

Lawson Dunes
Community Development District

Proposed Budget
FY2025



Table of Contents

1-2 General Fund

3-7 General Fund Narrative

8 Debt Service Fund Series 2022

9-10 Amortization Schedule Series 2022

Lawson Dunes
Community Development District
Proposed Budget
General Fund

| Description | Adopted Budget FY2024 | Actuals Thru 2/29/24 | Projected Next 7 Months | Projected Thru 9/30/24 | Proposed Budget FY2025 |
|---|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
| Revenues | | | | | |
| Assessments - On Roll | \$ 348,550 | \$ 248,252 | \$ 100,298 | \$ 348,550 | \$ 468,883 |
| Total Revenues | \$ 348,550 | \$ 248,252 | \$ 100,298 | \$ 348,550 | \$ 468,883 |
| Expenditures | | | | | |
| <i>General & Administrative</i> | | | | | |
| Supervisor Fees | \$ 12,000 | \$ - | \$ 6,000 | \$ 6,000 | \$ 12,000 |
| Engineering | \$ 15,000 | \$ 58 | \$ 700 | \$ 758 | \$ 10,000 |
| Attorney | \$ 20,000 | \$ 1,800 | \$ 7,000 | \$ 8,800 | \$ 20,000 |
| Annual Audit | \$ 3,500 | \$ - | \$ 3,500 | \$ 3,500 | \$ 3,500 |
| Assessment Administration | \$ 5,000 | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,250 |
| Arbitrage | \$ 450 | \$ - | \$ 450 | \$ 450 | \$ 450 |
| Dissemination | \$ 5,300 | \$ 3,208 | \$ 3,092 | \$ 6,300 | \$ 5,565 |
| Trustee Fees | \$ 4,050 | \$ - | \$ 4,050 | \$ 4,050 | \$ 4,050 |
| Management Fees | \$ 37,100 | \$ 15,458 | \$ 21,642 | \$ 37,100 | \$ 42,500 |
| Information Technology | \$ 1,800 | \$ 750 | \$ 1,050 | \$ 1,800 | \$ 1,890 |
| Website Maintenance | \$ 1,200 | \$ 500 | \$ 700 | \$ 1,200 | \$ 1,260 |
| Postage & Delivery | \$ 1,000 | \$ 277 | \$ 385 | \$ 662 | \$ 500 |
| Insurance | \$ 5,500 | \$ 7,069 | \$ - | \$ 7,069 | \$ 5,720 |
| Copies | \$ 1,000 | \$ - | \$ 350 | \$ 350 | \$ 500 |
| Legal Advertising | \$ 5,000 | \$ - | \$ 2,500 | \$ 2,500 | \$ 2,500 |
| Administrative Contingency | \$ 2,000 | \$ 231 | \$ 266 | \$ 497 | \$ 2,000 |
| Office Supplies | \$ 625 | \$ 0 | \$ 140 | \$ 140 | \$ - |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ - | \$ 175 | \$ 175 |
| Total General & Administrative | \$ 120,700 | \$ 34,527 | \$ 51,824 | \$ 86,351 | \$ 117,860 |

