Lawson Dunes Community Development District

Meeting Agenda

May 21, 2025

AGENDA

Lawson Dunes Community Development District

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

May 14, 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, May 21, 2025 at 1:45 PM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.

Zoom Video Link: <u>https://us06web.zoom.us/j/87694520673</u> Zoom Call-In Number: 1-646-876-9923 Meeting ID: 876 9452 0673

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 each)
- 3. Approval of Minutes of the February 19, 2025 Board of Supervisors Meeting
- Consideration of Resolution 2025-04 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget (Suggested Date: August 20, 2025)
- 5. Consideration of Proposals for Security Services at Amenity (NOT A CLOSED SESSION)
 - A. Current Demands (Cameras)
 - i. Initial Installation
 - ii. Monthly Monitoring Fee
 - B. Nation Security (Guard Services) (to be provided under separate cover)
- 6. Ratification of Fence Construction and Maintenance Easement
- 7. Appointment of Audit Committee
- 8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters-208
- 9. Other Business

- 10. Supervisors Requests and Audience Comments
- 11. Adjournment

Audit Committee Meeting

- 1. Roll Call
- 2. Public Comment Period
- 3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
- 4. 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 **Wednesday**, **February 19, 2025** at 1:45 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	Vice Chairperson
Emily Cassidy	Assistant Secretary
Mike Cassidy	Assistant Secretary
Rennie Heath	Assistant Secretary
Also, present were:	

-

Jill Burns Savannah Hancock Clayton Smith District Manager, GMS District Counsel, Kilinski Van Wyk Field Manager, GMS

The following is a summary of the discussions and actions taken at the February 19, 2025 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. Five 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 BUSINESSApproval of Minutes of the November 5, 2024Landowners Meeting and the November 20,
2024 Board of Supervisors Meeting

Ms. Burns presented the minutes from the November 5, 2024, Landowners Meeting and November 20, 2024, Board of Supervisors meeting and asked for any questions, comments or corrections. Hearing none.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes of the November 5, 2024 Landowners Meeting and the November 20, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Discussion Regarding Dumped Sod & Resident Retaining Wall and Fence Construction

Ms. Burns stated a homeowner built what staff thought was a pool deck, however it ended up being a retaining wall to hide dumped sod. She stated they will send them a letter noting the areas they had damaged. She stated they approved a permanent structure through the HOA's drainage easement. She added they had an engineer look at it and he stated it will not affect the drainage, but it is on the CDD tract slightly. She noted they are looking for Board direction for how they would like to handle this situation.

Mr. Smith stated no accessing the drain will not hurt them, if it causes drainage issues, it will only affect the one homeowner. Mr. Heath sated he believes the HOA should have to deal with this issue. The Board decided if it is on the property line and it was not approved to be, have it removed.

FIFTH ORDER OF BUSINESS

Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated these agreements are annual renewals. She offered to answer any questions.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Consideration of 2025 Contract Agreement with Polk County Property Appraiser On MOTION by Ms. Roden seconded by Ms. Henley, with all in favor, the 2025 Contract Agreement with Polk County Property Appraiser, was approved.

SEVENTH 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. Smith reviewed the Field Manager's Report. He stated all of the fence repairs on Lawsone Ave. have been completed and they are starting the ones on Sand Pine Lane soon. He noted there were a couple of signs that fell throughout the community that have now all been fixed.

i. Consideration of Proposal for the Installation of Solar Lighting at Mailbox Areas

Mr. Smith stated there are two solar lights at two different locations for \$3,400. He noted this has worked out in all other locations.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Proposal for the Installation of Solar Lighting at Mailbox Areas, was approved.

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

Ms. Burns presented the Check Registers for November 7th through December 31st and

January 1st through February 4, 2025. She asked for any corrections or comments. Hearing none.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Check Registers, were approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements through December 31st were included in the agenda package for review.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2025, prepared and submitted to the Board of Supervisors ("Board") of the Lawson Dunes Community Development District ("District") proposed budgets (together, "Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

Wednesday, August 20, 2025
1:45 PM
Prime HOA Offices
375 Avenue A S.E.
Winter Haven, Florida 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Haines City and Polk County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF MAY 2025.

ATTEST:

LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT

Secretary

By: ______ Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026



Lawson Dunes Community Development District

Proposed Budget FY2026



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Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2025		Actuals Thru 3/31/25		Projected Next 6 Months		Projected Thru 9/30/25		Adopted Budget FY2026	
Revenues										
Assessments - On Roll	\$ 468,883	\$	369,571	\$	99,312	\$	468,883	\$	468,883	
Carry Forward	\$ -	\$	-	\$	-	\$	-	\$	85,532	
Total Revenues	\$ 468,883	\$	369,571	\$	99,312	\$	468,883	\$	554,415	
Expenditures										
<u>General & Administrative</u>										
Supervisor Fees	\$ 12,000	\$	1,800	\$	3,000	\$	4,800	\$	12,000	
FICA Expenses	\$ -	\$	77	\$	230	\$	367	\$	918	
Engineering	\$ 10,000	\$	2,524	\$	5,000	\$	7,524	\$	10,000	
Attorney	\$ 20,000	\$	5,223	\$	10,000	\$	15,223	\$	20,000	
Annual Audit	\$ 3,500	\$	-	\$	3,500	\$	3,500	\$	3,500	
Assessment Administration	\$ 5,250	\$	5,250	\$	-	\$	5,250	\$	5,250	
Arbitrage	\$ 450	\$	-	\$	450	\$	450	\$	450	
Dissemination	\$ 5,565	\$	2,883	\$	2,783	\$	5,665	\$	5,732	
Trustee Fees	\$ 4,050	\$	2,688	\$	1,363	\$	4,050	\$	4,455	
Management Fees	\$ 42,500	\$	21,250	\$	21,250	\$	42,500	\$	43,775	
Information Technology	\$ 1,890	\$	945	\$	945	\$	1,890	\$	1,947	
Website Maintenance	\$ 1,260	\$	630	\$	630	\$	1,260	\$	1,298	
Postage & Delivery	\$ 500	\$	440	\$	60	\$	500	\$	500	
Insurance	\$ 5,720	\$	5,564	\$	-	\$	5,564	\$	7,610	
Copies	\$ 350	\$	12	\$	50	\$	62	\$	350	
Legal Advertising	\$ 2,500	\$	992	\$	1,508	\$	2,500	\$	2,500	
Administrative Contingency	\$ 2,000	\$	404	\$	1,000	\$	1,404	\$	2,000	
Office supplies	\$ -	\$	6	\$	-	\$	-	\$	-	
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	-	\$	175	\$	175	
Total General & Administrative	\$ 117,710	\$	50,861	\$	51,767	\$	102,683	\$	122,459	

