

*Lawson Dunes
Community Development District*

Meeting Agenda

February 19, 2025

AGENDA

Lawson Dunes

Community Development District

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

February 12, 2025

Board of Supervisors Meeting Lawson Dunes Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Lawson Dunes Community Development District** will be held on **Wednesday, February 19, 2025 at 1:45 PM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/83326084124>

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

Meeting ID: 833 2608 4124

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments are limited to three (3) minutes per person)
3. Approval of Minutes of the November 5, 2024 Landowners Meeting and the November 20, 2024 Board of Supervisors Meeting
4. Discussion Regarding Dumped Sod & Resident Retaining Wall and Fence Construction
5. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
6. Consideration of 2025 Contract Agreement with Polk County Property Appraiser
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for the Installation of Solar Lighting at Mailbox Areas
 - D. District Manager's Report
 - i. Approval of Check Register
 - a) November 7, 2024 through December 31, 2024
 - b) January 1, 2025 through February 4, 2025
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

MINUTES

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

The Landowners' meeting and Election of the Board of Supervisors of the Lawson Dunes Community Development District was held on Tuesday, **November 5, 2024**, at 9:22 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida

Present were:

Bobbie Henley
Jill Burns

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Ms. Burns stated Bobbie Henley was present as the proxy holder for Lawson Dunes CDD. She noted CH DEV, LLC owns 28.2 acres within the community authorizing her to cast up to 29 votes for each of the three seats up for election: Seats #3, #4, #5.

SECOND ORDER OF BUSINESS

Call to Order

Ms. Burns called the meeting to order and called the roll.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting the Landowners' Meeting**

Ms. Burns was elected Chairman for the purpose of conducting the Landowners' meeting.

FOURTH ORDER OF BUSINESS

**Nominations for the Positions of
Supervisor**

Ms. Henley nominated Mike Cassidy to Seat #3, Emily Cassidy to Seat #4, and Bobbie Henley to Seat #5.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Ms. Burns cast 25 votes for Mike Cassidy, 20 votes for Emily Cassidy, and 25 votes for Bobbie Henley.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Ms. Burns stated Mike Cassidy and Bobbie Henley will serve four-year terms and Emily Cassidy will serve a two-year term.

SEVENTH ORDER OF BUSINESS

Landowners' Questions and Comments

There being no questions or comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**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 Wednesday, **November 20, 2024** at 2:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum were:

Bobbie Henley	Chairperson
Lindsey Roden	Appointed as Vice Chairperson
Emily Cassidy	Assistant Secretary
Mike Cassidy	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Savannah Hancock	District Counsel, Kilinski Van Wyk
Joel Blanco <i>by Zoom</i>	Field Manger, GMS
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry

The following is a summary of the discussions and actions taken at the November 20, 2024 Lawson Dunes Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:13 p.m. and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated no members of the public were in attendance or on Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Burns administered the oath of office to Bobbie Henley. Ms. Hancock reviewed Sunshine Law, Public Records Law, and Ethics Law. Ms. Burns received an email from Lauren Schwenk resigning from the Board which leaves a vacant seat. She asked for a motion to accept Laurens resignation from seat #2.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Resignation of Lauren Schwenk, was approved.

Ms. Burns asked for a nomination to fill seat #2. Ms. Henley nominated Lindsey Roden.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Appointment of Lindsey Roden to Seat #2, was approved.

Ms. Burns administered the oath of office to Lindsey Roden.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated the District held a Landowners' Election on November 5th. She reviewed the results; Mike Cassidy Seat 3 with 25 votes & 4-year term, Emily Cassidy Seat 4 with 20 votes & 2-year term, Bobbie Henley Seat 5 with 25 votes & 4-year term.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2025-02 Electing Officers

Ms. Cassidy nominated Bobbie Henley as Chair and Lindsey Roden as Vice Chair. Emily Cassidy, Mike Cassidy and Rennie Heath as Assistant Secretaries along with George Flint and Jill Burns will be Secretary.

