750	\$ 3,950	\$ 15,000
Attorney	\$ 16,667	\$ 9,329	\$ 6,250	\$ 15,579	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 3,333	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -	\$ 4,050
Management Fees	\$ 23,333	\$ 14,583	\$ 8,750	\$ 23,333	\$ 35,000
Information Technology	\$ 1,200	\$ 750	\$ 450	\$ 1,200	\$ 1,800
Website Maintenance**	\$ 2,550	\$ 2,250	\$ 300	\$ 2,550	\$ 1,200
Telephone	\$ 200	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 667	\$ 41	\$ 250	\$ 291	\$ 1,000
Insurance	\$ 5,000	\$ 3,315	\$ -	\$ 3,315	\$ 5,000
Copies	\$ 667	\$ 72	\$ 250	\$ 322	\$ 1,000
Legal Advertising	\$ 10,000	\$ 11,602	\$ 3,000	\$ 14,602	\$ 15,000
Other Current Charges	\$ 5,000	\$ -	\$ 1,875	\$ 1,875	\$ 5,000
Office Supplies	\$ 417	\$ 51	\$ 156	\$ 208	\$ 625
Travel Per Diem	\$ 440	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 125	\$ -	\$ 125	\$ 175
Subtotal General & Administrative	\$ 100,698	\$ 45,319	\$ 29,281	\$ 74,600	\$ 136,300
<i>Operations & Maintenance</i>					
Field Expenditures					
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Subtotal Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 42,500
Amenity Expenditures					
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Total Expenditures	\$ 100,698	\$ 45,319	\$ 29,281	\$ 74,600	\$ 223,800
Excess Revenues/(Expenditures)	\$ -	\$ 14,681	\$ (9,281)	\$ 5,400	\$ -

*FY22 Budget is prorated from February 2022 to September 2022

** FY22 Budget amount includes a one-time website creation fee.

Lawson Dunes

Community Development District

General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Lawson Dunes

Community Development District

General Fund Narrative

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenditures incurred during the year.

Lawson Dunes

Community Development District

General Fund Narrative

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expenditure under this category for the District.

Operations & Maintenance:

Field Management

Represents the estimated costs of onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Field Contingency

Represents funds allocated to expenditures that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures:

Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

Amenity Contingency

Represents funds allocated to expenditures that the District could incur throughout the fiscal year that do not fit into any amenity category.

Lawson Dunes
Community Development District
Proposed Budget
Debt Service Fund Series 2022

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 779,116
Carryforward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 224,311
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 1,003,427
Expenditures					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 224,311
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 185,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 299,081
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 708,392
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ -	\$ -	\$ 295,034
<i>Other Financing Sources (Uses)</i>					
Bond Proceeds	\$ -	\$ 1,003,427	\$ -	\$ 1,003,427	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ 1,003,427	\$ -	\$ 1,003,427	\$ -
Net Change in Fund Balance	\$ -	\$ 1,003,427	\$ -	\$ 1,003,427	\$ 295,034