Community Development District

Proposed Budget

General Fund

Description		Adopted Budget FY2025		Actuals Thru 3/31/25		Projected Next 6 Months		Projected Thru 9/30/25		Adopted Budget FY2026
Operations & Maintenance										
Field Expenditures										
Property Insurance	\$	3,243	\$	2,998	\$	-	\$	2,998	\$	10,000
Field Management	\$	15,000	\$	7,500	\$	7,500	\$	15,000	\$	15,450
Landscape Maintenance	\$	55,580	\$	26,428	\$	27,790	\$	54,218	\$	80,580
Landscape Replacement	\$	10,000	\$	-	\$	5,000	\$	5,000	\$	15,000
Irrigation Repairs	\$	5,000	\$	9,279	\$	2,500	\$	11,779	\$	8,000
Lake Maintenance	\$	-	\$	750	\$	1,050	\$	1,800	\$	1,800
Streetlights	\$	30,000	\$	9,672	\$	9,732	\$	19,404	\$	30,000
Electric	\$	3,500	\$	136	\$	150	\$	286	\$	19,560
Water & Sewer	\$	66,000	\$	14,321	\$	33,000	\$	47,321	\$	66,000
General Repairs & Maintenance	\$	10,000	\$	3,366	\$	5,000	\$	8,366	\$	10,000
Field Contingency	\$	5,000	\$	3,221	\$	2,500	\$	5,721	\$	5,000
Subtotal Field Expenditures	\$	203,323	\$	77,671	\$	94,222	\$	171,893	\$	261,390
Amenity Expenditures										
Amenity - Electric	\$	6,000	\$	-	\$	3,000	\$	3,000	\$	14,400
Amenity - Water	\$	6,000	\$	-	\$	3,000	\$	3,000	\$	6,000
Internet	\$	2,000	\$	-	\$	1,000	\$	1,000	\$	1,000
Playground Lease	\$	41,150	\$	20,575	\$	20,575	\$	41,150	\$	41,150
Pest Control	\$	600	\$	-	\$	300	\$	300	\$	1,080
Janitorial Service	\$	15,300	\$	-	\$	7,650	\$	7,650	\$	15,300
Security Service	\$	32,000	\$	-	\$	16,000	\$	16,000	\$	22,000
Holiday Lighting	\$	-	\$	-	\$	-	\$	-	\$	7,500
Pool Maintenance	\$	19,800	\$	-	\$	9,900	\$	9,900	\$	32,136
Amenity Management	\$	10,000	\$	-	\$	5,000	\$	5,000	\$	12,500
Amenity Repairs & Maintenance	\$	7,500	\$	-	\$	3,750	\$	3,750	\$	7,500
Amenity Contingency	\$	7,500	\$	-	\$	3,750	\$	3,750	\$	10,000
Subtotal Amenity Expenditures	\$	147,850	\$	20,575	\$	73,925	\$	94,500	\$	170,566
Total Operations & Maintenance Expenditures	s \$	351,173	\$	98,245	\$	168,147	\$	266,392	\$	431,956
Total Expenditures	\$	468,883	\$	149,106	\$	219,914	\$	369,076	\$	554,415
Excess Revenues/(Expenditures)	\$	-	\$	220,464	\$	(120,601)		99,807	\$	-
Excess Revenues/ (Expenditures)	э	-	¢	220,404	э	(120,001)	Э	99,807	Þ	-
							Gro	oss Assessments	\$	504,175
					(Less: Discour	ts &	Collections 7%)	\$	(35,292)
							ľ	Net Assessments	\$	468,883
					Per	Unit Gross Ass	essm	ent	\$	1,306.15
					Pric	or Year Per Uni	t Gro	ss Assessment	\$	970.95
					Inc	rease (Decrea	se)		\$	335.20
					% I	ncrease				34.52%
Product ERU's	40	sessable Units		ERU/Unit	No	etAssessment		Net Per Unit		Gross Per Unit
Single Family 386.00	AS	386		1.00		\$468,883.00		\$1,214.72		\$1,306.15
Total ERU's 386.00		386		1.00		\$468,883.00		+1,01116		- 1,000,10
		000								

Revenues:

<u>Assessments</u>

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.

<u>Attorney</u>

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.

<u>Annual Audit</u>

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.

<u>Arbitrage</u>

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.

<u>Trustee Fees</u>

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

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.

<u>Insurance</u>

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.

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.

Irrigation Repairs

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

Lake Maintenance

Represents the estimated cost of maintaining ponds in the District.

Streetlights

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

<u>Electric</u>

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.

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

<u> Amenity - Electric</u>

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

<u> Amenity – Water</u>

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

<u>Internet</u>

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

<u>Playground Lease</u>

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

<u>Pest Control</u>

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

<u> Janitorial Services</u>

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.

Holiday Lighting

Enhance festive celebrations with vibrant and energy-efficient holiday lighting. Proper installation and weatherproofing ensure safety and longevity, while timers and smart controls add convenience. Thoughtful placement can create a warm and inviting atmosphere for any space.

<u>Pool Maintenance</u>

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

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.

Community Development District

Proposed Budget

Debt Service Fund Series 2022

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 636,900	\$ 502,004	\$ 134,896	\$ 636,900	\$ 636,900
Interest	\$ -	\$ 12,867	\$ 6,434	\$ 19,301	\$ 9,651
Carryforward Surplus	\$ 703,555	\$ 375,025	\$ -	\$ 375,025	\$ 392,321
Total Revenues	\$ 1,340,455	\$ 889,896	\$ 141,330	\$ 1,031,226	\$ 1,038,872
Expenditures					
Interest - 11/1	\$ 236,984	\$ 236,984	\$ -	\$ 236,984	\$ 233,356
Interest - 2/1	\$ -	\$ 64	\$ -	\$ 64	\$ -
Special Call - 2/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal - 5/1	\$ 160,000	\$ -	\$ 160,000	\$ 160,000	\$ 170,000
Interest - 5/1	\$ 236,984	\$ -	\$ 236,856	\$ 236,856	\$ 233,356
Total Expenditures	\$ 633,969	\$ 242,048	\$ 396,856	\$ 638,905	\$ 636,713
Excess Revenues/(Expenditures)	\$ 706,486	\$ 647,848	\$ (255,526)	\$ 392,321	\$ 402,159
Net Change in Fund Balance	\$ 706,486	\$ 647,848	\$ (255,526)	\$ 392,321	\$ 402,159

Interest Payment 11/1/26 \$ 229,638

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

Community Development District Special Assessment Bonds Series 2022 Amortization Schedule

DATE		BALANCE		PRINCIPAL		INTEDECT		TOTAL
DATE		DALANCE		PRINCIPAL		INTEREST		TUTAL
11/01/25	\$	9,305,000.00	\$	-	\$	233,356.25	\$	630,212.50
05/01/26	\$	9,305,000.00	\$	170,000.00	\$	233,356.25	\$	-
11/01/26	\$	9,135,000.00	\$	-	\$	229,637.50	\$	632,993.75
05/01/27	\$	9,135,000.00	\$	175,000.00	\$	229,637.50	\$, -
11/01/27	\$	8,960,000.00	\$	-	\$	225,809.38	\$	630,446.88
05/01/28	\$	8,960,000.00	\$	185,000.00	\$	225,809.38	\$, -
11/01/28	\$	8,775,000.00	\$	-	\$	221,415.63	\$	632,225.00
05/01/29	\$	8,775,000.00	\$	195,000.00	\$	221,415.63	\$	-
11/01/29	\$	8,580,000.00	\$	-	\$	216,784.38	\$	633,200.00
05/01/30	\$	8,580,000.00	\$	205,000.00	\$	216,784.38	\$, -
11/01/30	\$	8,375,000.00	\$	-	\$	211,915.63	\$	633,700.00
05/01/31	\$	8,375,000.00	\$	215,000.00	\$	211,915.63	\$	-
11/01/31	\$	8,160,000.00	\$	-	\$	206,809.38	\$	633,725.00
05/01/32	\$	8,160,000.00	\$	225,000.00	\$	206,809.38	\$	-
11/01/32	\$	7,935,000.00	\$	-	\$	201,465.63	\$	633,275.00
05/01/33	\$	7,935,000.00	\$	235,000.00	\$	201,465.63	\$	-
11/01/33	\$	7,700,000.00	\$	-	\$	195,590.63	\$	632,056.25
05/01/34	\$	7,700,000.00	\$	250,000.00	\$	195,590.63	\$	_
11/01/34	\$	7,450,000.00	\$	-	\$	189,340.63	\$	634,931.25
05/01/35	\$	7,450,000.00	\$	260,000.00	\$	189,340.63	\$, -
11/01/35	\$	7,190,000.00	\$	-	\$	182,840.63	\$	632,181.25
05/01/36	\$	7,190,000.00	\$	275,000.00	\$	182,840.63	\$	-
11/01/36	\$	6,915,000.00	\$	-	\$	175,965.63	\$	633,806.25
05/01/37	\$	6,915,000.00	\$	290,000.00	\$	175,965.63	\$	_
11/01/37	\$	6,625,000.00	\$	-	\$	168,715.63	\$	634,681.25
05/01/38	\$	6,625,000.00	\$	305,000.00	\$	168,715.63	\$	-
11/01/38	\$	6,320,000.00	\$	-	\$	161,090.63	\$	634,806.25
05/01/39	\$	6,320,000.00	\$	320,000.00	\$	161,090.63	\$	-
11/01/39	\$	6,000,000.00	\$	-	\$	153,090.63	\$	634,181.25
05/01/40	\$	6,000,000.00	\$	335,000.00	\$	153,090.63	\$, -
11/01/40	\$	5,665,000.00	\$	-	\$	144,715.63	\$	632,806.25
05/01/41	\$	5,665,000.00	\$	350,000.00	\$	144,715.63	\$, _
11/01/41	\$	5,315,000.00	\$	-	\$	135,965.63	\$	630,681.25
05/01/42	\$	5,315,000.00	\$	370,000.00	\$	135,965.63	\$, -
11/01/42	\$	4,945,000.00	\$	-	\$	126,715.63	\$	632,681.25
05/01/43	\$	4,945,000.00	\$	390,000.00	\$	126,715.63	\$	-
11/01/43	\$	4,555,000.00	\$	-	\$	116,721.88	\$	633,437.50
05/01/44	\$	4,555,000.00	\$	410,000.00	\$	116,721.88	\$	-
11/01/44	\$	4,145,000.00	\$	-	\$	106,215.63	\$	632,937.50
05/01/45	\$	4,145,000.00	\$	430,000.00	\$	106,215.63	\$	-
11/01/45	\$	3,715,000.00	\$	-	\$	95,196.88	\$	631,412.50
05/01/46	\$	3,715,000.00	\$	455,000.00	\$	95,196.88	\$	-
11/01/46	\$	3,260,000.00	\$	-	\$	83,537.50	\$	633,734.38
05/01/47	\$	3,260,000.00	\$	475,000.00	\$	83,537.50	\$	-
11/01/47	\$	2,785,000.00	\$	-	\$	71,365.63	\$	629,903.13
,, -, -,	Ŧ	_,	~		~	. 1,0 001.00	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

