

Lawson Dunes
Community Development District

Proposed Budget
FY2027



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Lawson Dunes
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	\$ 468,883	\$ 417,034	\$ 51,849	\$ 468,883	\$ 468,883
Interest	\$ -	\$ 4,877	\$ 1,219	\$ 6,096	\$ -
Miscellaneous Income	\$ -	\$ 271	\$ -	\$ 271	\$ -
Carry Forward	\$ 49,496	\$ 393,891	\$ -	\$ 393,891	\$ 63,289
Total Revenues	\$ 518,379	\$ 816,073	\$ 53,068	\$ 869,141	\$ 532,172
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,600	\$ 4,000	\$ 5,600	\$ 12,000
FICA Expenditures	\$ 918	\$ 122	\$ 306	\$ 428	\$ 918
Engineering	\$ 10,000	\$ 550	\$ 5,000	\$ 5,550	\$ 10,000
Attorney	\$ 20,000	\$ 3,448	\$ 11,667	\$ 15,115	\$ 20,000
Annual Audit	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,550
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,513
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,732	\$ 2,388	\$ 3,346	\$ 5,734	\$ 6,019
Trustee Fees	\$ 4,455	\$ 2,688	\$ 1,768	\$ 4,455	\$ 4,455
Management Fees	\$ 43,775	\$ 18,240	\$ 25,536	\$ 43,776	\$ 45,964
Information Technology	\$ 1,947	\$ 811	\$ 1,134	\$ 1,945	\$ 2,044
Website Maintenance	\$ 1,298	\$ 541	\$ 756	\$ 1,297	\$ 1,363
Postage & Delivery	\$ 500	\$ 110	\$ 343	\$ 453	\$ 500
Insurance	\$ 7,610	\$ 6,002	\$ -	\$ 6,002	\$ 6,487
Copies	\$ 350	\$ -	\$ 100	\$ 100	\$ 350
Legal Advertising	\$ 2,500	\$ 2,093	\$ 407	\$ 2,500	\$ 2,500
Administrative Contingency	\$ 2,000	\$ 237	\$ 1,167	\$ 1,404	\$ 2,000
Office Supplies	\$ -	\$ 8	\$ 20	\$ 28	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative	\$ 122,459	\$ 44,263	\$ 59,499	\$ 103,762	\$ 124,287

Lawson Dunes
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 12,500	\$ 10,168	\$ -	\$ 10,168	\$ 9,412
Field Management	\$ 15,450	\$ 6,438	\$ 9,016	\$ 15,454	\$ 16,223
Landscape Maintenance	\$ 58,000	\$ 21,200	\$ 38,136	\$ 59,336	\$ 65,380
Landscape Replacement	\$ 15,000	\$ 9,220	\$ 8,750	\$ 17,970	\$ 20,000
Irrigation Repairs	\$ 8,000	\$ 774	\$ 4,000	\$ 4,774	\$ 10,000
Lake Maintenance	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Streetlights	\$ 30,000	\$ 11,097	\$ 11,298	\$ 22,395	\$ 30,000
Electric	\$ 19,560	\$ 1,810	\$ 4,788	\$ 6,598	\$ 13,200
Water & Sewer	\$ 56,000	\$ 10,324	\$ 45,676	\$ 56,000	\$ 30,500
General Repairs & Maintenance	\$ 10,000	\$ 580	\$ 5,000	\$ 5,580	\$ 10,000
Capital Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Field Contingency	\$ 12,500	\$ 10,856	\$ 6,250	\$ 17,106	\$ 12,500
Subtotal Field Expenditures	\$ 238,810	\$ 83,216	\$ 133,964	\$ 217,180	\$ 225,015
Amenity Expenditures					
Amenity - Electric	\$ 14,400	\$ -	\$ 7,200	\$ 7,200	\$ 10,000
Amenity - Water	\$ 6,000	\$ 3,104	\$ 28,000	\$ 31,104	\$ 30,500
Internet	\$ 1,000	\$ -	\$ 583	\$ 583	\$ 1,000
Playground Lease	\$ 41,150	\$ 17,146	\$ 24,003	\$ 41,149	\$ 41,150
Pest Control	\$ 1,560	\$ 650	\$ 910	\$ 1,560	\$ 1,560
Janitorial Service	\$ 14,400	\$ 3,815	\$ 7,630	\$ 11,445	\$ 14,400
Security Service	\$ 22,000	\$ -	\$ 11,000	\$ 11,000	\$ 26,500
Holiday Lighting	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ 7,500
Pool Maintenance	\$ 21,600	\$ 7,200	\$ 12,600	\$ 19,800	\$ 22,260
Amenity Management	\$ 10,000	\$ 4,167	\$ 5,831	\$ 9,998	\$ 10,500
Amenity Repairs & Maintenance	\$ 7,500	\$ -	\$ 4,375	\$ 4,375	\$ 7,500
Amenity Contingency	\$ 10,000	\$ 710	\$ 5,833	\$ 6,543	\$ 10,000
Subtotal Amenity Expenditures	\$ 157,110	\$ 44,291	\$ 107,966	\$ 152,257	\$ 182,870
Total Operations & Maintenance Expenditures	\$ 395,920	\$ 127,508	\$ 241,929	\$ 369,437	\$ 407,885
Total Expenditures	\$ 518,379	\$ 171,771	\$ 301,428	\$ 473,199	\$ 532,172
Excess Revenues/(Expenditures)	\$ -	\$ 644,303	\$ (248,360)	\$ 395,942	\$ -