Interest Payment 11/1/23 \$ 295,034

Lawson Dunes
Community Development District
Special Assessment Bonds Series 2022
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$ 12,000,000.00	\$ -	\$ 224,310.94	\$ 224,310.94
05/01/23	\$ 12,000,000.00	\$ 185,000.00	\$ 299,081.25	\$ -
11/01/23	\$ 11,815,000.00	\$ -	\$ 295,034.38	\$ 779,115.63
05/01/24	\$ 11,815,000.00	\$ 190,000.00	\$ 295,034.38	\$ -
11/01/24	\$ 11,625,000.00	\$ -	\$ 290,878.13	\$ 775,912.50
05/01/25	\$ 11,625,000.00	\$ 200,000.00	\$ 290,878.13	\$ -
11/01/25	\$ 10,995,000.00	\$ -	\$ 286,503.13	\$ 777,381.25
05/01/26	\$ 10,995,000.00	\$ 210,000.00	\$ 286,503.13	\$ -
11/01/26	\$ 10,995,000.00	\$ -	\$ 281,909.38	\$ 778,412.50
05/01/27	\$ 10,995,000.00	\$ 220,000.00	\$ 281,909.38	\$ -
11/01/27	\$ 10,995,000.00	\$ -	\$ 277,096.88	\$ 779,006.25
05/01/28	\$ 10,995,000.00	\$ 230,000.00	\$ 277,096.88	\$ -
11/01/28	\$ 10,765,000.00	\$ -	\$ 271,634.38	\$ 778,731.25
05/01/29	\$ 10,765,000.00	\$ 240,000.00	\$ 271,634.38	\$ -
11/01/29	\$ 10,525,000.00	\$ -	\$ 265,934.38	\$ 777,568.75
05/01/30	\$ 10,525,000.00	\$ 250,000.00	\$ 265,934.38	\$ -
11/01/30	\$ 9,735,000.00	\$ -	\$ 259,996.88	\$ 775,931.25
05/01/31	\$ 9,735,000.00	\$ 265,000.00	\$ 259,996.88	\$ -
11/01/31	\$ 9,735,000.00	\$ -	\$ 253,703.13	\$ 778,700.00
05/01/32	\$ 9,735,000.00	\$ 275,000.00	\$ 253,703.13	\$ -
11/01/32	\$ 9,735,000.00	\$ -	\$ 247,171.88	\$ 775,875.00
05/01/33	\$ 9,735,000.00	\$ 290,000.00	\$ 247,171.88	\$ -
11/01/33	\$ 9,445,000.00	\$ -	\$ 239,921.88	\$ 777,093.75
05/01/34	\$ 9,445,000.00	\$ 305,000.00	\$ 239,921.88	\$ -
11/01/34	\$ 9,140,000.00	\$ -	\$ 232,296.88	\$ 777,218.75
05/01/35	\$ 9,140,000.00	\$ 320,000.00	\$ 232,296.88	\$ -
11/01/35	\$ 8,820,000.00	\$ -	\$ 224,296.88	\$ 776,593.75
05/01/36	\$ 8,820,000.00	\$ 335,000.00	\$ 224,296.88	\$ -
11/01/36	\$ 8,485,000.00	\$ -	\$ 215,921.88	\$ 775,218.75
05/01/37	\$ 8,485,000.00	\$ 355,000.00	\$ 215,921.88	\$ -
11/01/37	\$ 8,130,000.00	\$ -	\$ 207,046.88	\$ 777,968.75
05/01/38	\$ 8,130,000.00	\$ 370,000.00	\$ 207,046.88	\$ -
11/01/38	\$ 7,760,000.00	\$ -	\$ 197,796.88	\$ 774,843.75
05/01/39	\$ 7,760,000.00	\$ 390,000.00	\$ 197,796.88	\$ -
11/01/39	\$ 7,370,000.00	\$ -	\$ 188,046.88	\$ 775,843.75
05/01/40	\$ 7,370,000.00	\$ 410,000.00	\$ 188,046.88	\$ -
11/01/40	\$ 6,075,000.00	\$ -	\$ 177,796.88	\$ 775,843.75
05/01/41	\$ 6,075,000.00	\$ 430,000.00	\$ 177,796.88	\$ -
11/01/41	\$ 6,075,000.00	\$ -	\$ 167,046.88	\$ 774,843.75
05/01/42	\$ 6,075,000.00	\$ 455,000.00	\$ 167,046.88	\$ -
11/01/42	\$ 6,075,000.00	\$ -	\$ 155,671.88	\$ 777,718.75
05/01/43	\$ 6,075,000.00	\$ 480,000.00	\$ 155,671.88	\$ -
11/01/43	\$ 5,595,000.00	\$ -	\$ 143,371.88	\$ 779,043.75
05/01/44	\$ 5,595,000.00	\$ 500,000.00	\$ 143,371.88	\$ -
11/01/44	\$ 5,095,000.00	\$ -	\$ 130,559.38	\$ 773,931.25
05/01/45	\$ 5,095,000.00	\$ 530,000.00	\$ 130,559.38	\$ -
11/01/45	\$ 4,565,000.00	\$ -	\$ 116,978.13	\$ 777,537.50
05/01/46	\$ 4,565,000.00	\$ 555,000.00	\$ 116,978.13	\$ -
11/01/46	\$ 4,010,000.00	\$ -	\$ 102,756.25	\$ 774,734.38
05/01/47	\$ 4,010,000.00	\$ 585,000.00	\$ 102,756.25	\$ -
11/01/47	\$ 3,425,000.00	\$ -	\$ 87,765.63	\$ 775,521.88
05/01/48	\$ 3,425,000.00	\$ 615,000.00	\$ 87,765.63	\$ -
11/01/48	\$ 2,810,000.00	\$ -	\$ 72,006.25	\$ 774,771.88
05/01/49	\$ 2,810,000.00	\$ 650,000.00	\$ 72,006.25	\$ -
11/01/49	\$ 2,160,000.00	\$ -	\$ 55,350.00	\$ 777,356.25
05/01/50	\$ 2,160,000.00	\$ 685,000.00	\$ 55,350.00	\$ -
11/01/50	\$ 1,475,000.00	\$ -	\$ 37,796.88	\$ 778,146.88
05/01/51	\$ 1,475,000.00	\$ 720,000.00	\$ 37,796.88	\$ -
11/01/51	\$ 755,000.00	\$ -	\$ 19,346.88	\$ 777,143.75
05/01/52	\$ 755,000.00	\$ 755,000.00	\$ 19,346.88	\$ 774,346.88
		\$ 12,000,000.00	\$ 11,526,667.19	\$ 23,526,667.19

SECTION V

RESOLUTION 2022-44

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022-2023; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Lawson Dunes Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Haines City, Polk County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2022-2023 annual meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2022-2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2nd day of August 2022.