On MOTION by Ms. Cassidy, seconded by Ms. Henley, with all in favor, Resolution 2025-02 Electing Officers as Outlined, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 17, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes from the July 17, 2024, Board of Supervisors meeting and asked for any questions, comments or corrections. Hearing none.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Minutes of the July 17, 2024, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County

Ms. Burns stated previously the District placed advertisements in the newspaper for most of the budget notices but Florida Statutes allows if the county has a publicly accessible website for notices that they use for their purposes, we are now able to piggyback off of that website to post some of the meeting notices. Polk County has gone through the process to have that website. An initial ad will be placed directing residents to the website.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2022 Project Bonds from AMTEC

Ms. Burns stated that the District, under internal revenue code, needs to demonstrate that it does not earn more interest on the bonds than they pay. Page 4 of that report shows a negative arbitrage amount.

On MOTION by Ms. Roden seconded by Ms. Henley, with all in favor, the Arbitrage Rebate Report for Series 2022 Project Bonds from AMTEC, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Conveyance Documents for Tracts A through J and Road Rights-of-Way

Ms. Burns stated this has already been executed and recorded so looking for a motion to ratify.

On MOTION by Ms. Henley, seconded by Mr. Cassidy, with all in favor, the Conveyance Documents for Tracts A Through J and Road Rights-of-Way, were ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report. She offered to take any questions.

B. Engineer

Mr. Malave had nothing to report but offered to take questions.

C. Field Manager’s Report

Mr. Blanco reviewed the Field Managers Report on page 67 of the agenda package.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register from July 1st through November 6th totaling \$256,499.30 included in the agenda package for review.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Check Register totaling \$256,499.30, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements through September 30th were included in the agenda package for review.

iii. Ratification of Summary of Series 2022 Requisitions #151 through #155

Ms. Burns noted these have already been signed by the Chair and the District Engineer and need to be ratified by the Board.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Series 2022 Requisitions #151 through #155, were ratified.

iv. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24

Ms. Burns reminded the Board to complete the 4 hours of ethics training by 12/31/24.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the _____ hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as “local government” by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: _____

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VI

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Lawson Dunes Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Lawson Dunes Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION VII

SECTION C

Lawson Dunes CDD

Field Management Report



February 19th, 2025

Joel Blanco

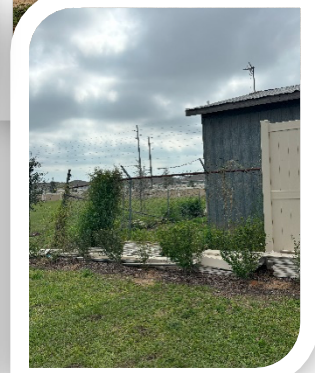
Field Manager

GMS

In Progress

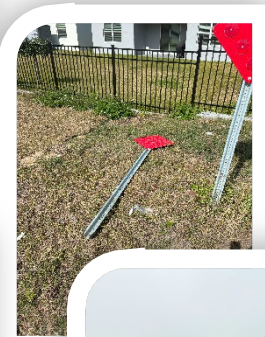
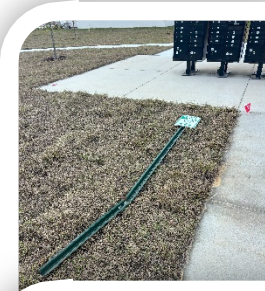
Common Area Fence Repairs

- ✚ GMS staff has coordinated and completed fence repairs at the corner dry pond section on Lawson Ave.
- ✚ Fence repairs blocking private lot by the common area of Sand Pine Ln. has been scheduled for repairs with material purchased.



Maintenance Repairs

- ✚ During District Reviews, Field Staff noted several down signs and leaning street sign posts (down end of roadway sign on Sand Pine Ln., Mailbox Parking Only sign on Mermaid Way and others.)
- ✚ Replacement material was ordered and delivered with repairs scheduled.
- ✚ Field Staff reviewed the monuments current lights and solar powered lawn lights were found defective. New solar powered light fixtures were ordered for each entrance (x2 per monument) along with custom hardware to help deter theft. Material has been ordered and scheduled for installation.