Lawson Dunes
Community Development District
Proposed Budget
General Fund

| Description | Adopted Budget FY2024 | Actuals Thru 2/29/24 | Projected Next 7 Months | Projected Thru 9/30/24 | Proposed Budget FY2025 |
|--|-----------------------|----------------------|-------------------------|------------------------|------------------------|
| <i>Operations & Maintenance</i> | | | | | |
| Field Expenditures | | | | | |
| Property Insurance | \$ 10,000 | \$ - | \$ 5,000 | \$ 5,000 | \$ 3,243 |
| Field Management | \$ 15,000 | \$ - | \$ 7,500 | \$ 7,500 | \$ 15,000 |
| Landscape Maintenance | \$ 45,500 | \$ 3,000 | \$ 15,015 | \$ 18,015 | \$ 55,580 |
| Landscape Replacement | \$ 10,000 | \$ - | \$ 5,000 | \$ 5,000 | \$ 10,000 |
| Pond Maintenance | \$ 5,000 | \$ - | \$ 2,500 | \$ 2,500 | \$ - |
| Irrigation Repairs | \$ 7,500 | \$ - | \$ 3,750 | \$ 3,750 | \$ 5,000 |
| Streetlights | \$ 30,000 | \$ - | \$ 15,000 | \$ 15,000 | \$ 30,000 |
| Electric | \$ 5,000 | \$ 4,673 | \$ 10,500 | \$ 15,173 | \$ 3,500 |
| Water & Sewer | \$ 10,000 | \$ 30,562 | \$ 35,000 | \$ 65,562 | \$ 66,000 |
| Sidewalk & Asphalt Maintenance | \$ 2,500 | \$ - | \$ 1,250 | \$ 1,250 | \$ - |
| General Repairs & Maintenance | \$ 10,000 | \$ - | \$ 5,000 | \$ 5,000 | \$ 10,000 |
| Field Contingency | \$ 10,000 | \$ - | \$ 5,000 | \$ 5,000 | \$ 5,000 |
| Subtotal Field Expenditures | \$ 160,500 | \$ 38,235 | \$ 110,515 | \$ 148,750 | \$ 203,323 |
| Amenity Expenditures | | | | | |
| Amenity - Electric | \$ 2,000 | \$ - | \$ 1,000 | \$ 1,000 | \$ 6,000 |
| Amenity - Water | \$ 2,500 | \$ - | \$ 1,250 | \$ 1,250 | \$ 6,000 |
| Internet | \$ 500 | \$ - | \$ 250 | \$ 250 | \$ 2,000 |
| Playground Lease | \$ 35,000 | \$ - | \$ 17,500 | \$ 17,500 | \$ 36,500 |
| Pest Control | \$ 500 | \$ - | \$ 250 | \$ 250 | \$ 600 |
| Janitorial Service | \$ 2,550 | \$ - | \$ 1,275 | \$ 1,275 | \$ 15,300 |
| Security Service | \$ 10,000 | \$ - | \$ 5,000 | \$ 5,000 | \$ 34,000 |
| Pool Maintenance | \$ 5,550 | \$ - | \$ 2,775 | \$ 2,775 | \$ 19,800 |
| Amenity Management | \$ 1,250 | \$ - | \$ 625 | \$ 625 | \$ 10,000 |
| Amenity Repairs & Maintenance | \$ 5,000 | \$ - | \$ 2,500 | \$ 2,500 | \$ 10,000 |
| Amenity Contingency | \$ 2,500 | \$ - | \$ 1,250 | \$ 1,250 | \$ 7,500 |
| Subtotal Amenity Expenditures | \$ 67,350 | \$ - | \$ 33,675 | \$ 33,675 | \$ 147,700 |
| Total Operations & Maintenance Expenditures | \$ 227,850 | \$ 38,235 | \$ 144,190 | \$ 182,425 | \$ 351,023 |
| Total Expenditures | \$ 348,550 | \$ 72,762 | \$ 196,014 | \$ 268,777 | \$ 468,883 |
| Excess Revenues/(Expenditures) | \$ - | \$ 175,489 | \$ (95,716) | \$ 79,773 | \$ - |

| | |
|------------------------------------|-------------------|
| Gross Assessments | \$ 504,175 |
| (Less: Discounts & Collections 7%) | \$ (35,292) |
| Net Assessments | \$ 468,883 |

| | |
|--------------------------------------|-------------|
| Per Unit Gross Assessment | \$ 1,306.15 |
| Prior Year Per Unit Gross Assessment | \$ 970.95 |
| Increase (Decrease) | \$ 335.20 |
| % Increase | 34.52% |

| Product | ERU's | Assessable Units | ERU/Unit | Net Assessment | Net Per Unit | Gross Per Unit |
|--------------------|---------------|------------------|----------|---------------------|--------------|----------------|
| Single Family | 386.00 | 386 | 1.00 | \$468,883.00 | \$1,214.72 | \$1,306.15 |
| Total ERU's | 386.00 | 386 | | \$468,883.00 | | |

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 to pay for operating expenditures during 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, 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 streetlights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents estimated electric charges of common areas throughout the District.

Water & Sewer

Represents 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.