ATTEST:

LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2022-2023 Annual Meeting Schedule

Exhibit A

**BOARD OF SUPERVISORS MEETING DATES
LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023**

The Board of Supervisors of the Lawson Dunes Community Development District will hold their regular meetings for Fiscal Year 2022-2023 on the 3rd Wednesday of each month, at 346 E. Central Ave., Winter Haven, Florida 33880, at 2:00 PM, unless otherwise indicated as follows:

October 19, 2022
November 16, 2022
December 21, 2022
January 18, 2023
February 15, 2023
March 15, 2023
April 19, 2023
May 17, 2023
June 21, 2023
July 19, 2023
August 16, 2023
September 20, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VI

RESOLUTION 2022-45

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$12,000,000 LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT (HAINES CITY, FLORIDA) SPECIAL ASSESSMENT BONDS, SERIES 2022 (SERIES 2022 PROJECT); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lawson Dunes Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, located in the City of Haines City, Florida; and

WHEREAS, the District previously adopted Resolution No. 2022-26 and Resolution No. 2022-38 on February 1, 2022 and May 3, 2022, respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of \$12,000,000 Lawson Dunes Community Development District (Haines City, Florida) Special Assessment Bonds, Series 2022 (Series 2022 Project) (the “**Series 2022 Bonds**”), for the purpose of financing a portion of the acquisition and/or construction of the District’s “Series 2022 Project”; and

WHEREAS, the District closed on the issuance of the Series 2022 Bonds on June 16, 2022; and

WHEREAS, as prerequisites to the issuance of the Series 2022 Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel (the “**District Staff**”) were required to execute and deliver various documents (the “**Closing Documents**”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2022 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The issuance of the Series 2022 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby

declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2022 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2022 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 2nd day of August 2022.

ATTEST:

**LAWSON DUNES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

SECTION VII

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Lawson Dunes Community Development District
c/o Governmental Management Services
Central Florida, LLC
219 E. Livingston St.
Orlando, Florida 32801

**DISCLOSURE OF
PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors¹

Lawson Dunes Community Development District

Warren K. (Rennie) Heath, II
Chairperson

Daniel Arnette
Assistant Secretary

Lauren O. Schwenk
Vice Chairperson

Bobbie Henley
Assistant Secretary

Chuck Cavaretta
Assistant Secretary

Governmental Management Services – Central Florida, LLC
District Manager
219 E. Livingston St.
Orlando, Florida 32801
(407) 841-5524

District records are on file at the offices of Governmental Management Services – Central Florida, LLC, located at 219 E. Livingston St., Orlando, Florida 32801, and at the District’s local records office at 346 East Central Avenue, Winter Haven, Florida 33880, and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of August 2, 2022. For a current list of Board Members, please contact the District Manager’s office.

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LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Lawson Dunes Community Development District (“**District**” or “**CDD**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

**DISCLOSURE OF
PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Lawson Dunes Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “Act”), and established by Ordinance No. 22-1780, enacted by the Board of City Commissioners of Haines City, Florida, which was adopted on January 20, 2022. The District encompasses approximately 77.41 acres of land, more or less, located within the City of Haines City, Florida (“City”). As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when six (6) years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk County (“County”). Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements funded?**

The District is comprised of approximately 77.41 acres of land located entirely within the City. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A.” The public infrastructure necessary to support the District’s development program includes, but is not limited to stormwater management facilities, public roadways, water and wastewater facilities, off-site improvement, amenities and parks, electric utilities and lighting, entry feature, and other improvements authorized by Chapter 190, Florida Statutes. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted the *Lawson Dunes Community Development District Engineer’s Report*, dated May 23, 2022, which details all of the improvements contemplated for the completion of the infrastructure of the District (the “**Engineer’s Report**” and the improvements described therein, the “**Capital Improvement Plan**” or “**CIP**”). Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On April 28, 2022, the Circuit Court for the Tenth Judicial Circuit, in and for Polk County, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$15,000,000 in Special Assessment Bonds for infrastructure needs of the District.

On June 16, 2022, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for a portion of the Capital Improvement Plan (the “**Series 2022 Project**”). On that date, the District issued its Lawson Dunes Community Development District Special Assessment Bonds, Series 2022 (Series 2022 Project), in the principal amount of \$12,000,000 (the “**Series 2022 Bonds**”).

Stormwater Management Facilities

Stormwater Management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and/or wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater treatment systems are regulated by the county and SFWMD.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C0380G, dated 12/22/2016, demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it appears that 100-year compensation will be done in areas where we will impact existing depressions throughout the development and the 100-year flood volumes will be compensated as it is required the county and FEMA.

During the construction of stormwater management facilities, utilities, and roadway improvements the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections include a 26-foot roadway consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides along with a 52-foot right-of-way. The proposed roadway section will consist of stabilized subgrade, a lime rock, crushed concrete, or cement-treated base, and asphalt type roadway wearing surface. The proposed curb is to be 2-foot wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

Water and Wastewater Facilities

A potable drinking water distribution system inclusive of a water main, gate valves, fire hydrants, and appurtenances will be installed. The water service provider will be the City. The water system will be designed to provide equal distribution and redundancy. The system will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Sewer laterals will branch off from these sewer lines to serve the development. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main that will pump to an existing force main that will connect to the City's wastewater treatment facility.