Site Review

Amenity Review

- Field Staff has conducted amenity reviews throughout the district.
- All Concrete walking paths for both Dog Parks have been completed.
- Both Dog Park fencing are close to completion with the fencing missing gate doors.
- Dog Park Pet Waste Stations have started to get installed in one of the Dog Parks along with the bike racks.
- Amenity Cabana is progressing. Structure has been built with excavation of the pool prepped to start.
- Staff was made aware that both mailbox areas need ample lighting. Attached is a proposal to install (x2) solar powered light fixtures on 12 ft. aluminum poles.



Site Review

Overall District Review

- ✚ GMS staff has continued to review the entire district—landscaping and pond reviews.
- ✚ Landscaping throughout the district remains in satisfactory conditions—neat and tidy including all pond easements.
- ✚ New landscaping beds and sod were installed along the dry pond by Lawson Ave. and easement including irrigation zones.
- ✚ It should be noted that back section of landscaping beds has deep tire tracks that leave the section prone to wash out.
- ✚ Dry pond on Sand Pine Ln. was found with a large amount of torn sod on the CDD owned easement behind resident home on 118 Kayak Ave.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at jblanco@gmscfl.com. Thank you.

Respectfully,

Joel Blanco



SECTION 1

Proposal # :

392

Proposal Date: 02/19/25



Governmental Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Csmith@gmscfl.com

Bill To/District Lawson Dunes CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Job Name: Installation of Solar Lights at (x2) Mailbox Areas Description: Installation of (2) 12 ft. aluminum post behind the mailbox areas per area (2 areas in total) with solar powered lighting (fixtures will have solar panel integrated in the fixture) installed on the top of the post. Posts will be reinforced with concrete at the base.	

Qty	Description	Unit Price	Line Total
32	Labor	\$50.00	\$1,600
2	Mobilization	\$65.00	\$130
	Equipment		\$290
	Materials		\$1,022.63
			Total Due: \$3,042.63

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION D

SECTION 1

SECTION (a)

Lawson Dunes Community Development District

Summary of Check Register

November 7, 2024 to December 31, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	11/12/24	192-193	\$ 6,524.02
	12/3/24	194-201	\$ 4,824.58
	12/4/24	202	\$ 38,334.27
	12/11/24	203-206	\$ 10,906.36
	12/17/24	207-208	\$ 5,743.89
			<hr/>
			\$ 66,333.12
Total Amount			\$ 66,333.12