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	\$ 629,918.7
05/01/49	\$ 2,285,000.00	\$ 530,000.00	\$ 58,553.13	\$ -
11/01/49	\$ 1,755,000.00	\$ -	\$ 44,971.88	\$ 633,525.0
05/01/50	\$ 1,755,000.00	\$ 555,000.00	\$ 44,971.88	\$ -
11/01/50	\$ 1,200,000.00	\$ -	\$ 30,750.00	\$ 630,721.8
05/01/51	\$ 1,200,000.00	\$ 585,000.00	\$ 30,750.00	\$ -
11/01/51	\$ 615,000.00	\$ -	\$ 15,759.38	\$ 631,509.3
05/01/52	\$ 615,000.00	\$ 615,000.00	\$ 15,759.38	\$ 630,759.3
		\$ 9,305,000.00	\$ 8,008,593.75	\$ 17,710,450.0

SECTION V

SECTION A

SECTION 1

2315 Commerce Point Drive, Suite 100 Lakeland, FL 33801 +18635834443 service@currentdemands.com



Estimate

ADDRESS GMS 6200 LEE VISTA BLVD, SUITE 300 ORLANDO, FL 32822	SHIP TO GMS 1061 FORSU HAINES CIT			ESTIMATE DATE EXPIRATION DATE	GMS23251 05/07/2025 06/07/2025
ACTIVITY	DESCRIPTION		QTY	RATE	AMOUNT
NOTE	ESTIMATE TO WIRE,INSTALL LIBERTY 16CH NVR AND 1) WITH 4) IP CAMERAS CAPAE VERIFICATION SERVICES	8CHANNEL BRIDGE	1	0.00	0.00T
L3NVR16POE	Liberty L3 16-channel NVR N 8MP Max, 120W PoE	o Storage, NDAA, AI,	1	357.45	357.45T
LIB SECURI WD43PURZ	LIBERTY-WD43PURZ LIB SECURI WD43PURZ LIBERTY WD PURPLE 4TB H CACHE INDIV. BOXED	IDD SATA 6 GB/S 256MB	2	242.00	484.00T
CHEKT 4 CAMERA SYSTEM KIT	4 Camera Exterior Visual Sec includes the 8-channel CKB30 Al-12vDl cameras.		1	1,592.00	1,592.00T
U2 UTILIT RACKSHELF	MIDDLE ATLANTIC UTILITY F	RACKSHELF	1	98.02	98.02T
TPE TG82G GIGABIT POE	TRENDNET 8 PORT GIGABIT	POE + SWITCH	1	169.99	169.99T
9816386 Line Interactive UPS 600VA/360W, 120V,	9816386 Line Interactive UPS	8 600VA/360W, 120V,	1	141.21	141.21T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: CONDUIT,CONNECTORS,ZIF	PTIES, SCREWS ETC.	1	200.00	200.00T
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR		1	1,500.00	1,500.00
Contact Current Demands Electrical & Secu	urity Services, Inc. to pay.	SUBTOTAL			4,542.67
		TAX			0.00
		TOTAL			\$4,542.67

Accepted By

Accepted Date

SECTION 2

2315 Commerce Point Drive, Suite 100 Lakeland, FL 33801 +18635834443 service@currentdemands.com



Estimate

ADDRESS GMS 6200 LEE VISTA BLVD, SUITE 300 ORLANDO, FL 32822					GMS23252 05/07/2025
ACTIVITY	DESCRIPTION		QTY	RATE	AMOUNT
NOTE	ESTIMATE TO PROVIDE REMO MONITORING/VIDEO VERIFIC SERVICES TO COVER THE PO CAMERAS	ATION ALARM	1	0.00	0.00T
VIDEO VERIFICATION ALARM SERVICE	VIDEO VERIFICATION ALARM REMOTE REAL-TIME AND PRO MONITORING		1	40.00	40.00T
VIDEO VERIFICATION EXTERIOR SECURE SETUP	VIDEO VERIFICATION EXTERI MONITORING PER CAMERA	OR SECURE SETUP	4	20.00	80.00T
Contact Current Demands Electrical & Sec	urity Services, Inc. to pay.	SUBTOTAL			120.00
		TAX			0.00
		TOTAL			\$120.00

Accepted By

Accepted Date

SECTION B

Item will be provided under separate cover.

SECTION VI

INSTR # 2025045927 BK 13449 Pgs 1971-1978 PG(s)8 02/28/2025 03:00:20 PM STACY M. BUTTERFIELD, CLERK OF COURT POLK COUNTY RECORDING FEES 69.50 DEED DOC 0.70

Prepared By and Return To:

Lauren Gentry, Esq. Kilinski | Van Wyk PLLC 517 E. College Avenue Tallahassee, Florida 32301

Fence Construction and Maintenance Easement

This Fence Construction and Maintenance Easement (the "Fence Easement") is given as of the ^{25th} day of February, 2025, by Molino Fleurimond, Marie Carmelle Fleurimond, and Lilianne Joseph, individuals (jointly, the "Grantor"), whose mailing address is 801 Sand Sea Place, Haines City, Florida 33844, in favor of the Lawson Dunes Community Development District, a unit of special purpose local government organized and existing under Chapter 190, *Florida Statutes* (the "District"), whose mailing address is 219 East Livingston Street, Orlando, Florida 32801, and CH DEV, LLC, a Florida limited liability company, whose mailing address is 346 East Central Avenue, Winter Haven, Florida 33880 (the "Developer," and together with the District, the "Grantees").

WITNESSETH:

WHEREAS, Grantor is the owner of Lot 1, Block 9 (the "Lot") of the plat titled "Lawson Dunes Subdivision," recorded in Plat Book 198, Pages 33-40 of the Public Records of Polk County Florida (the "Plat"); and

WHEREAS, the Developer intends to construct a 6-foot tall vinyl fence (the "Fence") along the western property line of the Lot as depicted in Exhibit A; and

WHEREAS, the Developer intends to convey the Fence to the District for ongoing ownership and maintenance, and Grantees will require a 5-foot easement along the western property line of the Lot for construction, access, and maintenance of said Fence as depicted in Exhibit A (the "Easement Area").