The City's public utilities will provide the reclaimed water to be used for all irrigation within the CDD. The reclaimed water will be funded by the District and installed onsite within the roadways to provide for irrigation within the public right-of-way or any areas needing irrigation. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrances. The site construction activities associated with the CIP are anticipated to be completed in one year. Upon completion, the improvements required inspections will be completed and final certifications of completions will be obtained from SFWMD, FDEP (water distribution and wastewater collection systems), and Haines City.

Public Amenities and Parks

The District will provide funding for an amenity center that is open to the residents and the public to include the following: parking areas, restroom facilities, pool, all-purpose playfields, and walking trails to provide connectivity to the various amenity centers within the CDD. In addition, there will be passive parks throughout the development, which will include benches and walking trails.

Electric and Lighting

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund the incremental cost of undergrounding of the electric conduits, transformer/cabinet pads, and electric manholes required by Duke Energy, with Duke providing underground electrical service to the development. The CDD presently intends to fund the cost to purchase and install the street lighting along the internal roadways within the CDD. District will retain ownership of the electric distribution system and streetlights and electrical service will be provided by Duke Energy.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, entry features, and walls where required as a buffer at the entrances and along the outside boundary of the development, will be provided by the District. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters where required as a buffer. These items will be funded, owned, and maintained by the CDD.

Assessments, Fees and Charges

A portion of the master infrastructure improvements of the Project, identified in the District's Capital Improvement Plan, will be financed by the District from the proceeds of the sale of its Bonds. The amortization schedules for the Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's *Master Assessment Methodology for Lawson Dunes Community Development District*, dated February 1, 2022, as supplemented by the *Supplemental Assessment Methodology for Lawson Dunes Community Development District*, dated June 2, 2022 (together, the "Assessment Report"), are available for review in the District's public records.

The Series 2022 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District’s Series 2022 Project (the “Series 2022 Special Assessments”). The Series 2022 Special Assessments will be levied initially on the approximately 77.41 acres of land, more or less, located within the District, which Series 2022 Assessment Area lands are planned for 386 single-family homes. The Series 2022 Special Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2022 Special Assessments are levied in accordance with the District’s Assessment Report and represent an allocation of the costs of the Series 2022 Project to those lands within the District benefiting from the Series 2022 Project.

The Special Assessments described above exclude any operations and maintenance assessments (“O&M Assessments”), which may be determined and calculated annually by the District’s Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District’s current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

Method of Collection

The District’s Special Assessments and/or O&M Assessments may appear on that portion of the annual Polk County Tax Notice entitled “non-ad valorem assessments,” and will be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. **As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.**

This description of the Lawson Dunes Community Development District’s operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Lawson Dunes Community Development District, 219 E. Livingston St., Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained

herein is, and can only be, a status summary of the District’s public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District’s activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager’s office with regard to any questions or points of interest raised by the information presented herein.

[SIGNATURES SET FORTH ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been approved and executed as of the 2nd day of August 2022, and recorded in the Official Records of Polk County, Florida.

**LAWSON DUNES
COMMUNITY DEVELOPMENT DISTRICT**

Warren K. (Rennie) Heath, II
Chairperson, Board of Supervisors

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 2022, by Warren K. (Rennie) Heath, II, as Chairperson of the Board of Supervisors of the Lawson Dunes Community Development District.

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

[notary seal]

EXHIBIT A

LAWSON DUNES CDD

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL 27-27-23-000000-024001: E1/4 OF SW1/4 OF SE1/4 LESS E 130.5 FT OF N 180 FT OF S 220 FT THEREOF & BEG SW COR OF SE1/4 OF SE1/4 OF SEC N ALONG W BNDRY 1311.03 FT E 20 FT S 1311.08 FT W 9.69 FT TO POB LESS ST RD S 580.

PARCEL 27-27-23-000000-022003: W1/2 OF SE1/4 OF SE1/4 LESS ST RD S 580 & LESS BEG SW COR OF SE1/4 OF SE1/4 OF SEC N ALONG W BNDRY 1311.03 FT E 20 FT S 1311.08 FT W 9.69 FT TO POB.

PARCEL 27-27-26-000000-013020: W1/2 OF E1/2 OF NW1/4 OF NE1/4 & E1/2 OF W1/2 OF NW1/4 OF NE1/4 LESS 50 FT ON N & S SIDES FOR ST RD S 580.

PARCEL 27-27-26-000000-013040: W1/4 OF NW1/4 OF NE1/4 LESS ST RD S 580.

PARCEL 27-27-26-000000-031010: E1/4 OF NE1/4 OF NW1/4 LESS ST RD S 580.

PARCEL 27-27-26-000000-031020: W1/2 OF E1/2 OF NE1/4 OF NW1/4 LESS ST RD S 580.

CONTAINING 77.41 ACRES, MORE OR LESS.