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/12/24	00028	10/31/24	00067462 202410 310-51300-48000	NOT OF LANDOWNERS MTG	*	992.32	
				GANNETT MEDIA CORP DBA			992.32 000192
11/12/24	00001	11/01/24	85 202411 310-51300-34000	MANAGEMENT FEES-NOV24	*	3,541.67	
		11/01/24	85 202411 310-51300-35200	WEBSITE MANAGEMENT-NOV24	*	105.00	
		11/01/24	85 202411 310-51300-35100	INFORMATION TECH-NOV24	*	157.50	
		11/01/24	85 202411 310-51300-31300	DISSEMINATION SVCS-NOV24	*	463.75	
		11/01/24	85 202411 310-51300-51000	OFFICE SUPPLIES	*	.06	
		11/01/24	85 202411 310-51300-42000	POSTAGE	*	13.72	
		11/01/24	86 202411 320-53800-12000	FIELD MANAGEMENT-NOV24	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,531.70 000193
12/03/24	00034	10/30/24	18485 202410 320-53800-47000	POND MAINTENANCE-OCT24	*	150.00	
		11/26/24	18631 202411 320-53800-47000	POND MAINTENANCE-NOV24	*	150.00	
				AQUATIC WEED MANAGEMENT			300.00 000194
12/03/24	00011	11/20/24	BH112020 202411 310-51300-11000	SUPERVISOR FEES-11/20/24	*	200.00	
				BOBBIE HENLEY			200.00 000195
12/03/24	00031	12/03/24	12032024 202412 300-15500-10000	PYGRND/EQUIP LEASE-JAN25	*	3,429.09	
				BOWPROP I, LLC			3,429.09 000196
12/03/24	00018	11/25/24	22428784 202410 310-51300-31100	ENGINEERING SVCS-OCT24	*	145.00	
				DEWBERRY ENGINEERS INC.			145.00 000197
12/03/24	00036	11/20/24	EC112020 202411 310-51300-11000	SUPERVISOR FEES-11/20/24	*	200.00	
				EMILY CASSIDY			200.00 000198
12/03/24	00007	11/25/24	10688 202410 310-51300-31500	ATTORNEY SVCS-OCT24	*	231.00	
				KILINSKI VAN WYK, PLLC			231.00 000199
				LDCD LAWSON DUNES CWRIGHT			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/03/24	00035	11/20/24	LR112020	202411	310	51300	11000		SUPERVISOR FEES-11/20/24 LINDSEY RODEN	*	200.00	200.00	000200
12/03/24	00027	11/14/24	15367	202411	320	53800	47300		REPAIR 5 NOZZLES PRINCE & SONS, INC.	*	119.49	119.49	000201
12/04/24	00029	11/08/24	PAYAPP#2	202411	300	20700	10100		031 FR#7 THE ROGERS GROUP OF SOUTH FL INC.	*	38,334.27	38,334.27	000202
12/11/24	00031	12/10/24	12102024	202412	300	15500	10000		PYGRND/EQUIP LEASE-JAN25 BOWPROP I, LLC	*	3,429.09	3,429.09	000203
12/11/24	00001	10/31/24	88	202410	320	53800	49000		FENCE RPR/CLEAN UP 10/31/24 94 202410 320-53800-49000 GEN MAINT/PICK UP FENCE GOVERNMENTAL MANAGEMENT SERVICES-CF	*	1,600.00	2,515.00	000204
12/11/24	00007	12/07/24	11000	202411	310	51300	31500		ATTORNEY SVCS-NOV24 KILINSKI VAN WYK, PLLC	*	1,024.27	1,024.27	000205
12/11/24	00027	12/01/24	15504	202412	320	53800	46200		LANDSCAPE MAINT-DEC24 PRINCE & SONS, INC.	*	3,938.00	3,938.00	000206
12/17/24	00001	12/01/24	92	202412	310	51300	34000		MANAGEMENT FEES-DEC24 12/01/24 92 202412 310-51300-35200 WEBSITE MANAGEMENT-DEC24 12/01/24 92 202412 310-51300-35100 INFORMATION TECH-DEC24 12/01/24 92 202412 310-51300-31300 DISSEMINATION SVCSDEC24 12/01/24 92 202412 310-51300-51000 OFFICE SUPPLIES 12/01/24 92 202412 310-51300-42000 POSTAGE 12/01/24 93 202412 320-53800-12000 FIELD MANAGEMENT-DEC24 GOVERNMENTAL MANAGEMENT SERVICES-CF	*	3,541.67	5,543.89	000207

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/17/24	00037	11/20/24 MC112020	202411 310-51300-11000	MICHAEL H. CASSIDY	*	200.00	200.00 000208
-----						TOTAL FOR BANK A	66,333.12
						TOTAL FOR REGISTER	66,333.12

SECTION (b)

Lawson Dunes Community Development District

Summary of Check Register

January 1, 2025 to February 4, 2025

Bank	Date	Check No.'s	Amount
General Fund			
	1/7/25	209-210	\$ 4,079.10
	1/13/25	211-215	\$ 47,873.07
	1/14/25	216	\$ 128,455.73
	1/23/25	217-220	\$ 467,456.35
	1/24/25	221	\$ 11,890.15
	1/28/25	222-223	\$ 70,227.00
			<hr/>
			\$ 729,981.40
Total Amount			\$ 729,981.40

