Lawson Dunes
Community Development District

Meeting Agenda

July 23, 2026

AGENDA

Lawson Dunes

Community Development District

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

July 16, 2026

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 **Thursday, July 23, 2026** at **10:30 AM** at the **Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, FL 33880.**

Zoom Video Link: https://us06web.zoom.us/j/87694520673
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 June 25, 2026 Board of Supervisors Meeting
4. Public Hearing
    A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget
        i. Consideration of Resolution 2026-09 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds
        ii. Consideration of Resolution 2026-10 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2026-11 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027
6. Consideration of Resolution 2026-12 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Wednesday, November 11, 2026—Regular Meeting Date) (Seat #1, Seat #2 & Seat #4)
7. Goals and Objectives
    A. Adoption of Fiscal Year 2027 Goals & Objectives
    B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form
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
9. Other Business
10. Supervisors Requests and Audience Comments
11. 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 **Thursday**, **June 25, 2026** at 10:30 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, FL 33880.

Present and constituting a quorum were:

Bobbie Shockley	Chairperson
Lindsey Roden *by Zoom*	Vice Chairperson
Jessica Spencer	Assistant Secretary
Rennie Heath	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture *by Zoom*	District Counsel, Kilinski Van Wyk
Joey Duncan *by Zoom*	District Engineer, Dewberry
Rey Malave *by Zoom*	District Engineer, Dewberry
Matt Fisher	Field Manager, GMS
Christine Wells	District Manager, GMS

The following is a summary of the discussions and actions taken at the June 25, 2026, Lawson Dunes Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 10:30 a.m., then called the roll. Three Supervisors were present in-person constituting a quorum, and one joined via Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Burns stated no members of the public were present and none were joining by Zoom for public comment and the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the April 23, 2026 Board of Supervisors Meeting & Audit Committee Meeting**

Ms. Burns presented the minutes from the April 23, 2026 Board of Supervisors meeting and Audit Committee meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of the April 23, 2026 Board of Supervisors Meeting Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS **Discussion Regarding Revisions to Amenity Policies – Aquatic Toys**

A. Consideration of Resolution 2026-08 Adopting Amendment to Amenity Policies Regarding Pool Toys – ADDED

Ms. Burns presented Resolution 2026-08, which would amend the amenity policies. She explained that residents had provided feedback and that guards were strictly enforcing the current rule against floats, balls, and other toys. She clarified that the intent was mainly to prohibit unsafe items such as large rafts and throwing balls, not items like pool noodles, small dive sticks, life vests, or safety floaties. They proposed removing the broad "other toys" language and narrowing the rule so the amended policies could be approved

On MOTION by Ms. Shockley, seconded by Mr. Heath, with all in favor, Resolution 2026-08 Adopting Amendment to Amenity Policies Regarding Pool Toys, was approved.

FIFTH ORDER OF BUSINESS **Ratification of Amended Pool Maintenance Service Agreement**

Ms. Burns reviewed the amended pool maintenance service agreement. The amendment was for a $50 per month fuel surcharge billed by the pool vendor. She explained that the surcharge had already been approved, so the Board was only being asked to make a motion to ratify it.

On MOTION by Ms. Shockley, seconded by Mr. Heath, with all in favor, the Amended Pool Maintenance Service Agreement, was ratified.

SIXTH ORDER OF BUSINESS **Presentation of License Agreement with HOA for Events**

Ms. Burns stated that the item was for approval of a license agreement with the HOA for events on CDD property. She explained that the agreement had been sent to the HOA but had not yet been returned, so the Board would approve it rather than ratify it. The agreement would allow the HOA to organize events such as food trucks or resident gatherings on CDD property, using a general agreement plus individual approval forms for each event.

Ms. Burns noted that an insurance provision for vehicles was being reviewed. It had been set at about $1,000,000, but after discussion with Ms. Hancock, they suggested reducing it to about $100,000 rather than removing it entirely, since it would apply to vendors such as food trucks. She asked for a motion to approve the agreement in substantial form and allow the Chair to sign the final version once the insurance provisions were worked out.

On MOTION by Mr. Heath, seconded by Ms. Shockley, with all in favor, the License Agreement with HOA for Events and Authorizing the Chair to Sign the Final Version, was approved in substantial form.

SEVENTH ORDER OF BUSINESS **Presentation of Fiscal Year 2025 Audit Report**

Ms. Burns presented the Fiscal Year 2025 audit report. They stated that page 31 contained the report to management and that the audit had no findings and no instances of non-compliance. She stated the District did not meet any conditions for a financial emergency and that the audit had been submitted to the state by the June 30 deadline. Since it was an independent audit, she asked the Board for a motion to accept the report.