Lawson Dunes

Community Development District

General Fund Narrative

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

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 FY2024 | Actuals Thru 2/29/24 | Projected Next 7 Months | Projected Thru 9/30/24 | Proposed Budget FY2025 |
|---|-----------------------|----------------------|-------------------------|------------------------|------------------------|
| Revenues | | | | | |
| Assessments | \$ 689,217 | \$ 477,767 | \$ 211,450 | \$ 689,217 | \$ 636,900 |
| Assessments - Prepayments | \$ - | \$ 471,852 | \$ - | \$ 471,852 | \$ - |
| Interest | \$ - | \$ 24,421 | \$ 12,211 | \$ 36,632 | \$ - |
| Carryforward Surplus | \$ 315,140 | \$ 959,148 | \$ - | \$ 959,148 | \$ 654,572 |
| Total Revenues | \$ 1,004,357 | \$ 1,933,188 | \$ 223,660 | \$ 2,156,849 | \$ 1,291,472 |
| Expenditures | | | | | |
| Interest - 11/1 | \$ 260,456 | \$ 260,456 | \$ - | \$ 260,456 | \$ 236,984 |
| Special Call - 11/1 | \$ - | \$ 295,000 | \$ - | \$ 295,000 | \$ - |
| Interest - 2/1 | \$ - | \$ 6,364 | \$ - | \$ 6,364 | \$ - |
| Special Call - 2/1 | \$ - | \$ 510,000 | \$ - | \$ 510,000 | \$ - |
| Principal - 5/1 | \$ 170,000 | \$ - | \$ 170,000 | \$ 170,000 | \$ 160,000 |
| Interest - 5/1 | \$ 260,456 | \$ - | \$ 260,456 | \$ 260,456 | \$ 236,984 |
| Total Expenditures | \$ 690,913 | \$ 1,071,820 | \$ 430,456 | \$ 1,502,277 | \$ 633,969 |
| Excess Revenues/(Expenditures) | \$ 313,445 | \$ 861,368 | \$ (206,796) | \$ 654,572 | \$ 657,503 |
| Other Financing Sources (Uses) | | | | | |
| Transfer In/Out | \$ - | \$ (317,594) | \$ - | \$ (317,594) | \$ - |
| Total Other Financing Sources (Uses) | \$ - | \$ (317,594) | \$ - | \$ (317,594) | \$ - |
| Net Change in Fund Balance | \$ 313,445 | \$ 543,774 | \$ (206,796) | \$ 336,978 | \$ 657,503 |

Interest Payment 11/1/25 \$ 233,484

| Product | Assessable Units | Maximum Annual Debt Service | Net Per Unit | Gross Per Unit |
|---------------------------|------------------|-----------------------------|--------------|----------------|
| Single Family - Paid Down | 386 | \$636,900 | \$1,650.00 | \$1,774.19 |
| | 386 | \$636,900 | | |