SECTION VIII

SECTION B

SECTION 1



Sent Via Email: jburns@gmscfl.com

June 27, 2022

Ms. Jillian Burns
District Manager
Lawson Dunes Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Proposal to Provide Professional Consulting Services
Lawson Dunes Community Development District
Interim District Engineering Services
Haines City, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this proposal to provide interim professional consulting services for the Lawson Dunes Community Development District (CDD). The parcels within the CDD are identified as Polk County Parcel ID Numbers 272726-000000-031020, 272726-000000-031010, 272726-000000-013040, 272726-000000-013020, 272723-000000-022003, 272723-000000-024001, and consist of approximately 77.41 acres in the city limits of Haines City, Florida. This proposal is based on your request.

With this information in mind, we propose the following tasks and corresponding fees:

I. Interim General Engineering Services

We will perform interim general engineering services as necessary, including but not limited to, attendance at Board of Supervisors meetings, preparation of memos and applications, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. We estimate a budget \$15,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$500.

This proposal, and the attached Standard Terms and Conditions, both of which have been reviewed and are fully understood, represent the entire understanding between Lawson Dunes Community Development District with regard to the referenced project. This proposal shall remain in effect for acceptance for a period

Ms. Jillian Burns
Lawson Dunes CDD
June 27, 2022

of thirty (30) days from the date thereof, after which time Dewberry Engineers Inc. reserves the right to review and revise its proposal. Once accepted, this proposal may only be modified in writing with the consensus of both parties. If you wish to accept this proposal, please sign and date where indicated and return one complete copy to Aimee Powell, Project Administrator in our Orlando office at 800 North Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to working with you and your staff.

Sincerely,



Reinardo Malavé, P.E.
Associate Vice President

RM:ap

M:\Proposals - Public\Municipal\Lawson Dunes CDD\Lawson Dunes CDD Interim District Engineering Services and Engineers Report_06-27-2022

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Lawson Dunes Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$130.00, \$150.00
Engineer IV, V, VI	\$165.00, \$185.00, \$215.00
Engineer VII, VIII, IX	\$240.00, \$255.00, \$280.00
Environmental Specialist I, II, III	\$100.00, \$120.00, \$140.00
Senior Environmental Scientist IV, V, VI	\$165.00, \$180.00, \$195.00
Planner I, II, III	\$100.00, \$120.00, \$140.00
Senior Planner IV, V, VI	\$165.00, \$180.00, \$195.00
Landscape Designer I, II, III	\$100.00, \$120.00, \$140.00
Senior Landscape Architect IV, V, VI	\$165.00, \$180.00, \$195.00
Principal	\$330.00
Technical	
CADD Technician I, II, III, IV, V	\$80.00, \$100.00, \$120.00, \$135.00, \$165.00
Designer I, II, III	\$110.00, \$130.00, \$150.00
Designer IV, V, VI	\$170.00, \$190.00, \$210.00
Construction	
Construction Professional II, III	\$150.00, \$180.00
Construction Professional IV, V, VI	\$200.00, \$230.00, \$265.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$98.00
Surveyor IV, V, VI	\$112.00, \$125.00, \$140.00
Surveyor VII, VIII, IX	\$160.00, \$185.00, \$220.00
Senior Surveyor IX	\$265.00
Fully Equipped 2, 3, 4 Person Field Crew	\$175.00, \$220.00, \$265.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$90.00, \$115.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SECTION C

SECTION 1

Lawson Dunes Community Development District

Summary of Checks

April 1, 2022 to June 30, 2022

Bank	Date	Check No.'s		Amount
General Fund	4/6/22	1 - 3	\$	14,371.28
	5/4/22	4 - 11	\$	17,263.39
	5/12/22	12 - 15	\$	3,835.78
	5/24/22	16 - 18	\$	582,739.79
	6/9/22	19 - 20	\$	278,316.71
	6/15/22	21 - 22	\$	7,892.72
	6/22/22	23 - 27	\$	1,000.00
	6/29/22	28	\$	670.60
			\$	906,090.27