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/07/25	00031	1/07/25	01072025	202501	300	15500	10000		PYGRND/EQUIP LEASE-FEB25	*	3,429.10		
									BOWPROP I, LLC			3,429.10	000209
1/07/25	00018	12/26/24	22431845	202411	310	51300	31100		ENGINEERING SVCS-NOV24	*	650.00		
									DEWBERRY ENGINEERS INC.			650.00	000210
1/13/25	00034	12/23/24	18774	202412	320	53800	47000		POND MAINTENANCE-DEC24	*	150.00		
									AQUATIC WEED MANAGEMENT			150.00	000211
1/13/25	00001	11/30/24	96	202411	320	53800	48000		REPAIRS - SIGNS/MAILBOXES	*	1,920.44		
		11/30/24	97	202411	320	53800	49000		GENERAL MAINT & REPAIRS	*	706.10		
		1/01/25	98	202501	310	51300	34000		MANAGEMENT FEES-JAN25	*	3,541.67		
		1/01/25	98	202501	310	51300	35200		WEBSITE MANAGEMENT-JAN25	*	105.00		
		1/01/25	98	202501	310	51300	35100		INFORMATION TECH-JAN25	*	157.50		
		1/01/25	98	202501	310	51300	31300		DISSEMINATION SVCS-JAN25	*	463.75		
		1/01/25	98	202501	310	51300	51000		OFFICE SUPPLIES	*	.30		
		1/01/25	98	202501	310	51300	42500		POSTAGE	*	6.93		
		1/01/25	99	202501	320	53800	12000		FIELD MANAGEMENT-JAN25	*	1,250.00		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			8,151.69	000212
1/13/25	00024	1/09/25	01092025	202501	300	20700	10000		ASSES TXFER SERIES 2022	*	1,501.03		
									LAWSON DUNES CDD C/O US BANK			1,501.03	000213
1/13/25	00024	1/09/25	01092025	202501	300	20700	10000		ASSESS TXFER SERIES 2022	*	25,591.68		
									LAWSON DUNES CDD C/O US BANK			25,591.68	000214
1/13/25	00027	12/26/24	15795	202412	320	53800	47300		REMOVE/RPLCD DEAD PLANTS	*	8,290.00		
		12/26/24	15796	202412	320	53800	47300		RPR PRO SPRAY WITH NOZZLE	*	250.67		
		1/01/25	15892	202501	320	53800	46200		LANDSCAPE MAINT-JAN25	*	3,938.00		
									PRINCE & SONS, INC.			12,478.67	000215
									LDCD LAWSON DUNES CWRIGHT				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/14/25	00029	12/13/24	PAYAPP#3 031 FR#8	202501	300	20700	10100		THE ROGERS GROUP OF SOUTH FL INC.	*	128,455.73	128,455.73	000216
1/23/25	00019	1/22/25	4 AMORTIZATION SCHEDULE S22	202501	310	51300	31300		DISCLOSURE SERVICES LLC	*	100.00	100.00	000217
1/23/25	00007	1/13/25	11228 ATTORNEY SVCS-DEC24	202412	310	51300	31500		KILINSKI VAN WYK PLLC	*	698.50	698.50	000218
1/23/25	00024	1/22/25	01222025 ASSES TXFER SERIES 2022	202501	300	20700	10000		LAWSON DUNES CDD C/O US BANK	*	466,483.30	466,483.30	000219
1/23/25	00038	1/15/25	72 REIMBURSEMTN POSTAGE	202501	310	51300	42000		POLK COUNTY TAX COLLECTOR	*	174.55	174.55	000220
1/24/25	00023	10/15/24	4652208 DEBT 1% ADMIN FEE	202501	300	15500	10000		POLK COUNTY PROPERTY APPRAISER	*	6,848.41	11,890.15	000221
		10/15/24	4652209 MAINT 1% ADMIN FEE	202501	300	15500	10000			*	5,041.74		
1/27/25	00013	12/31/24	022376 031 FR#9	202501	300	20700	10100		ABSOLUTE ENGINEERING, INC	*	620.00	620.00	000222
1/28/25	00027	11/01/24	15075 LANDSCAPE MAINT-NOV24	202411	320	53800	46200		PRINCE & SONS, INC.	*	3,938.00	3,938.00	000222
1/27/25	00033	1/06/25	11428 031 FR#9	202501	300	20700	10100		STEWART & ASSOCIATES PROPERTY SVCS	*	65,669.00	65,669.00	000223
TOTAL FOR BANK A											729,981.40		
TOTAL FOR REGISTER											729,981.40		