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

Per Unit Gross Assessment	\$ 1,306.15
Prior Year Per Unit Gross Assessment	\$ 1,306.15
Increase (Decrease)	\$ -
% Increase	0.00%

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

Lawson Dunes

Community Development District

General Fund Narrative

Revenues:

Assessments

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

Carry Forward

Represents amount used to offset the District's fiscal year expenditure.

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.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, Dewberry Engineering, provides 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, provides 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.

Lawson Dunes

Community Development District

General Fund Narrative

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.

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. FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing materials 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.

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

The District has contracted with Governmental Management Services – Central Florida, LLC to provide 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 cost for maintenance of the landscaping within the common areas of the District.

Landscape Replacement

Represents the 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 cost of maintaining ponds in the District.

Streetlights

Represents the cost to maintain streetlights within the District boundaries for the fiscal year.

Electric

Represents the cost for electric charges of common areas throughout the District.

Water & Sewer

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

General Repairs & Maintenance

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

Lawson Dunes Community Development District General Fund Narrative

Capital Reserve Study

At the direction of the Board that recognizes the need for proper reserve planning, we will conduct a capital reserve study of Lawson Dunes Community Development District.

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 cost for water charges for the District's amenity facilities.

Internet

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

Playground Lease

Represents leasing agreement cost for playground equipment installed in the District.

Pest Control

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

Janitorial Services

Represents 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.

Pool Maintenance

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

Lawson Dunes

Community Development District

General Fund Narrative

Amenity Management

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

Amenity Repairs & Maintenance

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

Amenity Contingency

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

Lawson Dunes
Community Development District
Proposed Budget
Debt Service Fund Series 2022

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 636,900	\$ 566,476	\$ 70,424	\$ 636,900	\$ 636,900
Interest	\$ 13,199	\$ 9,587	\$ 2,397	\$ 11,983	\$ 5,992
Carryforward Surplus	\$ 408,085	\$ 411,536	\$ -	\$ 411,536	\$ 423,707
Total Revenues	\$ 1,058,184	\$ 987,599	\$ 72,821	\$ 1,060,420	\$ 1,066,599
Expenditures					
Interest - 11/1	\$ 233,356	\$ 233,356	\$ -	\$ 233,356	\$ 229,638
Principal - 5/1	\$ 170,000	\$ -	\$ 170,000	\$ 170,000	\$ 175,000
Interest - 5/1	\$ 233,356	\$ -	\$ 233,356	\$ 233,356	\$ 229,638
Total Expenditures	\$ 636,713	\$ 233,356	\$ 403,356	\$ 636,713	\$ 634,275
Excess Revenues/(Expenditures)	\$ 421,471	\$ 754,243	\$ (330,535)	\$ 423,707	\$ 432,324

Interest Payment 11/1/27 \$ 225,809

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
11/01/26	\$ 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
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
		\$ 9,135,000.00	\$ 7,541,881.25	\$ 17,080,237.50