On MOTION by Ms. Shockley, seconded by Mr. Heath, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Van Wyk had nothing to report.

B. Engineer

Mr. Malave stated that they are working on next year's stormwater needs report, which is required by the state. He stated they would be scheduling that work and were available for any questions.

C. Field Manager's Report

Mr. Fisher presented the field manager's report that was included in the agenda and offered to answer questions. He noted that a sulfur smell from the men's restroom faucets had been addressed by having a plumber flush the small water heater and install a spigot for future flushing. He stated the restroom doors were difficult to open because of back pressure, and maintenance could fix the issue by cutting through the existing exterior vent covers and adding interior covers. Overall, they reported that the property looked good and there were no issues with maintenance, landscaping, or cleaning vendors.

i. Discussion Regarding Request for Fence Extension on Foreshore Lane

Mr. Fisher discussed a fence proposal after a resident reported children jumping a barbed-wire fence near her property. The suggested fix was to install about 50 feet of fencing on CDD property, while the resident would install the remaining fence on her own property. Ms. Burns added that the area appeared to be vacant land and that the Board could approve the fence or leave it as is. The Board moved toward approval.

On MOTION by Mr. Heath, seconded by Ms. Shockley, with all in favor, the Request for Fence Extension on Foreshore Lane, was approved.

ii. Presentation of Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing

Mr. Fisher stated that Prince and Sons added a gas-price percentage surcharge to their monthly contracted rate based on Florida averages, and Ms. Burns suggested approving those increases through the end of the fiscal year.

On MOTION by Mr. Heath, seconded by Ms. Shockley, with all in favor, the Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register which was included in the package for review. She asked whether anyone had questions about the invoices before requesting a motion and vote.

On MOTION by Ms. Shockley, seconded by Mr. Heath, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns presented the financial statements that were also provided for review, but no action was needed.

NINTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

ELEVETH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

TWELTH ORDER OF BUSINESS Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Ms. Shockley, seconded by Mr. Heath with all in favor, the meeting was adjourned.

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2026-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors ("**Board**") of the Lawson Dunes Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year 2027 and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year 2027; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year 2027.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lawson Dunes Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $________________ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	$__________________
DEBT SERVICE FUND (SERIES 2022)	$__________________
TOTAL ALL FUNDS	$__________________

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23RD DAY OF JULY 2026.

ATTEST:	**LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________
Secretary/Assistant Secretary	Its:______________________________

Exhibit A: Adopted Budget for Fiscal Year 2027

Lawson Dunes

Community Development District

Proposed Budget

FY2027

Table of Contents

Lawson Dunes

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	$ 468,883	$ 472,934	$ -	$ 472,934	$ 468,883
Interest	$ -	$ 11,235	$ 2,809	$ 14,043	$ -
Miscellaneous Income	$ -	$ 271	$ -	$ 271	$ -
Carry Forward	$ 49,496	$ 328,432	$ -	$ 328,432	$ 46,908
Total Revenues	**$ 518,379**	**$ 812,872**	**$ 2,809**	**$ 815,681**	**$ 515,791**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 3,200	$ 2,400	$ 5,600	$ 12,000
FICA Expenditures	$ 918	$ 245	$ 184	$ 428	$ 918
Engineering	$ 10,000	$ 738	$ 1,000	$ 1,738	$ 10,000
Attorney	$ 20,000	$ 5,172	$ 5,000	$ 10,172	$ 20,000
Annual Audit	$ 3,500	$ 3,225	$ -	$ 3,225	$ 3,550
Assessment Administration	$ 5,250	$ 5,250	$ -	$ 5,250	$ 5,513
Arbitrage	$ 450	$ -	$ 450	$ 450	$ 450
Dissemination	$ 5,732	$ 4,299	$ 1,434	$ 5,733	$ 6,019
Trustee Fees	$ 4,455	$ 2,688	$ 1,768	$ 4,455	$ 4,455
Management Fees	$ 43,775	$ 32,831	$ 10,944	$ 43,775	$ 45,964
Information Technology	$ 1,947	$ 1,460	$ 486	$ 1,946	$ 2,044
Website Maintenance	$ 1,298	$ 974	$ 324	$ 1,298	$ 1,363
Postage & Delivery	$ 500	$ 804	$ 150	$ 954	$ 1,000
Insurance	$ 7,610	$ 6,002	$ -	$ 6,002	$ 6,487
Copies	$ 350	$ 4	$ 50	$ 54	$ 350
Legal Advertising	$ 2,500	$ 2,093	$ 407	$ 2,500	$ 2,500
Administrative Contingency	$ 2,000	$ 413	$ 150	$ 563	$ 2,000
Office Supplies	$ -	$ 15	$ 20	$ 35	$ -
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative	**$ 122,459**	**$ 69,588**	**$ 24,766**	**$ 94,354**	**$ 124,787**