LDCD LAWSON DUNES CWRIGHT

SECTION 2

Lawson Dunes
Community Development District

Unaudited Financial Reporting
December 31, 2024



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Lawson Dunes
Community Development District
Combined Balance Sheet
December 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 1,023,589	\$ -	\$ -	\$ 1,023,589
Investments:				
Series 2022				
Reserve	\$ -	\$ 317,594	\$ -	\$ 317,594
Revenue	\$ -	\$ 139,221	\$ -	\$ 139,221
Prepayment	\$ -	\$ 4,045	\$ -	\$ 4,045
Construction	\$ -	\$ -	\$ 253	\$ 253
Due from General Fund	\$ -	\$ 483,457	\$ -	\$ 483,457
Prepaid Expenses	\$ 6,858	\$ -	\$ -	\$ 6,858
Total Assets	\$ 1,030,447	\$ 944,316	\$ 253	\$ 1,975,017
Liabilities:				
Accounts Payable	\$ 16,604	\$ -	\$ -	\$ 16,604
Due to Debt Service	\$ 483,457	\$ -	\$ -	\$ 483,457
Total Liabilities	\$ 500,060	\$ -	\$ -	\$ 500,060
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	\$ 6,858	\$ -	\$ -	\$ 6,858
Restricted For:				
Capital Projects - Series 2022	\$ -	\$ -	\$ 253	\$ 253
Debt Service - Series 2022	\$ -	\$ 944,316	\$ -	\$ 944,316
Unassigned	\$ 523,529	\$ -	\$ -	\$ 523,529
Total Fund Balances	\$ 530,387	\$ 944,316	\$ 253	\$ 1,474,957
Total Liabilities & Fund Balance	\$ 1,030,447	\$ 944,316	\$ 253	\$ 1,975,017

Lawson Dunes
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Assessments - On Roll	\$ 468,883	\$ 354,811	\$ 354,811	\$ -
Total Revenues	\$ 468,883	\$ 354,811	\$ 354,811	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 800	\$ 2,200
Engineering	\$ 10,000	\$ 2,500	\$ 795	\$ 1,705
Attorney	\$ 20,000	\$ 5,000	\$ 1,954	\$ 3,046
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,565	\$ 1,391	\$ 1,391	\$ -
Trustee Fees	\$ 4,050	\$ 2,688	\$ 2,688	\$ -
Management Fees	\$ 42,500	\$ 10,625	\$ 10,625	\$ -
Information Technology	\$ 1,890	\$ 473	\$ 473	\$ -
Website Maintenance	\$ 1,260	\$ 315	\$ 315	\$ -
Postage & Delivery	\$ 500	\$ 125	\$ 47	\$ 78
Insurance	\$ 5,720	\$ 5,720	\$ 5,564	\$ 156
Copies	\$ 350	\$ 88	\$ -	\$ 88
Legal Advertising	\$ 2,500	\$ 992	\$ 992	\$ -
Other Current Charges	\$ 2,000	\$ 500	\$ 188	\$ 313
Office Supplies	\$ -	\$ -	\$ 3	\$ (3)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative Expenditures	\$ 117,710	\$ 38,841	\$ 31,259	\$ 7,582

