

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

***Proposed Budget***  
***FY2026***



# Table of Contents

<b>1-2</b>	<u>General Fund</u>
<b>3-7</b>	<u>General Fund Narrative</u>
<b>8</b>	<u>Debt Service Fund Series 2022</u>
<b>9-10</b>	<u>Amortization Schedule Series 2022</u>

**Lawson Dunes**  
**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
<b>Revenues</b>					
Assessments - On Roll	\$ 468,883	\$ 369,571	\$ 99,312	\$ 468,883	\$ 468,883
Carry Forward	\$ -	\$ -	\$ -	\$ -	\$ 85,532
<b>Total Revenues</b>	<b>\$ 468,883</b>	<b>\$ 369,571</b>	<b>\$ 99,312</b>	<b>\$ 468,883</b>	<b>\$ 554,415</b>
<b>Expenditures</b>					
<u>General &amp; 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
<b>Total General &amp; Administrative</b>	<b>\$ 117,710</b>	<b>\$ 50,861</b>	<b>\$ 51,767</b>	<b>\$ 102,683</b>	<b>\$ 122,459</b>

**Lawson Dunes**  
**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
<b><i>Operations &amp; Maintenance</i></b>					
<b>Field Expenditures</b>					
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
<b>Subtotal Field Expenditures</b>	<b>\$ 203,323</b>	<b>\$ 77,671</b>	<b>\$ 94,222</b>	<b>\$ 171,893</b>	<b>\$ 261,390</b>
<b>Amenity Expenditures</b>					
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
<b>Subtotal Amenity Expenditures</b>	<b>\$ 147,850</b>	<b>\$ 20,575</b>	<b>\$ 73,925</b>	<b>\$ 94,500</b>	<b>\$ 170,566</b>
<b>Total Operations &amp; Maintenance Expenditures</b>	<b>\$ 351,173</b>	<b>\$ 98,245</b>	<b>\$ 168,147</b>	<b>\$ 266,392</b>	<b>\$ 431,956</b>
<b>Total Expenditures</b>	<b>\$ 468,883</b>	<b>\$ 149,106</b>	<b>\$ 219,914</b>	<b>\$ 369,076</b>	<b>\$ 554,415</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 220,464</b>	<b>\$ (120,601)</b>	<b>\$ 99,807</b>	<b>\$ -</b>

Gross Assessments	\$ 504,175
(Less: Discounts & Collections 7%)	\$ (35,292)
Net Assessments	<u>\$ 468,883</u>
Per Unit Gross Assessment	<u>\$ 1,306.15</u>
Prior Year Per Unit Gross Assessment	<u>\$ 970.95</u>
Increase (Decrease)	<u>\$ 335.20</u>
% Increase	<u>34.52%</u>

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

# Lawson Dunes

## Community Development District

### General Fund Narrative

#### **Revenues:**

##### **Assessments**

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

---

#### **Expenditures:**

##### **General & Administrative**

##### **Supervisor Fees**

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

##### **Engineering**

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

##### **Attorney**

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

##### **Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. This service is provided by DiBartolomeo, McBee, Hartley & Barnes, P.A.

##### **Assessment Administration**

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

##### **Arbitrage**

The District has contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on an its Series 2022 bond issuance.

##### **Dissemination**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost with Governmental Management Services – Central Florida, LLC is based upon its Series 2022 issued bond.

##### **Trustee Fees**

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

# **Lawson Dunes**

## **Community Development District**

### **General Fund Narrative**

#### Management Fees

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

#### Information Technology

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

#### Website Maintenance

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

#### Postage & Delivery

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

#### Insurance

The District's general liability and public official's liability insurance coverages with Florida Insurance Alliance.

#### Copies

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

#### Legal Advertising

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

#### Administrative Contingency

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

#### Office Supplies

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

# Lawson Dunes

## Community Development District

### General Fund Narrative

#### Dues, Licenses & Subscriptions

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

#### Operations & Maintenance:

##### **Field Expenditures**

#### Property Insurance

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

#### Field Management

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

#### Landscape Maintenance

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

#### Landscape Replacement

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

#### 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.

#### Electric

Represents estimated electric charges of common areas throughout the District.

#### Water & Sewer

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

# **Lawson Dunes**

## **Community Development District**

### **General Fund Narrative**

#### *Sidewalk & Asphalt Maintenance*

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

#### *General Repairs & Maintenance*

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

#### *Field Contingency*

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

### **Amenity Expenditures**

#### *Amenity - Electric*

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

#### *Amenity – Water*

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

#### *Internet*

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

#### *Playground Lease*

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

#### *Pest Control*

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

#### *Janitorial Services*

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

#### *Security Services*

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

#### *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.



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

*Pool Maintenance*

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.

**Lawson Dunes**  
**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
<b>Revenues</b>					
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
<b>Total Revenues</b>	<b>\$ 1,340,455</b>	<b>\$ 889,896</b>	<b>\$ 141,330</b>	<b>\$ 1,031,226</b>	<b>\$ 1,038,872</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 633,969</b>	<b>\$ 242,048</b>	<b>\$ 396,856</b>	<b>\$ 638,905</b>	<b>\$ 636,713</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 706,486</b>	<b>\$ 647,848</b>	<b>\$ (255,526)</b>	<b>\$ 392,321</b>	<b>\$ 402,159</b>
<b>Net Change in Fund Balance</b>	<b>\$ 706,486</b>	<b>\$ 647,848</b>	<b>\$ (255,526)</b>	<b>\$ 392,321</b>	<b>\$ 402,159</b>

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

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

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 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

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

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
05/01/48	\$	2,785,000.00	\$	500,000.00	\$	71,365.63	\$ -
11/01/48	\$	2,285,000.00	\$	-	\$	58,553.13	\$ 629,918.75
05/01/49	\$	2,285,000.00	\$	530,000.00	\$	58,553.13	\$ -
11/01/49	\$	1,755,000.00	\$	-	\$	44,971.88	\$ 633,525.00
05/01/50	\$	1,755,000.00	\$	555,000.00	\$	44,971.88	\$ -
11/01/50	\$	1,200,000.00	\$	-	\$	30,750.00	\$ 630,721.88
05/01/51	\$	1,200,000.00	\$	585,000.00	\$	30,750.00	\$ -
11/01/51	\$	615,000.00	\$	-	\$	15,759.38	\$ 631,509.38
05/01/52	\$	615,000.00	\$	615,000.00	\$	15,759.38	\$ 630,759.38
			\$	9,305,000.00	\$	8,008,593.75	\$ 17,710,450.00