WHEREAS, Grantor is desirous of granting and conveying to Grantees a non-exclusive easement over, across, under, upon and through the Easement Area for the purpose of ingress, egress, access, construction, repair and maintenance for the Fence.

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantees do hereby covenant, stipulate and agree as follows:

1. <u>Recitals</u>. The above recitals are true and correct and form a material part of this Fence Easement upon which the parties have relied.

2. <u>Grant of Easement</u>. Subject to the terms set forth herein, Grantor does hereby create, grant, declare and convey to Grantees and their successors, assigns, contractors, and designees a non-exclusive easement over, across, under, upon and through the Easement Area for the purposes of ingress, egress, and access for construction, repair and maintenance for the Fence

{00085619.DOC/}

without any representation or warranty, and subject to all matters of record. Grantor grants the Easement described herein as a privilege, and Grantees accept the Easement Area on an as-is basis. Grantor makes no representations regarding the suitability of the Easement Area for the Grantee's purposes.

3. Rights and Obligations of Grantees.

(a) Grantees, by acceptance and use of said Fence Easement, hereby agree that neither Grantor, nor Grantor's successors or assigns, shall have any liability associated with the Fence, or use thereof by Grantees' employees, agents or representatives, and Grantees shall hereby assume all responsibility for the maintenance of the Fence.

(b) Grantees shall not suffer or permit any construction lien to be filed against any of the Easement Area or other property of Grantor as a result of the actions of Grantees or their employees, agents or representatives and, in the event of any such construction lien attaching, Grantee shall have same immediately removed.

(c) Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in this Fence Easement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

(d) Upon the Developer's conveyance of the Fence to the District, the Developer's rights and obligations under this Fence Easement shall automatically terminate.

4. Rights and Obligations of Grantor.

(a) It is acknowledged and agreed that this Fence Easement is not an exclusive easement and that Grantor shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein, and grant others the right to do so.

(b) Grantor agrees not to interfere with or obstruct the Grantees' use of the Easement Area pursuant to this Fence Easement, and to allow access if necessary for the purposes described in this Fence Easement.

5. <u>Covenants Run with the Land.</u> All rights and obligations arising hereunder are perpetual covenants running with the land binding upon and inuring to the benefit of Grantor, Grantees and their respective successors or assigns in title. The rights, privileges and Easement granted and conveyed hereunder shall be a burden upon the Easement Area and shall exist for the benefit of and run with title to the Easement Area.

6. <u>Construction.</u> If any provision of this Fence Easement or portion thereof, or the application thereof to any person or circumstances, shall be held invalid, inoperative or unenforceable, the remainder of this Fence Easement and the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Fence Easement; and each provision of this Fence Easement shall be valid and enforceable to the fullest extent

permitted by law. This Fence Easement shall be construed in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, the undersigned has executed this Fence Easement as of the day and year first written above.

"Grantor"

Molino Fleurimond

Signed, Sealed and Delivered in the Presence of:

DVitness T - Signature

(Signature)

(Witness 1 -

65 3837 (Witness 1 - Address)



(Witness 2 - Signature)

(Witness 2 - Printed Name)

Ibvendort, FL 33837 (Witness 2 - Address)

STATE OF FLORIDA COUNTY OF 72/K

The foregoing instrument was executed and acknowledged before me by means of physical presence or I online notarization, this 25th day of February 2025 by Molino Fleurimond. He personally known is to me or has produced DL as identification.

NOPARY PUBI

Notary Public State of Florida Jeramy L Payne My Commission HH 383136 Expires 4/5/2027

ATE OF FLORIDA Gami in o (Print, Type, of Stamp Commissioned Name of Notary Public)

"Grantor"

(Stenature)

Marie Carmelle Fleurimond

mie Hanus

Signed, Sealed and Delivered in the Presence of:

AVITness 1 - Signati Yamy/

(Witness / Printed Name)

39873 (1527 DavenDord, FL33837 (Witness 1 - Address)

(Witness 2 - Signature)

(Witness 2 - Printed Name)

31873 US 27 Doverport, FL (Winness 2 - Address) 33837

STATE OF FLORIDA

Notary Public State of Florida Jeramy L Payne My Commission HH 383136 Expires 4/5/2027

The foregoing instrument was executed and acknowledged before me by means of physical presence or \Box online notarization, this 25^{th} day of February 2025 by Marie Carmelle Fleurimond. She is \Box personally known to me or \Box has produced as identification.

STATE OF FLORIDA PUBLIC un

(Print, Type, or Stamp Commissioned Name of Notary Public)

"Grantor"

Signed, Sealed and Delivered in the Presence of:

Lilianne Joseph

remond (Witness 1 - Signature)

NNO DE (Signature)

MOND Ino Witness I - Printed Name SAND AP (Witness 1 - Address)

Elvine Add

FUIRF BLOT · Apt 4K Brooklyn 1230 (Witness 2

STATE OF FLORIDA

The foregoing instrument was executed and acknowledged before me by means of \mathbb{R} physical presence or \Box online notarization, this $\underline{29}$ day of February 2025 by Lilianne Joseph. She is \Box personally known to me or \Box has produced \underline{T} descriptions as identification.

0 NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type, or Stamp Commissioned Name of Notary Public)



MOLINO FLEURIMOND Notary Public State of Florida Commil HH457551 Expires 10/22/2027 Signed, Sealed and Delivered in the Presence of:

Winter Haven. FL

(Witness 1 - Address)

Tessica? Dencer (Witness 2 - Printed Name) 346 Ecentral Aue ter Haven, FL (Witness 2 - Address)

"District"

Lawson Dunes Community Development District, a Florida community development district

By:_

Name: Bobbie Henley Title: Chairman, Board of Supervisors

STATE OF FLORIDA COUNTY OF 1012

The foregoing instrument was executed and acknowledged before me by means of physical presence or \Box online notarization, this day of February 2025 by Bobbie Henley, as Chairman of the Lawson Dunes Community Development District. He is a personally known to me or \Box has produced as identification.

Notary Public State of Florida Lindsey E Roden Ay Commission HH 303599 Expires 8/22/2026

Und Sey E Peren (Print, Type, or Stamp Commissioned Name of Notary Public)

NOTARY PUBLIC, STATE OF FLORIDA

"Developer"

Signed, Sealed and Delivered in the Presence of:

Signature

Ungsey Roald (Wilness 1 - Printed Name) 340 E CENTRAL AVC WINTER Haven FL 33887 (Wilness 1 - Address)

(Winess 2 Signature)

(Witness 2 - Printed Name) 346 ECCN+Fai AVE Winter Haven, FL 33880 (Witness 2 - Address)

> Notary Public State of Florida Lindsey E Roden My Commission HH 303699

Expires 8/22/2026

CH DEV, LLC, a Florida limited liability company

By: Name: Albert Cassidy

Title: Manager

STATE OF FLOBIDA

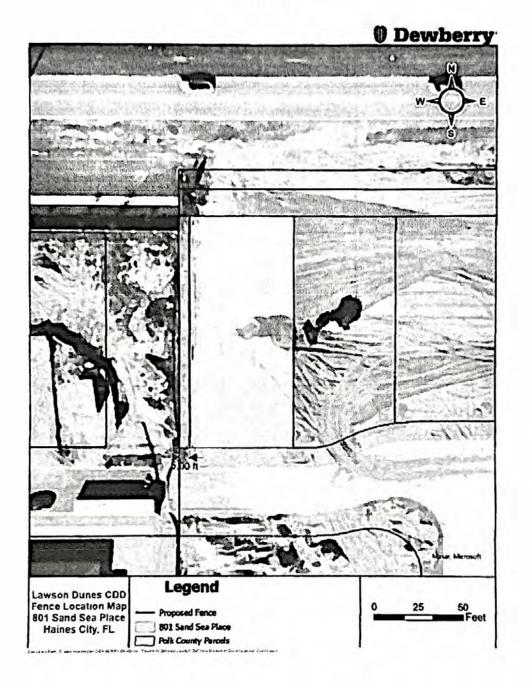
The foregoing instrument was executed and acknowledged before me by means of physical presence or \Box online notarization, this $\underline{\mathcal{D}}$ day of February 2025 by Albert Cassidy, as Manager of CH DEV, LLC. He is physical present produced as identification.-

NOTARY PUBLIC, STATE OF FLORIDA

Undsey E Rodan

(Print, Type, or Stamp Commissioned Name of Notary Public)





SECTION VIII

SECTION C

Lawson Dunes CDD Field Management Report



May 21st, 2025 Joel Blanco Field Manager GMS

In Progress

Common Area Fence Repairs

- Maintenance staff has started on the fence repairs on the common area of Sand Pine Ln.
- Maintenance staff removed all the damaged posts around the area and started completing panels on the section bordering Lawson Ave.