Lawson Dunes
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 3,243	\$ 3,243	\$ 2,998	\$ 245
Field Management	\$ 15,000	\$ 3,750	\$ 3,750	\$ -
Landscape Maintenance	\$ 55,580	\$ 13,895	\$ 13,564	\$ 331
Landscape Replacement	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 1,250	\$ 8,660	\$ (7,410)
Pond Maintenance	\$ -	\$ -	\$ 450	\$ (450)
Streetlights	\$ 30,000	\$ 7,500	\$ -	\$ 7,500
Electric	\$ 3,500	\$ 3,500	\$ 4,888	\$ (1,388)
Water & Sewer	\$ 66,000	\$ 16,500	\$ 3,852	\$ 12,648
General Repairs & Maintenance	\$ 10,000	\$ 2,500	\$ 1,920	\$ 580
Field Contingency	\$ 5,000	\$ 3,221	\$ 3,221	\$ -
Subtotal Field Expenditures	\$ 203,323	\$ 57,859	\$ 43,304	\$ 14,555
Amenity Expenditures				
Amenity - Electric	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Amenity - Water	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Internet	\$ 2,000	\$ 500	\$ -	\$ 500
Playground Lease	\$ 41,150	\$ 10,288	\$ 10,287	\$ 0
Pest Control	\$ 600	\$ 150	\$ -	\$ 150
Janitorial Service	\$ 15,300	\$ 3,825	\$ -	\$ 3,825
Security Service	\$ 32,000	\$ 8,000	\$ -	\$ 8,000
Pool Maintenance	\$ 19,800	\$ 4,950	\$ -	\$ 4,950
Amenity Access Management	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Amenity Repairs & Maintenance	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Amenity Contingency	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Subtotal Amenity Expenditures	\$ 147,850	\$ 36,963	\$ 10,287	\$ 26,675
Total Operations & Maintenance	\$ 351,173	\$ 94,822	\$ 53,591	\$ 41,231
Total Expenditures	\$ 468,883	\$ 133,663	\$ 84,850	\$ 48,813
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 269,962	
Fund Balance - Beginning	\$ -		\$ 260,425	
Fund Balance - Ending	\$ -		\$ 530,387	

Lawson Dunes
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Assessments - On Roll	\$ 636,900	\$ 481,956	\$ 481,956	\$ -
Interest	\$ -	\$ -	\$ 6,726	\$ 6,726
Total Revenues	\$ 636,900	\$ 481,956	\$ 488,682	\$ 6,726
Expenditures:				
General & Administrative:				
Interest - 11/1	\$ 236,984	\$ 236,984	\$ 236,984	\$ -
Principal - 5/1	\$ 160,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 236,984	\$ -	\$ -	\$ -
Total Expenditures	\$ 633,969	\$ 236,984	\$ 236,984	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,931		\$ 251,697	
Fund Balance - Beginning	\$ 703,555		\$ 692,619	
Fund Balance - Ending	\$ 706,486		\$ 944,316	

Lawson Dunes
Community Development District
Capital Project Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Developer Contribution	\$ -	\$ -	\$ 38,334	\$ 38,334
Interest	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ -	\$ -	\$ 38,339	\$ 38,339
Expenditures:				
<i>General & Administrative:</i>				
Capital Outlay	\$ -	\$ -	\$ 38,818	\$ (38,818)
Total Expenditures	\$ -	\$ -	\$ 38,818	\$ (38,818)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (479)	
Fund Balance - Beginning	\$ -	\$ -	\$ 732	
Fund Balance - Ending	\$ -	\$ -	\$ 253	

Lawson Dunes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ 18,840	\$ 335,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 354,811
Total Revenues	\$ -	\$ 18,840	\$ 335,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 354,811
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Engineering	\$ 145	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 795
Attorney	\$ 231	\$ 1,024	\$ 699	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,954
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 464	\$ 464	\$ 464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,391
Trustee Fees	\$ 2,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,688
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,625
Information Technology	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 473
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315
Postage & Delivery	\$ 10	\$ 14	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47
Insurance	\$ 5,564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,564
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 992
Other Current Charges	\$ 40	\$ 84	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188
Office Supplies	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative Expenditures	\$ 19,363	\$ 6,840	\$ 5,055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,259

Lawson Dunes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ 2,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,998
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Landscape Maintenance	\$ 5,688	\$ 3,938	\$ 3,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,564
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Maintenance	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Irrigation Repairs	\$ -	\$ 119	\$ 8,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,660
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 1,629	\$ 1,629	\$ 1,630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,888
Water & Sewer	\$ 1,646	\$ 765	\$ 1,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,852
General Repairs & Maintenance	\$ -	\$ 1,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,920
Field Contingency	\$ 2,515	\$ 706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,221
Subtotal Field Expenditures	\$ 15,877	\$ 10,478	\$ 16,949	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,304
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ 3,429	\$ 3,429	\$ 3,429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,287
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 3,429	\$ 3,429	\$ 3,429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,287
Total Operations & Maintenance	\$ 19,306	\$ 13,907	\$ 20,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,591
Total Expenditures	\$ 38,669	\$ 20,747	\$ 25,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,850
Excess Revenues (Expenditures)	\$ (38,669)	\$ (1,907)	\$ 310,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 269,962
Net Change in Fund Balance	\$ (38,669)	\$ (1,907)	\$ 310,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 269,962