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/06/22	00009	1/31/22	00043467	202201	310	51300	48000		NOTICE OF ORG. MEETING	*	330.51		
		2/28/22	00044124	202202	310	51300	48000		NOTICE FOR MEET DATES	*	296.98		
		2/28/22	00044124	202202	310	51300	48000		ENGINEERING SERVICE RFQ	*	656.23		
		3/31/22	00044805	202203	310	51300	48000		NOT OF SPECIAL ASSESSMENT	*	6,216.16		
		3/31/22	00044805	202203	310	51300	48000		NOT OF RULE DEVELOPMENT	*	296.98		
		3/31/22	00044805	202203	310	51300	48000		NOT OF RULEMAKING	*	507.74		
		3/31/22	00044805	202203	310	51300	48000		UNIFORM METHOD OF COLLECT	*	1,705.24		
		3/31/22	00044805	202203	310	51300	48000		ORDER # 7014533	*	921.44		
CA FLORIDA HOLDINGS DBA LOCAL IQ											10,931.28	000001	
4/06/22	00002	2/07/22	85628	202202	310	51300	54000		SPECIAL DISTRICT FEE-FY22	*	125.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY											125.00	000002	
4/06/22	00008	3/07/22	15337	202202	310	51300	45000		FY22 INSURANCE POLICY	*	3,315.00		
EGIS INSURANCE & RISK ADVISORS, LLC											3,315.00	000003	
5/04/22	99999	5/04/22	VOID	202205	000	00000	00000		VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****											.00	000004	
5/04/22	00001	2/01/22	1	202202	310	51300	34000		MANAGEMENT FEES - FEB 22	*	2,916.67		
		2/01/22	1	202202	310	51300	35200		WEBSITE MANAGEMENT-FEB 22	*	100.00		
		2/01/22	1	202202	310	51300	35100		INFORMATION TECH - FEB 22	*	150.00		
		2/01/22	1	202202	310	51300	51000		OFFICE SUPPLIES	*	2.50		
		2/01/22	1	202202	310	51300	42500		COPIES	*	35.55		
		3/01/22	2	202203	310	51300	34000		MANAGEMENT FEES - MAR22	*	2,916.67		
		3/01/22	2	202203	310	51300	35200		WEBSITE MAINT - MAR22	*	100.00		
		3/01/22	2	202203	310	51300	35100		INFO TECHNOLOGY - MAR22	*	150.00		

LDCD LAWSON DUNES MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/22	2	202203	310-51300-51000	OFFICE SUPPLIES						*	.15		
3/01/22	2	202203	310-51300-42000	POSTAGE						*	10.45		
3/01/22	2	202203	310-51300-42500	COPIES						*	36.00		
4/01/22	3	202204	310-51300-34000	MANAGEMENT FEES - APR 22						*	2,916.67		
4/01/22	3	202204	310-51300-35200	WEBSITE MANAGEMENT-APR 22						*	100.00		
4/01/22	3	202204	310-51300-35100	INFORMATION TECH - APR 22						*	150.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF												9,584.66	000005
5/04/22	00005	2/01/22	JF020120	202202	310-51300-11000	SUPERVISOR FEES 02/01/22			JUSTIN FRYE	*	200.00		
												200.00	000006
5/04/22	00007	2/10/22	1286	202201	310-51300-31500	RVW AGDA/PREP/RESOL/CONFR				*	1,273.50		
		3/11/22	1647	202202	310-51300-31500	CONFR/WEBSITE/AGREEMENTS				*	2,343.23		
		4/12/22	1964	202203	310-51300-31500	RVW.AGRMNT/PRP.AGDA/CONFR				*	912.00		
KE LAW GROUP PLLC												4,528.73	000007
5/04/22	00004	2/01/22	LS020120	202202	310-51300-31100	SUPERVISOR FEES 02/01/22				*	200.00		
		4/05/22	LS040520	202204	310-51300-11000	SUPERVISER FEES-04/05/22				*	200.00		
LAUREN SCHWENK												400.00	000008
5/04/22	00006	2/01/22	PM020120	202202	310-51300-11000	SUPERVISOR FEES 02/01/22				*	200.00		
		4/05/22	PM040520	202204	310-51300-11000	SUPERVISOR FEES-04/05/22				*	200.00		
PATRICK MARONE												400.00	000009
5/04/22	00010	4/08/22	751	202204	310-51300-35200	WEBSITE CREATION				*	1,750.00		
REALIGN WEB DESIGN												1,750.00	000010
5/04/22	00003	2/01/22	RH020120	202202	310-51300-11000	SUPERVISOR FEES 02/01/22				*	200.00		
		4/05/22	RH040520	202204	310-51300-11000	SUPERVISOR FEES-04/05/22				*	200.00		
RENNIE HEATH												400.00	000011
LDCD LAWSON DUNES MBYINGTON													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/12/22	00011	5/03/22	BH050320 202205 310-51300-11000 SUPERVISOR FEES 05/03/22	BOBBIE HENLEY	*	200.00	200.00 000012
5/12/22	00001	5/01/22	4 202205 310-51300-34000 MANAGEMENT FEES - MAY 22		*	2,916.67	
		5/01/22	4 202205 310-51300-35200 WEBSITE MANAGEMENT-MAY 22		*	100.00	
		5/01/22	4 202205 310-51300-35100 INFORMATION TECH - MAY 22		*	150.00	
		5/01/22	4 202205 310-51300-51000 OFFICE SUPPLIES		*	2.59	
		5/01/22	4 202205 310-51300-42000 POSTAGE		*	22.59	
		5/01/22	4 202205 310-51300-42500 COPIES		*	.60	
		5/01/22	4 202205 310-51300-51000 STAPLES - APR 22		*	43.33	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			3,235.78 000013
5/12/22	00005	5/03/22	JF050320 202205 310-51300-11000 SUPERVISOR FEES 05/03/22	JUSTIN FRYE	*	200.00	200.00 000014
5/12/22	00006	5/03/22	PM050320 202205 310-51300-11000 SUPERVISOR FEES 05/03/22	PATRICK MARONE	*	200.00	200.00 000015
5/24/22	00013	4/30/22	021160 202205 300-20700-10100 FY22 SER22 FR#1	ABSOLUTE ENGINEERING, INC	*	1,466.39	1,466.39 000016
5/24/22	00014	4/22/22	5649409 202205 300-20700-10100 FY22 SER22 FR#1		*	75,897.36	
		4/22/22	5649413 202205 300-20700-10100 FY22 SER22 FR#1		*	75,897.36	
		4/22/22	5649418 202205 300-20700-10100 FY22 SER22 FR#1		*	76,305.60	
		4/22/22	5649428 202205 300-20700-10100 FY22 SER22 FR#1		*	46,618.32	
		4/25/22	5647878 202205 300-20700-10100 FY22 SER22 FR#1		*	24,370.40	
		4/25/22	5648321 202205 300-20700-10100 FY22 SER22 FR#1		*	80,117.80	
		4/25/22	5649436 202205 300-20700-10100 FY22 SER22 FR#1		*	85,478.40	