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

| DATE | BALANCE | PRINCIPAL | INTEREST | TOTAL |
|----------|-----------------|---------------|---------------|---------------|
| 11/01/24 | \$ 9,470,000.00 | \$ - | \$ 236,984.38 | \$ 632,359.38 |
| 05/01/25 | \$ 9,470,000.00 | \$ 160,000.00 | \$ 236,984.38 | \$ - |
| 11/01/25 | \$ 9,310,000.00 | \$ - | \$ 233,484.38 | \$ 630,468.75 |
| 05/01/26 | \$ 9,310,000.00 | \$ 170,000.00 | \$ 233,484.38 | \$ - |
| 11/01/26 | \$ 9,140,000.00 | \$ - | \$ 229,765.63 | \$ 633,250.00 |
| 05/01/27 | \$ 9,140,000.00 | \$ 175,000.00 | \$ 229,765.63 | \$ - |
| 11/01/27 | \$ 8,965,000.00 | \$ - | \$ 225,937.50 | \$ 630,703.13 |
| 05/01/28 | \$ 8,965,000.00 | \$ 185,000.00 | \$ 225,937.50 | \$ - |
| 11/01/28 | \$ 8,780,000.00 | \$ - | \$ 221,543.75 | \$ 632,481.25 |
| 05/01/29 | \$ 8,780,000.00 | \$ 195,000.00 | \$ 221,543.75 | \$ - |
| 11/01/29 | \$ 8,585,000.00 | \$ - | \$ 216,912.50 | \$ 633,456.25 |
| 05/01/30 | \$ 8,585,000.00 | \$ 205,000.00 | \$ 216,912.50 | \$ - |
| 11/01/30 | \$ 8,380,000.00 | \$ - | \$ 212,043.75 | \$ 633,956.25 |
| 05/01/31 | \$ 8,380,000.00 | \$ 215,000.00 | \$ 212,043.75 | \$ - |
| 11/01/31 | \$ 8,165,000.00 | \$ - | \$ 206,937.50 | \$ 633,981.25 |
| 05/01/32 | \$ 8,165,000.00 | \$ 225,000.00 | \$ 206,937.50 | \$ - |
| 11/01/32 | \$ 7,940,000.00 | \$ - | \$ 201,593.75 | \$ 633,531.25 |
| 05/01/33 | \$ 7,940,000.00 | \$ 235,000.00 | \$ 201,593.75 | \$ - |
| 11/01/33 | \$ 7,705,000.00 | \$ - | \$ 195,718.75 | \$ 632,312.50 |
| 05/01/34 | \$ 7,705,000.00 | \$ 250,000.00 | \$ 195,718.75 | \$ - |
| 11/01/34 | \$ 7,455,000.00 | \$ - | \$ 189,468.75 | \$ 635,187.50 |
| 05/01/35 | \$ 7,455,000.00 | \$ 260,000.00 | \$ 189,468.75 | \$ - |
| 11/01/35 | \$ 7,195,000.00 | \$ - | \$ 182,968.75 | \$ 632,437.50 |
| 05/01/36 | \$ 7,195,000.00 | \$ 275,000.00 | \$ 182,968.75 | \$ - |
| 11/01/36 | \$ 6,920,000.00 | \$ - | \$ 176,093.75 | \$ 634,062.50 |
| 05/01/37 | \$ 6,920,000.00 | \$ 290,000.00 | \$ 176,093.75 | \$ - |
| 11/01/37 | \$ 6,630,000.00 | \$ - | \$ 168,843.75 | \$ 634,937.50 |
| 05/01/38 | \$ 6,630,000.00 | \$ 305,000.00 | \$ 168,843.75 | \$ - |
| 11/01/38 | \$ 6,325,000.00 | \$ - | \$ 161,218.75 | \$ 635,062.50 |
| 05/01/39 | \$ 6,325,000.00 | \$ 320,000.00 | \$ 161,218.75 | \$ - |
| 11/01/39 | \$ 6,005,000.00 | \$ - | \$ 153,218.75 | \$ 634,437.50 |
| 05/01/40 | \$ 6,005,000.00 | \$ 335,000.00 | \$ 153,218.75 | \$ - |
| 11/01/40 | \$ 5,670,000.00 | \$ - | \$ 144,843.75 | \$ 633,062.50 |
| 05/01/41 | \$ 5,670,000.00 | \$ 350,000.00 | \$ 144,843.75 | \$ - |
| 11/01/41 | \$ 5,320,000.00 | \$ - | \$ 136,093.75 | \$ 630,937.50 |
| 05/01/42 | \$ 5,320,000.00 | \$ 370,000.00 | \$ 136,093.75 | \$ - |
| 11/01/42 | \$ 4,950,000.00 | \$ - | \$ 126,843.75 | \$ 632,937.50 |
| 05/01/43 | \$ 4,950,000.00 | \$ 390,000.00 | \$ 126,843.75 | \$ - |
| 11/01/43 | \$ 4,560,000.00 | \$ - | \$ 116,850.00 | \$ 633,693.75 |
| 05/01/44 | \$ 4,560,000.00 | \$ 410,000.00 | \$ 116,850.00 | \$ - |
| 11/01/44 | \$ 4,150,000.00 | \$ - | \$ 106,343.75 | \$ 633,193.75 |
| 05/01/45 | \$ 4,150,000.00 | \$ 430,000.00 | \$ 106,343.75 | \$ - |
| 11/01/45 | \$ 3,720,000.00 | \$ - | \$ 95,325.00 | \$ 631,668.75 |
| 05/01/46 | \$ 3,720,000.00 | \$ 455,000.00 | \$ 95,325.00 | \$ - |
| 11/01/46 | \$ 3,265,000.00 | \$ - | \$ 83,665.63 | \$ 633,990.63 |
| 05/01/47 | \$ 3,265,000.00 | \$ 480,000.00 | \$ 83,665.63 | \$ - |
| 11/01/47 | \$ 2,785,000.00 | \$ - | \$ 71,365.63 | \$ 635,031.25 |

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

| DATE | BALANCE | PRINCIPAL | INTEREST | TOTAL |
|----------|-----------------|------------------------|------------------------|-------------------------|
| 05/01/48 | \$ 2,785,000.00 | \$ 500,000.00 | \$ 71,365.63 | \$ - |
| 11/01/48 | \$ 2,285,000.00 | \$ - | \$ 58,553.13 | \$ 629,918.75 |
| 05/01/49 | \$ 2,285,000.00 | \$ 530,000.00 | \$ 58,553.13 | \$ - |
| 11/01/49 | \$ 1,755,000.00 | \$ - | \$ 44,971.88 | \$ 633,525.00 |
| 05/01/50 | \$ 1,755,000.00 | \$ 555,000.00 | \$ 44,971.88 | \$ - |
| 11/01/50 | \$ 1,200,000.00 | \$ - | \$ 30,750.00 | \$ 630,721.88 |
| 05/01/51 | \$ 1,200,000.00 | \$ 585,000.00 | \$ 30,750.00 | \$ - |
| 11/01/51 | \$ 615,000.00 | \$ - | \$ 15,759.38 | \$ 631,509.38 |
| 05/01/52 | \$ 615,000.00 | \$ 615,000.00 | \$ 15,759.38 | \$ 630,759.38 |
| | | \$ 9,625,000.00 | \$ 8,488,200.00 | \$ 18,353,575.00 |