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
OPTIONAL REDEMPTION DATE:	5/1/2032
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$317,594
RESERVE FUND BALANCE	\$317,594
BONDS OUTSTANDING - 06/16/22	\$12,000,000
(LESS: PRINCIPAL PAYMENT - 05/01/23)	(\$185,000)
(LESS: PRINCIPAL - SPECIAL CALL - 08/01/23)	(\$1,385,000)
(LESS: PRINCIPAL - SPECIAL CALL - 11/01/23)	(\$295,000)
(LESS: PRINCIPAL - SPECIAL CALL - 2/01/24)	(\$510,000)
(LESS: PRINCIPAL PAYMENT - 05/01/24)	(\$155,000)
CURRENT BONDS OUTSTANDING	\$9,470,000

LAWSON DUNES CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$	504,173.90	\$	684,841.20	\$	1,189,015.10
Net Assessments	\$	468,881.73	\$	636,902.32	\$	1,105,784.04

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	42.40%	57.60%	100.00%
							General Fund	2022 Debt Service	Total
11/13/24	10/21/24	\$596.79	(\$31.33)	(\$11.31)	\$0.00	\$554.15	\$234.97	\$319.18	\$554.15
11/13/24	10/21/24	\$439.36	(\$23.07)	(\$8.33)	\$0.00	\$407.96	\$172.99	\$234.97	\$407.96
11/19/24	11/01-11/07/24	\$5,224.60	(\$208.99)	(\$100.31)	\$0.00	\$4,915.30	\$2,084.22	\$2,831.08	\$4,915.30
11/19/24	11/01-11/07/24	\$7,096.80	(\$283.85)	(\$136.26)	\$0.00	\$6,676.69	\$2,831.09	\$3,845.60	\$6,676.69
11/26/24	11/08-11/15/24	\$19,516.20	(\$780.59)	(\$374.71)	\$0.00	\$18,360.90	\$7,785.51	\$10,575.39	\$18,360.90
11/26/24	11/08-11/15/24	\$14,367.65	(\$574.75)	(\$275.86)	\$0.00	\$13,517.04	\$5,731.58	\$7,785.46	\$13,517.04
12/09/24	11/16-11/26/24	\$58,548.60	(\$2,341.85)	(\$1,124.14)	\$0.00	\$55,082.61	\$23,356.49	\$31,726.12	\$55,082.61
12/09/24	11/16-11/26/24	\$43,102.95	(\$1,724.25)	(\$827.57)	\$0.00	\$40,551.13	\$17,194.75	\$23,356.38	\$40,551.13
12/19/24	11/27-11/30/24	\$306,936.60	(\$12,276.95)	(\$5,893.19)	\$0.00	\$288,766.46	\$122,444.63	\$166,321.83	\$288,766.46
12/19/24	11/27-11/30/24	\$225,963.95	(\$9,039.21)	(\$4,338.49)	\$0.00	\$212,586.25	\$90,142.20	\$122,444.05	\$212,586.25
12/27/24	12/01-12/15/24	\$87,945.45	(\$3,422.28)	(\$1,690.46)	\$0.00	\$82,832.71	\$35,123.26	\$47,709.45	\$82,832.71
12/27/24	12/01-12/15/24	\$119,460.10	(\$4,648.08)	(\$2,296.24)	\$0.00	\$112,515.78	\$47,709.67	\$64,806.11	\$112,515.78
TOTAL		\$ 889,199.05	\$ (35,355.20)	\$ (17,076.87)	\$ -	\$ 836,766.98	\$ 354,811.36	\$ 481,955.62	\$ 836,766.98

76%	Net Percent Collected
\$269,017.06	Balance Remaining to Collect