LDCD LAWSON DUNES MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/25/22		5649437		202205	300	20700	10100			*	85,478.40		
		FY22 SER22 FR#1											
4/25/22		5649439		202205	300	20700	10100			*	8,763.20		
		FY22 SER22 FR#1											
FORTILINE WATERWORKS											558,926.84	000017	
5/24/22	00012	4/30/22	PAYAPP#1	202205	300	20700	10100			*	22,346.56		
			FY22 SER22 FR#1										
QGS DEVELOPMENT INC											22,346.56	000018	
6/09/22	00015	4/15/22	19040	202206	300	20700	10100			*	11,700.00		
			FY22 SER22 FR#2										
		5/13/22	19089	202206	300	20700	10100			*	26,400.00		
			FY22 SER22 FR#2										
INNOVATIONS DESIGN GROUP											38,100.00	000019	
6/09/22	00012	5/31/22	22725700	202206	300	20700	10100			*	240,216.71		
			FY22 SER22 FR#2										
QGS DEVELOPMENT INC											240,216.71	000020	
6/15/22	00001	6/01/22	5	202206	310	51300	34000			*	2,916.67		
			MANAGEMENT FEES - JUN 22										
		6/01/22	5	202206	310	51300	35200			*	100.00		
			WEBSITE MANAGEMENT-JUN 22										
		6/01/22	5	202206	310	51300	35100			*	150.00		
			INFORMATION TECH - JUN 22										
		6/01/22	5	202206	310	51300	51000			*	2.92		
			OFFICE SUPPLIES										
		6/01/22	5	202206	310	51300	42000			*	7.63		
			POSTAGE										
GOVERNMENTAL MANAGEMENT SERVICES-CF											3,177.22	000021	
6/15/22	00007	5/17/22	2377	202204	310	51300	31500			*	3,182.00		
			PRP ATND MTG/DRAFT/CONFER										
		6/08/22	2800	202205	310	51300	31500			*	1,533.50		
			PRP.ATND.MTG/RESOL/BUDGET										
KE LAW GROUP PLLC											4,715.50	000022	
6/22/22	00011	6/07/22	BH060720	202206	310	51300	11000			*	200.00		
			SUPERVISOR FEE 06/07/22										
BOBBIE HENLEY											200.00	000023	
6/22/22	00016	6/07/22	CC060720	202206	310	51300	11000			*	200.00		
			SUPERVISOR FEE 06/07/22										
CHARLES CAVARETTA											200.00	000024	

LDCD LAWSON DUNES MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/22/22	00004	6/07/22	LS060720 202206 310-51300-11000		SUPERVISOR FEE 06/07/22 LAUREN SCHWENK	*	200.00	200.00	000025
6/22/22	00006	6/07/22	PM060720 202206 310-51300-11000		SUPERVISOR FEE 06/07/22 PATRICK MARONE	*	200.00	200.00	000026
6/22/22	00003	6/07/22	RH060720 202206 310-51300-11000		SUPERVISOR FEE 06/07/22 RENNIE HEATH	*	200.00	200.00	000027
6/29/22	00009	5/20/22	00045506 202204 310-51300-48000		PUBLIC HEARING 4/19 CA FLORIDA HOLDINGS DBA LOCAL IQ	*	670.60	670.60	000028
TOTAL FOR BANK A							906,090.27		
TOTAL FOR REGISTER							906,090.27		

SECTION 2

Lawson Dunes
Community Development District

Unaudited Financial Reporting
June 30, 2022



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2	<hr/>	General Fund
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4	<hr/>	Capital Project Fund Series 2022
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6	<hr/>	Long Term Debt Report