Installation of Additional Lights

- The previously reported installation of monument lights at all (3) entrances has been completed.
- Maintenance staff installed (2) solar light fixtures at the Lawson Ave., Kayak Ave., and both sides of the monument median of Wharf Blvd. with panels mounted on the back and/or top of the monument for best position to capture light during the day.



Site Review

Amenity Review

- Field Staff has continued to review the amenity within the district.
- Amenity Cabana exterior has been painted with roof shingles installed and bathroom still in repair.
- Pool installation continues to progress with chair lift permitting starting and pavers present in the amenity parking lot for pool deck installation.
- Both dog parks in the north and south portion of the district had waste stations and benches installed with vendor in place to service the waste stations.
- Playground area has been completed on Sand Pine Ln. including shade structure, benches, and trash bin.



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, tidy, and thriving considering the extended dry season including all pond tracts
- Queen palm was found declining at the entrance of Wharf Ave., palm was replaced.
- Cat tails were found in the outlet of the large dry pond behind Foreshore Ln., aquatics vendor was notified to treat area
- Some of the smaller oaks in the dog park on Mermaid Way, were found declining. Irrigation was check and confirmed to be working properly. Vendor advising that they may have been planted in early stages of decline. We will check if the trees have warranty.



Conclusion

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

Respectfully,

Joel Blanco

SECTION D

SECTION 1

Lawson Dunes Community Development District

Summary of Check Register

Februaury 5, 2025 to May 7, 2025

Bank	Date	Check No.'s		Amount
General Fund				
	2/6/25	224-225	\$	3,579.10
	2/7/25	226	\$	27,300.00
	2/11/25	227-228	\$	10,127.60
	2/26/25	229	\$	833.50
	3/3/25	230-232		34,864.91
	3/11/25	233-234	\$ \$ \$	11,074.92
	3/19/25	235	\$	2,160.31
	3/24/25	236	\$	360,000.00
	4/1/25	237-239	\$	319,385.02
	4/7/25	240	\$	3,429.10
	4/16/25	241-242	\$	5,824.38
	4/18/25	243	\$ \$ \$ \$	50,875.30
	4/21/25	244	\$	4,837.07
	4/25/25	245	\$	51,251.80
	5/2/25	246	\$	116,699.21
	5/6/25	247-249	\$	8,302.99
			\$	1,010,545.21
	March Supervisors			
	Michael H. Cassidy	50000	\$	184.70
	Emily J. Cassidy	50001	\$	184.70
	Warren K. Heath	50002	\$	184.70
	Bobbie J. Henley	50003	\$ \$ \$	184.70
	Lindsay E. Roden	50004	\$	184.70
	,		\$	923.50
		Total Amount	\$	1,011,468.71

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PRE *** CHECK DATES 02/05/2025 - 05/07/2025 *** LAWSON DUNES GENERAL BANK A GENERAL FUND	PAID/COMPUTER CHECK REGISTER FUND	RUN 5/14/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	NAME STATUS	AMOUNT	CHECK AMOUNT #
2/06/25 00034 1/30/25 19003 202501 320-53800-47000 POND MAINTENANCE-JAN25	*	150.00	
FOND MAINIENANCE-UAN25 AQUATIC WEED MANAG	EMENT		150.00 000224
2/06/25 00031 2/03/25 02032025 202502 300-15500-10000 PYGRND/EQUIP LEASE-MAR25	*	3,429.10	
2/07/25 00033 1/16/25 11432 202502 300-20700-10100	*	27 300 00	
031 FR#10			27 200 00 000226
STEWART & ASSOCIAT	LS PROPERTI SVCS		
2/11/25 00001 2/01/25 102 202502 310-51300-34000 MANAGEMENT FEES-FEB25	*	3,541.67	
2/01/25 102 202502 310-51300-35200 WEBSITE MANAGEMENT-FEB25	*	105.00	
2/01/25 102 202502 310-51300-35100	*	157.50	
INFORMATION TECH-FEB25 2/01/25 102 202502 310-51300-31300	*	463.75	
DISSEMINATION SVCS-FEB25 2/01/25 102 202502 310-51300-51000	*	.18	
OFFICE SUPPLIES 2/01/25 102 202502 310-51300-42000	*	52.94	
POSTAGE 2/01/25 103 202502 320-53800-12000	*	1,250.00	
FIELD MANAGEMENT-FEB25 GOVERNMENTAL MANAG	EMENT SERVICES-CF		5,571.04 000227
2/11/25 00027 1/30/25 16210 202501 320-53800-47300	*	93.90	
RPLD 2 SPRAY NOZZLES	.		
2/01/25 16268 202502 320-53800-46200 LANDSCAPE MAINT-FEB25	^	3,938.00	
2/03/25 16338 202501 320-53800-47300 IRRIGATION REPAIRS	*	524.66	
PRINCE & SONS, INC			4,556.56 000228
2/26/25 00007 2/22/25 11471 202501 310-51300-31500 ATTORNEY SVCS JAN25	*		
AIIORNEY SVCS JAN25 KILINSKI VAN WYK	PLLC		833.50 000229
3/03/25 00034 2/28/25 19158 202502 320-53800-47000	*	150.00	
POND MAINTENANCE-FEB25 AQUATIC WEED MANAG	EMENT		150.00 000230
3/03/25 00027 2/25/25 16538 202502 320-53800-46200	*	325.00	
MOW DOG PARK/MAIL BOXES	·		325.00 000231
PRINCE & SONS, INC			

