

***Lawson Dunes***  
***Community Development District***

***Proposed Budget***  
***FY2024***



# Table of Contents

1-2 General Fund

---

3-7 General Fund Narrative

---

8 Debt Service Fund Series 2022

---

9 Amortization Schedule Series 2022

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**Lawson Dunes**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 482,500
Developer Contributions	\$ 223,800	\$ 20,000	\$ 70,000	\$ 90,000	\$ -
<b>Total Revenues</b>	<b>\$ 223,800</b>	<b>\$ 20,000</b>	<b>\$ 70,000</b>	<b>\$ 90,000</b>	<b>\$ 482,500</b>

<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 800	\$ 7,000	\$ 7,800	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 4,375	\$ 4,375	\$ 15,000
Attorney	\$ 25,000	\$ 867	\$ 7,000	\$ 7,867	\$ 20,000
Annual Audit	\$ 4,000	\$ -	\$ 3,150	\$ 3,150	\$ 3,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,300
Trustee Fees	\$ 4,050	\$ -	\$ 4,050	\$ 4,050	\$ 4,050
Management Fees	\$ 35,000	\$ 14,583	\$ 20,417	\$ 35,000	\$ 37,100
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 26	\$ 140	\$ 166	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,750
Copies	\$ 1,000	\$ -	\$ 350	\$ 350	\$ 1,000
Legal Advertising	\$ 15,000	\$ 321	\$ 10,000	\$ 10,321	\$ 5,000
Administrative Contingency	\$ 5,000	\$ -	\$ 266	\$ 266	\$ 2,000
Office Supplies	\$ 625	\$ 6	\$ 140	\$ 146	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 136,300</b>	<b>\$ 25,111</b>	<b>\$ 62,004</b>	<b>\$ 87,116</b>	<b>\$ 120,950</b>

**Lawson Dunes**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Field Management	\$ 7,500	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ 25,000	\$ -	\$ -	\$ -	\$ 45,500
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Field Contingency	\$ 10,000	\$ -	\$ -	\$ -	\$ 143,700
<b>Subtotal Field Expenditures</b>	<b>\$ 42,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 294,200</b>
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Internet	\$ -	\$ -	\$ -	\$ -	\$ 500
Playground Lease	\$ 20,000	\$ -	\$ -	\$ -	\$ 35,000
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 500
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ 2,550
Security Service	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,550
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Amenity Contingency	\$ 25,000	\$ -	\$ -	\$ -	\$ 2,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 45,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,350</b>
<b>Total Operations &amp; Maintenance Expenditures</b>	<b>\$ 87,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 361,550</b>
<b>Total Expenditures</b>	<b>\$ 223,800</b>	<b>\$ 25,111</b>	<b>\$ 62,004</b>	<b>\$ 87,116</b>	<b>\$ 482,500</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ (5,111)</b>	<b>\$ 7,996</b>	<b>\$ 2,884</b>	<b>\$ -</b>

Gross Assessments	\$ 518,817
(Less: Discounts & Collections)	\$ (36,317)
Net Assessments	\$ 482,500

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	386.00	386	1.00	\$482,500.00	\$1,250.00	\$1,344.09
<b>Total ERU's</b>	<b>386.00</b>	<b>386</b>		<b>\$482,500.00</b>		

# Lawson Dunes

## Community Development District

### General Fund Narrative

#### **Revenues:**

##### Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

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#### **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, Dewberry Engineering, 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, Kilinski | Van Wyk, 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. This service is provided by DiBartolomeo, McBee, Hartley & Barnes, P.A.

##### Assessment Administration

The District has contracted with Governmental Management Services – Central Florida LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

##### Arbitrage

The District has contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on an its Series 2022 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 with Governmental Management Services – Central Florida ,LLC is based upon its Series 2022 issued bond.

##### Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2022 bond.

# Lawson Dunes

## Community Development District

### General Fund Narrative

#### 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 various cost of information technology for the District with Governmental Management Services – Central Florida LLC, such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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.

#### 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 with Florida Insurance Alliance.

#### 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.

#### Administrative Contingency

Bank charges and any other miscellaneous expenditures incurred during the year that do not fit into any administrative category.

#### 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.

# Lawson Dunes

## Community Development District

### General Fund Narrative

#### 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 Expenditures**

#### Property Insurance

The District's property insurance coverages with Florida Insurance Alliance.

#### 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.

#### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

#### Pond Maintenance

Represents the estimated cost of maintaining ponds in the District.

#### Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

#### Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

#### Electric

Represents current and estimated electric charges of common areas throughout the District.

#### Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

# Lawson Dunes

## Community Development District

### General Fund Narrative

#### Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

#### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

#### 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**

#### Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

#### Amenity - Water

Represents estimated water charges for the District's amenity facilities.

#### Internet

Internet service will be added for use at the Amenity Center.

#### Playground Lease

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

#### Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

#### Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities..

#### Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

#### Pool Maintenance

Represents the estimated costs of regular cleaning and treatments of the District's pool.

#### Amenity Access Management

Represents the cost with Governmental Management Services – Central Florida LLC of managing and monitoring access to the District's amenity facilities



**Lawson Dunes**  
**Community Development District**  
**General Fund Narrative**

*Amenity Repairs & Maintenance*

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

*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 FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ 779,116	\$ -	\$ 779,116	\$ 779,116	\$ 779,116
Interest	\$ -	\$ 10,359	\$ 6,090	\$ 16,448	\$ -
Carryforward Surplus	\$ 224,311	\$ 226,774	\$ -	\$ 226,774	\$ 313,946
<b>Total Revenues</b>	<b>\$ 1,003,427</b>	<b>\$ 237,133</b>	<b>\$ 785,205</b>	<b>\$ 1,022,338</b>	<b>\$ 1,093,062</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 224,311	\$ 224,311	\$ -	\$ 224,311	\$ 295,034
Principal - 5/1	\$ 185,000	\$ -	\$ 185,000	\$ 185,000	\$ 190,000
Interest - 5/1	\$ 299,081	\$ -	\$ 299,081	\$ 299,081	\$ 295,034
<b>Total Expenditures</b>	<b>\$ 708,392</b>	<b>\$ 224,311</b>	<b>\$ 484,081</b>	<b>\$ 708,392</b>	<b>\$ 780,069</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 295,034</b>	<b>\$ 12,822</b>	<b>\$ 301,124</b>	<b>\$ 313,946</b>	<b>\$ 312,993</b>

Interest Payment 11/1/24 \$ 290,878

Product	Assessable Units	Maximum Annual		
		Debt Service	Net Per Unit	Gross Per Unit
Single Family	386	\$779,116	\$2,018.43	\$2,170.36
	386	<b>\$779,116</b>		

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 11,815,000.00	\$ -	\$ 295,034.38	\$ 295,034.38
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
		<b>\$ 11,815,000.00</b>	<b>\$ 11,003,275.00</b>	<b>\$ 22,818,275.00</b>