Lawson Dunes
Community Development District
Combined Balance Sheet
June 30, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 14,966	\$ -	\$ -	\$ 14,966
Investments:				
Series 2022				
Reserve	\$ -	\$ 779,116	\$ -	\$ 779,116
Interest	\$ -	\$ 224,311	\$ -	\$ 224,311
Construction	\$ -	\$ -	\$ 10,553,491	\$ 10,553,491
Cost of Issuance	\$ -	\$ -	\$ 6,682	\$ 6,682
Total Assets	\$ 14,966	\$ 1,003,427	\$ 10,560,173	\$ 11,578,566
Liabilities:				
Accounts Payable	\$ 285	\$ -	\$ -	\$ 285
Total Liabilities	\$ 285	\$ -	\$ -	\$ 285
Fund Balance:				
Restricted For:				
Capital Projects - Series 2022	\$ -	\$ -	\$ 10,560,173	\$ 10,560,173
Debt Service - Series 2022	\$ -	\$ 1,003,427	\$ -	\$ 1,003,427
Unassigned	\$ 14,681	\$ -	\$ -	\$ 14,681
Total Fund Balances	\$ 14,681	\$ 1,003,427	\$ 10,560,173	\$ 11,578,281
Total Liabilities & Fund Balance	\$ 14,966	\$ 1,003,427	\$ 10,560,173	\$ 11,578,566

Lawson Dunes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
Revenues:				
Developer Contributions	\$ 100,698	\$ 60,000	\$ 60,000	\$ -
Total Revenues	\$ 100,698	\$ 60,000	\$ 60,000	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 8,000	\$ 5,000	\$ 3,000	\$ 2,000
Engineering	\$ 10,000	\$ 6,250	\$ 200	\$ 6,050
Attorney	\$ 16,667	\$ 10,417	\$ 9,329	\$ 1,087
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 3,333	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 23,333	\$ 14,583	\$ 14,583	\$ (0)
Information Technology	\$ 1,200	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 2,550	\$ 2,250	\$ 2,250	\$ -
Telephone	\$ 200	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 667	\$ 417	\$ 41	\$ 376
Insurance	\$ 5,000	\$ 5,000	\$ 3,315	\$ 1,685
Printing & Binding	\$ 667	\$ 417	\$ 72	\$ 345
Legal Advertising	\$ 10,000	\$ 10,000	\$ 11,602	\$ (1,602)
Other Current Charges	\$ 5,000	\$ 3,125	\$ -	\$ 3,125
Office Supplies	\$ 417	\$ 260	\$ 51	\$ 209
Travel Per Diem	\$ 440	\$ 275	\$ -	\$ 275
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 125	\$ 50
Total Expenditures	\$ 100,698	\$ 59,044	\$ 45,319	\$ 13,725
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 14,681	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 14,681	

Lawson Dunes
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
<i>Other Financing Sources/(Uses):</i>				
Bond Proceeds	\$ -	\$ -	\$ 1,003,427	\$ 1,003,427
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 1,003,427	\$ 1,003,427
Net Change in Fund Balance	\$ -	\$ -	\$ 1,003,427	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 1,003,427	

Lawson Dunes
Community Development District
Capital Project Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
Revenues:				
Developer Advances	\$ -	\$ -	\$ 861,057	\$ 861,057
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ 861,057	\$ 861,057
Expenditures:				
General & Administrative:				
Capital Outlay	\$ -	\$ -	\$ 861,057	\$ (861,057)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 436,400	\$ (436,400)
Total Expenditures	\$ -	\$ -	\$ 1,297,457	\$ (1,297,457)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (436,400)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 10,996,573	\$ 10,996,573
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 10,996,573	\$ 10,996,573
Net Change in Fund Balance	\$ -	\$ -	\$ 10,560,173	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 10,560,173	

Lawson Dunes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Total Revenues	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ 600	\$ 600	\$ 1,200	\$ -	\$ -	\$ -	\$ 3,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Attorney	\$ -	\$ -	\$ -	\$ 1,274	\$ 2,343	\$ 912	\$ 3,182	\$ 1,534	\$ 85	\$ -	\$ -	\$ -	\$ 9,329
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ 14,583
Information Technology	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	\$ 1,850	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 2,250
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ 23	\$ 8	\$ -	\$ -	\$ -	\$ 41
Insurance	\$ -	\$ -	\$ -	\$ -	\$ 3,315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,315
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ 36	\$ 36	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 72
Legal Advertising	\$ -	\$ -	\$ -	\$ 331	\$ 953	\$ 9,648	\$ 671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,602
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 3	\$ 0	\$ -	\$ 46	\$ 3	\$ -	\$ -	\$ -	\$ 51
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Total Expenditures	\$ -	\$ -	\$ -	\$ 1,604	\$ 10,741	\$ 13,773	\$ 9,369	\$ 5,369	\$ 4,462	\$ -	\$ -	\$ -	\$ 45,319
Excess Revenues (Expenditures)	\$ -	\$ -	\$ -	\$ 18,396	\$ (10,741)	\$ (13,773)	\$ 10,631	\$ 14,631	\$ (4,462)	\$ -	\$ -	\$ -	\$ 14,681

Lawson Dunes

Community Development District

Long Term Debt Summary

SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.375%, 4.750%, 5.000%, 5.125%	
MATURITY DATE:	5/1/2052	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$779,116	
RESERVE FUND BALANCE	\$779,116	
BONDS OUTSTANDING - 06/16/22		\$12,000,000
CURRENT BONDS OUTSTANDING		\$12,000,000