AP300R *** CHECK DATES	YEAR-TO-DATE 02/05/2025 - 05/07/2025 *** 1 1	ACCOUNTS PAYABLE PREPAID/COMPUTE LAWSON DUNES GENERAL FUND BANK A GENERAL FUND	R CHECK REGISTER	RUN 5/14/25	PAGE 2
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/03/25 00029	2/03/25 PAYAPP#4 202502 300-20700- 031 FR#11	-10100	*	34,389.91	
	031 FR#11	THE ROGERS GROUP OF SOUTH FL II	NC.		34,389.91 000232
3/11/25 00001	1/31/25 107 202501 320-53800 GENERAL MAINT-JAN25	-48000	*	1,445.14	
	3/01/25 105 202503 310-51300-	-34000	*	3,541.67	
	MANAGEMENT FEES-MAR25 3/01/25 105 202503 310-51300- WEBSITE MANAGEMENT-MAR25	-35200	*	105.00	
	3/01/25 105 202503 310-51300 INFORMATION TECH-MAR25	-35100	*	157.50	
	3/01/25 105 202503 310-51300-	-31300	*	463.75	
	DISSEMINATION SVCS-MAR25 3/01/25 105 202503 310-51300 OFFICE SUPPLIES	-51000	*	2.56	
	3/01/25 105 202503 310-51300- POSTAGE		*	165.90	
	3/01/25 105 202503 310-51300- COPIES	-42500	*	5.40	
	3/01/25 106 202503 320-53800 FIELD MANAGEMENT-MAR25		*	1,250.00	
		GOVERNMENTAL MANAGEMENT SERVICI	ES-CF		7,136.92 000233
3/11/25 00027	3/01/25 16681 202503 320-53800- LANDSCAPE MAINT-MAR25	-46200	*	3,938.00	
	LANDSCAPE MAINI-MAR25	PRINCE & SONS, INC.			3,938.00 000234
	3/18/25 11803 202502 310-51300- ATTORNEY SVCS-FEB25		*	2,160.31	
		KILINSKI VAN WYK PLLC			2,160.31 000235
3/24/25 00039	3/24/25 03242025 202503 300-15100 TXFER EXCESS FUNDS TO SB	-10000	*	360,000.00	
	IAFER EACESS FUNDS 10 SEA	STATE BOARD OF ADMINISTRATION			360,000.00 000236
4/01/25 00029	3/13/25 PAYAPP#5 202503 300-20700- 031 FR#12	-10100	*	307,727.70	
		THE ROGERS GROUP OF SOUTH FL II	NC.		307,727.70 000237
4/01/25 00018	3/24/25 22441476 202502 310-51300- ENGINEERING SVCS-FEB25	-31100	*	1,728.50	
		DEWBERRY ENGINEERS INC.			1,728.50 000238
4/01/25 00024	4/01/25 0401205 202504 300-20700 ASSES TXFER SERIES 2022		*	9,928.82	
		LAWSON DUNES CDD C/O US BANK			9,928.82 000239

AP300R *** CHECK DATES	02/05/2025 -	YEAR-TO-DATE 05/07/2025 *** 1 1	ACCOUNTS PAYAI LAWSON DUNES GI BANK A GENERAL	BLE PREPAID/COMPUT ENERAL FUND FUND	ER CHECK REGISTER	RUN 5/14/25	PAGE 3
CHECK VEND# DATE	DATE INVO	EXPENSED TO OICE YRMO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
4/07/25 00031		72025 202504 300-15500 [.] GRND/EOUIP LEASE-MAY25	-10000		*	3,429.10	
	PIC	GRND/EQUIP LEASE-MAY25	BOWPROP I, 1	LLC			3,429.10 000240
4/16/25 00001		202504 310-51300-	-34000			3,541.67	
	4/01/25 111	NAGEMENT FEES-APR25 202504 310-51300			*	105.00	
	4/01/25 111		-35100		*	157.50	
	4/01/25 111	FORMATION TECH-APR25 202504 310-51300-	-31300		*	463.75	
	4/01/25 111	SSEMINATION SVCS-APR25 202504 310-51300-	-51000		*	.09	
	4/01/25 111	FICE SUPPLIES 202504 310-51300-	-42000		*	31.37	
	4/01/25 112	PIES 202504 320-53800·	-12000		*	1,250.00	
		ELD MANAGEMENT-APR25	GOVERNMENTA	L MANAGEMENT SERVI	CES-CF		5,549.38 000241
	4/12/25 1206	65 202503 310-51300-					
		TORNEY SVCS-MAR25	KILINSKI VA	1 WYK PLLC			275.00 000242
4/18/25 00029						50,875.30	
	032	1 FR#13	THE ROGERS (GROUP OF SOUTH FL	INC.		50,875.30 000243
4/21/25 00027	3/31/25 1702	12 202503 320-53800-	-46200			725.00	
	GRI	EEN WASTE REMOVAL 98 202504 320-53800·			*	3,938.00	
		NDSCAPE MAINT-APR25 71 202504 320-53800-			*	174.07	
		R LATERAL BREAK		IS INC			4,837.07 000244
4/25/25 00029	4/15/25 PAY						
1, 20, 20 00025	031	1 FR#14		ROUP OF SOUTH FL			51 251 80 000245
					INC.		
5/02/25 00024	ASS	SESSMENT TRNSFR S2022		COD C/O LIG DANK		-	
						150.00	
5/00/25 00034		ND MAINTENANCE-MAR25	-47000			150.00	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER *** CHECK DATES 02/05/2025 - 05/07/2025 *** LAWSON DUNES GENERAL FUND BANK A GENERAL FUND	R CHECK REGISTER	RUN 5/14/25	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
4/25/25 19463 202504 320-53800-47000 POND MAINTENANCE-APR25 AQUATIC WEED MANAGEMENT	*	150.00	300.00 000247
5/06/25 00031 5/06/25 05062025 202505 300-15500-10000 PYGRND/EQUIP LEASE-JUN25 BOWPROP I, LLC	*	3,429.10	3,429.10 000248
5/06/25 00027 4/24/25 17548 202504 320-53800-46200	*	325.00	
ONE TIME MOW NEW DOG PARK 4/30/25 17644202504 320-53800-47300	*	310.89	
IRRIGATION REPAIRS- APR25 5/01/25 17721 202505 320-53800-46200	*	3,938.00	
LANDSCAPE MAINT- MAY25 PRINCE & SONS, INC.			4,573.89 000249
TOTAL FOR BA	ANK A	1,010,545.21	
TOTAL FOR RE	EGISTER	1,010,545.21	

SECTION 2

Community Development District

Unaudited Financial Reporting

March 31, 2025



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1	Balance Sheet
2-3	General Fund
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5	Capital Project Fund Series 2022
6-7	Month to Month
8	Long Term Debt Report
9	Assessment Receipt Schedule

Community Development District

Combined Balance Sheet

March 31, 2025

	General Fund	D	ebt Service Fund	al Project Fund	Total Governmental Funds			
Assets:								
Cash:								
Operating Account	\$ 437,845	\$	-	\$ -	\$	437,845		
State Board of Administration	\$ 360,000	\$	-	\$ -	\$	360,000		
Investments:								
<u>Series 2022</u>								
Reserve	\$ -	\$	317,594	\$ -	\$	317,594		
Revenue	\$ -	\$	637,891	\$ -	\$	637,891		
Prepayment	\$ -	\$	28	\$ -	\$	28		
Construction	\$ -	\$	-	\$ 256	\$	256		
Due from General Fund	\$ -	\$	9,929	\$ -	\$	9,929		
Prepaid Expenses	\$ 3,429	\$	-	\$ -	\$	3,429		
Total Assets	\$ 801,274	\$	965,442	\$ 256	\$	1,766,972		
Liabilities:								
Accounts Payable	\$ 310,456	\$	-	\$ -	\$	310,456		
Due to Debt Service	\$ 9,929	\$	-	\$ -	\$	9,929		
Total Liabilites	\$ 320,385	\$	-	\$ -	\$	320,385		
Fund Balance:								
Nonspendable:								
Deposits and Prepaid Items	\$ 3,429	\$	-	\$ -	\$	3,429		
Restricted For:								
Capital Projects - Series 2022	\$ -	\$	-	\$ 256	\$	256		
Debt Service - Series 2022	\$ -	\$	965,442	\$ -	\$	965,442		
Unassigned	\$ 477,460	\$	-	\$ -	\$	477,460		
Total Fund Balances	\$ 480,889	\$	965,442	\$ 256	\$	1,446,587		
Total Liabilities & Fund Balance	\$ 801,274	\$	965,442	\$ 256	\$	1,766,972		

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual	
	Budget	Thi	ru 03/31/25	Thr	ru 03/31/25	Variance
Revenues:						
Assessments - On Roll	\$ 468,883	\$	369,571	\$	369,571	\$ -
Total Revenues	\$ 468,883	\$	369,571	\$	369,571	\$ -
Expenditures:						
General & Administrative:						
Supervisor Fees	\$ 12,000	\$	6,000	\$	1,800	\$ 4,200
FICA Expenses	\$ -	\$	-	\$	77	\$ (77)
Engineering	\$ 10,000	\$	5,000	\$	2,524	\$ 2,477
Attorney	\$ 20,000	\$	10,000	\$	5,223	\$ 4,777
Annual Audit	\$ 3,500	\$	-	\$	-	\$ -
Assessment Administration	\$ 5,250	\$	5,250	\$	5,250	\$ -
Arbitrage	\$ 450	\$	-	\$	-	\$ -
Dissemination	\$ 5,565	\$	2,783	\$	2,883	\$ (100
Trustee Fees	\$ 4,050	\$	2,688	\$	2,688	\$ -
Management Fees	\$ 42,500	\$	21,250	\$	21,250	\$ -
Information Technology	\$ 1,890	\$	945	\$	945	\$ -
Website Maintenance	\$ 1,260	\$	630	\$	630	\$ -
Postage & Delivery	\$ 500	\$	250	\$	440	\$ (190
Insurance	\$ 5,720	\$	5,720	\$	5,564	\$ 156
Copies	\$ 350	\$	175	\$	12	\$ 163
Legal Advertising	\$ 2,500	\$	992	\$	992	\$ -
Other Current Charges	\$ 2,000	\$	1,000	\$	404	\$ 596
Office Supplies	\$ -	\$	-	\$	6	\$ (6
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$ -
Subtotal General & Administrative Expenditures	\$ 117,710	\$	62,857	\$	50,861	\$ 11,996

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pr	orated Budget		Actual	
		Budget	Th	ru 03/31/25	Th	ru 03/31/25	Variance
Operations & Maintenance							
Field Expenditures							
Property Insurance	\$	3,243	\$	3,243	\$	2,998	\$ 245
Field Management	\$	15,000	\$	7,500	\$	7,500	\$ -
Landscape Maintenance	\$	55,580	\$	27,790	\$	26,428	\$ 1,362
Landscape Replacement	\$	10,000	\$	5,000	\$	-	\$ 5,000
Irrigation Repairs	\$	5,000	\$	5,000	\$	9,279	\$ (4,279
Pond Maintenance	\$	-	\$	-	\$	750	\$ (750
Streetlights	\$	30,000	\$	15,000	\$	9,672	\$ 5,328
Electric	\$	3,500	\$	3,500	\$	136	\$ 3,364
Water & Sewer	\$	66,000	\$	33,000	\$	14,321	\$ 18,679
General Repairs & Maintenance	\$	10,000	\$	5,000	\$	3,366	\$ 1,634
Field Contingency	\$	5,000	\$	3,221	\$	3,221	\$ -
Subtotal Field Expenditures	\$	203,323	\$	108,254	\$	77,671	\$ 30,583
Amenity Expenditures							
Amenity - Electric	\$	6,000	\$	3,000	\$	-	\$ 3,000
Amenity - Water	\$	6,000	\$	3,000	\$	-	\$ 3,000
Internet	\$	2,000	\$	1,000	\$	-	\$ 1,000
Playground Lease	\$	41,150	\$	20,575	\$	20,575	\$ 1,000
Pest Control	\$	600	\$	300	\$	_0,070	\$ 300
Janitorial Service	\$	15,300	\$	7,650	\$	-	\$ 7,650
Security Service	\$	32,000	\$	16,000	\$	-	\$ 16,000
Pool Maintenance	\$	19,800	\$	9,900	\$	-	\$ 9,900
Amenity Access Management	\$	10,000	\$	5,000	\$	-	\$ 5,000
Amenity Repairs & Maintenance	\$	7,500	\$	3,750	\$	-	\$ 3,750
Amenity Contingency	\$	7,500	\$	3,750	\$	-	\$ 3,750
Subtotal Amenity Expenditures	\$	147,850	\$	73,925	\$	20,575	\$ 53,350
Total Operations & Maintenance	\$	351,173	\$	182,179	\$	98,245	\$ 83,934
Total Expenditures	\$	468,883	\$	245,036	\$	149,106	\$ 95,930
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	220,464	
Fund Balance - Beginning	\$	-			\$	260,425	
Fund Balance - Ending	\$	-			\$	480,889	
0	4				-		

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Dre	orated Budget		Actual	
	Budget		ru 03/31/25	Tł	1ru 03/31/25	Variance
	Duuget	111	14 05/51/25	11	114 05/51/25	variance
Revenues:						
Assessments - On Roll	\$ 636,900	\$	502,004	\$	502,004	\$ -
Interest	\$ -	\$	-	\$	12,867	\$ 12,867
Total Revenues	\$ 636,900	\$	502,004	\$	514,871	\$ 12,867
Expenditures:						
<u>General & Administrative:</u>						
Interest - 11/1	\$ 236,984	\$	236,984	\$	236,984	\$ -
Interest - 2/1	\$ -	\$	64	\$	64	\$ -
Special Call 2/1	\$ -	\$	5,000	\$	5,000	\$ -
Principal - 5/1	\$ 160,000	\$	-	\$	-	\$ -
Interest - 5/1	\$ 236,984	\$	-	\$	-	\$ -
Total Expenditures	\$ 633,969	\$	242,048	\$	242,048	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,931			\$	272,823	
Fund Balance - Beginning	\$ 703,555			\$	692,619	
Fund Balance - Ending	\$ 706,486			\$	965,442	

Community Development District

Capital Project Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget		Actual	
	Budget		Thru 03/31/25	Tł	nru 03/31/25	Variance
Revenues:						
Developer Contribution	\$ -	5	\$-	\$	602,497	\$ 602,497
Interest	\$ -	5	\$-	\$	8	\$ 8
Total Revenues	\$ -	9	\$-	\$	602,504	\$ 602,504
Expenditures:						
Capital Outlay	\$ -	5	\$-	\$	602,981	\$ (602,981)
Total Expenditures	\$ -	9	\$-	\$	602,981	\$ (602,981)
Excess (Deficiency) of Revenues over Expenditures	\$ -			\$	(476)	
Fund Balance - Beginning	\$ -			\$	732	
Fund Balance - Ending	\$ -			\$	256	

Community Development District Month to Month

	Oct	Nov	Dec		Jan	Feb	March	Ap	ril	May	June	July	Aug	Sept		Total
Revenues:																
Assessments - On Roll	\$ -	\$ 18,840	335,97	1 \$	7,450	\$ 4,323	\$ 2,986	\$	- \$	- \$	- \$	- 5	s -	\$	- \$	369,571
Total Revenues	\$ -	\$ 18,840	335,97	1 \$	7,450	\$ 4,323	\$ 2,986	\$	- \$	- \$	- \$	- 5	; -	\$	- \$	369,571
Expenditures:																
General & Administrative:																
Supervisor Fees	\$ -	\$ 800 \$	5	- \$	-	\$ -	\$ 1,000	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	1,800
Engineering	\$ 145	\$ 650 \$	5	- \$	-	\$ 1,729	\$ -	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	2,524
Attorney	\$ 231	\$ 1,024 \$	69	9 \$	834	\$ 2,160	\$ 275	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	5,223
Annual Audit	\$ -	\$ - \$	5	- \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	-
Assessment Administration	\$ 5,250	\$ - \$	5	- \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	5,250
Arbitrage	\$ -	\$ - \$	5	- \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	-
Dissemination	\$ 464	\$ 464 \$	5 46	4 \$	564	\$ 464	\$ 464	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	2,883
Trustee Fees	\$ 2,688	\$ - \$	5	- \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	2,688
Management Fees	\$ 3,542	\$ 3,542 \$	3,54	2 \$	3,542	\$ 3,542	\$ 3,542	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	21,250
Information Technology	\$ 158	\$ 158 \$	5 15	8 \$	158	\$ 158	\$ 158	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	945
Website Maintenance	\$ 105	\$ 105 \$	5 10	5 \$	105	\$ 105	\$ 105	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	630
Postage & Delivery	\$ 10	\$ 14 \$	5 2	3 \$	175	\$ 53	\$ 166	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	440
Insurance	\$ 5,564	\$ - \$	5	- \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	5,564
Copies	\$ -	\$ - \$	5	- \$	7	\$ -	\$ 5	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	12
Legal Advertising	\$ 992	\$ - \$	5	- \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	992
Other Current Charges	\$ 40	\$ 84 \$	6 6	3 \$	41	\$ 88	\$ 88	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	404
Office Supplies	\$ 0	\$ 0 \$	5	3 \$	0	\$ 0	\$ 3	\$	- \$	- \$	- \$	- 5	5 -	\$	- \$	6
Dues, Licenses & Subscriptions	\$ 175	\$ - 4	5	- \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- 5		\$	- \$	175
Subtotal General & Administrative Expenditures	\$ 19,363	\$ 6,840	5,05	5\$	5,424	\$ 8,297	\$ 5,881	\$	- \$	- \$	- \$	- 9	; -	\$	- \$	50,861

Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 2,998 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,998
Field Management	\$ 1,250 \$	1,250 \$	1,250 \$	1,250 \$	1,250 \$	1,250 \$	- \$	- \$	- \$	- \$	- \$	- \$	7,500
Landscape Maintenance	\$ 5,688 \$	3,938 \$	3,938 \$	3,938 \$	4,263 \$	4,663 \$	- \$	- \$	- \$	- \$	- \$	- \$	26,428
Landscape Replacement	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Pond Maintenance	\$ 150 \$	150 \$	150 \$	150 \$	150 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	750
Irrigation Repairs	\$ - \$	119 \$	8,541 \$	619 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	9,279
Streetlights	\$ 1,607 \$	1,607 \$	1,607 \$	1,607 \$	1,621 \$	1,621 \$	- \$	- \$	- \$	- \$	- \$	- \$	9,672
Electric	\$ 22 \$	22 \$	22 \$	22 \$	25 \$	23 \$	- \$	- \$	- \$	- \$	- \$	- \$	136
Water & Sewer	\$ 1,646 \$	765 \$	1,441 \$	1,666 \$	4,956 \$	3,848 \$	- \$	- \$	- \$	- \$	- \$	- \$	14,321
General Repairs & Maintenance	\$ - \$	1,920 \$	- \$	1,445 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,366
Field Contingency	\$ 2,515 \$	706 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,221
Subtotal Field Expenditures	\$ 15,877 \$	10,478 \$	16,949 \$	10,697 \$	12,265 \$	11,405 \$	- \$	- \$	- \$	- \$	- \$	- \$	77,671
Amenity Expenditures													
Amenity - Electric	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Amenity - Water	\$ - \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Internet	\$ - \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Playground Lease	\$ 3,429 \$		3,429 \$	3,429 \$	3,429 \$	3,429 \$	- \$	- \$	- \$	- \$	- \$	- \$	
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 \$	3,429 \$	3,429 \$	3,429 \$	- \$	- \$	- \$	- \$	- \$	- \$	20,575
Total Operations & Maintenance	\$ 19,306 \$	13,907 \$	20,378 \$	14,126 \$	15,694 \$	14,834 \$	- \$	- \$	- \$	- \$	- \$	- \$	98,245
Total Expenditures	\$ 38,669 \$	5 20,747 \$	25,433 \$	19,550 \$	23,992 \$	20,715 \$	- \$	- \$	- \$	- \$	- \$	- \$	149,106
Excess Revenues (Expenditures)	\$ (38,669) \$	(1,907) \$	310,538 \$	(12,100) \$	(19,669) \$	(17,729) \$	- \$	- \$	- \$	- \$	- \$	- \$	220,464
Net Change in Fund Balance	\$ (38,669) \$	5 (1,907) \$	310,538 \$	(12,100) \$	(19,669) \$	(17,729) \$	- \$	- \$	- \$	- \$	- \$	- \$	220,464

Community Development District

Long Term Debt Summary

SERIES 2022, SPECIAI	L 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	3) (\$1,385,000)
(LESS: PRINCIPAL - SPECIAL CALL - 11/01/23	3) (\$295,000)
(LESS: PRINCIPAL - SPECIAL CALL - 2/01/24)) (\$510,000)
(LESS: PRINCIPAL PAYMENT - 05/01/24)	(\$155,000)
(LESS: PRINCIPAL - SPECIAL CALL - 2/01/25)) (\$5,000)
CURRENT BONDS OUTSTANDING	\$9,465,000

8

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
							42.40%	57.60%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	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	(\$2,341.85)	(\$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	(\$12,276.93)	(\$4,338.49)	\$0.00	\$212,586.25	\$90,142.20	\$122,444.05	\$212,586.25
12/19/24	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	(\$3,422.28)	(\$2,296.24)	\$0.00	\$02,032.71 \$112,515.78	\$35,123.26	\$64,806.11	\$112,515.78
, ,	, , ,		(, , ,						
01/13/25	12/16-12/31/24	\$10,645.20	(\$319.32)	(\$206.52)	\$0.00	\$10,119.36	\$4,290.88	\$5,828.48	\$10,119.36
01/13/25	12/16-12/31/24	\$7,836.90	(\$235.08)	(\$152.04)	\$0.00	\$7,449.78	\$3,158.90	\$4,290.88	\$7,449.78
02/03/25	10/1-12/31/24	\$0.00	\$0.00	\$0.00	\$760.43	\$760.43	\$322.44	\$437.99	\$760.43
02/03/25	10/1-12/31/24	\$0.00	\$0.00	\$0.00	\$559.82	\$559.82	\$237.38	\$322.44	\$559.82
02/10/25	1/1-1/31/25	\$3,918.45	(\$78.36)	(\$76.80)	\$0.00	\$3,763.29	\$1,595.73	\$2,167.56	\$3,763.29
02/10/25	1/1-1/31/25	\$5,322.60	(\$106.47)	(\$104.32)	\$0.00	\$5,111.81	\$2,167.54	\$2,944.27	\$5,111.81
03/07/25	2/1-2/28/25	\$8,270.30	(\$78.31)	(\$163.84)	\$0.00	\$8,028.15	\$3,404.15	\$4,624.00	\$8,028.15
03/07/25	2/1-2/28/25	\$11,233.90	(\$106.39)	(\$222.55)	\$0.00	\$10,904.96	\$4,623.99	\$6,280.97	\$10,904.96
03/31/25	1% Admin Fee	(\$11,890.15)	\$0.00	\$0.00	\$0.00	(\$11,890.15)	(\$5,041.74)	(\$6,848.41)	(\$11,890.15
	TOTAL	\$ 924,536.25	\$ (36,279.13)	\$ (18,002.94) \$	1,320.25	\$ 871,574.43	\$ 369,570.63	\$ 502,003.80	\$ 871,574.43

79%	Net Percent Collected
\$234,209.61	Balance Remaining to Collect

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SECTION 3



April 22, 2025

Samantha Ham – Recording Secretary Lawson Dunes CDD 219 E. Livingston Street Orlando, Florida 32801-1508

RE: Lawson Dunes Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **208** voters within the Lawson Dunes Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melong M. Bell

Melony M. Bell Supervisor of Elections Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888

Audit Committee Meeting

SECTION III

SECTION A

LAWSON DUNES COUNTY COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2025 Polk County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than Friday, August 1, 2025 at 5:00 p.m., at the offices of Governmental Management Services – Central Florida, LLC, Attn: Jill Burns/Samantha Ham, District Manager, 219 East Livingston Street, Orlando, Florida 32801.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Lawson Dunes Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2025, plus the cost of four (4) annual renewals.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel.

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. **Proposer's Experience.**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. (20 Points) Ability to Furnish the Required Services.

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price.

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

TOTAL

(20 Points)

(20 Points)

(100 Points)

(20 Points)

SECTION B

LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Lawson Dunes Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Haines City, Polk County, Florida. The District currently has an operating budget of approximately \$468,883. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 1, 2026.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: Jill Burns/Samantha Ham, District Manager/Staff, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "Auditing Services – Lawson Dunes Community Development District."

Proposals must be received by **5:00 PM** on **Friday**, **August 1**, **2025**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

Jill Burns, District Manager Governmental Management Services – Central Florida, LLC

Run Date: Monday, July 14, 2025