Lawson Dunes

Community Development District

Proposed Budget

General Fund

Description		Adopted Budget FY2026		Actuals Thru 6/30/26		Projected Next 3 Months		Projected Thru 9/30/26		Proposed Budget FY2027
Operations & Maintenance										
Field Expenditures										
Property Insurance	$	12,500	$	10,168	$	-	$	10,168	$	9,412
Field Management	$	15,450	$	11,588	$	3,864	$	15,452	$	16,223
Landscape Maintenance	$	58,000	$	43,155	$	16,833	$	59,988	$	65,380
Landscape Replacement	$	15,000	$	9,220	$	5,780	$	15,000	$	20,000
Irrigation Repairs	$	8,000	$	1,644	$	4,000	$	5,644	$	10,000
Lake Maintenance	$	1,800	$	1,350	$	450	$	1,800	$	1,800
Streetlights	$	30,000	$	15,708	$	6,156	$	21,864	$	22,500
Electric	$	19,560	$	234	$	100	$	334	$	7,500
Water & Sewer	$	56,000	$	8,247	$	3,000	$	11,247	$	12,934
General Repairs & Maintenance	$	10,000	$	2,614	$	2,500	$	5,114	$	10,000
Reserve Study	$	-	$	-	$	-	$	-	$	6,000
Field Contingency	$	12,500	$	12,396	$	3,125	$	15,521	$	12,500
Subtotal Field Expenditures	**$**	**238,810**	**$**	**116,326**	**$**	**45,808**	**$**	**162,134**	**$**	**194,248**
Amenity Expenditures										
Amenity - Electric	$	14,400	$	3,560	$	2,860	$	6,420	$	10,000
Amenity - Water	$	6,000	$	26,596	$	12,000	$	38,596	$	44,386
Internet	$	1,000	$	-	$	250	$	250	$	1,000
Playground Lease	$	41,150	$	30,862	$	10,287	$	41,149	$	41,150
Pest Control	$	1,560	$	1,170	$	390	$	1,560	$	1,560
Janitorial Service	$	14,400	$	7,045	$	3,270	$	10,315	$	14,400
Security Service	$	22,000	$	4,401	$	5,500	$	9,901	$	26,500
Holiday Lighting	$	7,500	$	7,500	$	-	$	7,500	$	7,500
Pool Maintenance	$	21,600	$	14,450	$	5,400	$	19,850	$	22,260
Amenity Management	$	10,000	$	7,500	$	2,499	$	9,999	$	10,500
Amenity Repairs & Maintenance	$	7,500	$	2,837	$	1,875	$	4,712	$	7,500
Amenity Contingency	$	10,000	$	3,084	$	2,500	$	5,584	$	10,000
Subtotal Amenity Expenditures	**$**	**157,110**	**$**	**109,004**	**$**	**46,831**	**$**	**155,835**	**$**	**196,756**
Total Operations & Maintenance Expenditures	$	395,920	$	225,329	$	92,639	$	317,968	$	391,004
Total Expenditures	$	518,379	$	294,917	$	117,405	$	412,322	$	515,791
Excess Revenues/(Expenditures)	**$**	**-**	**$**	**517,954**	**$**	**(114,596)**	**$**	**403,358**	**$**	**-**

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**		

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.

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.

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.

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.

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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 636,900	$ 642,407	$ -	$ 642,407	$ 636,900
Interest	$ 13,199	$ 19,637	$ 4,909	$ 24,546	$ 12,273
Carryforward Surplus	$ 408,085	$ 411,536	$ -	$ 411,536	$ 441,777
Total Revenues	**$ 1,058,184**	**$ 1,073,580**	**$ 4,909**	**$ 1,078,490**	**$ 1,090,950**
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	$ 636,713	$ -	$ 636,713	$ 634,275
Excess Revenues/(Expenditures)	**$ 421,471**	**$ 436,868**	**$ 4,909**	**$ 441,777**	**$ 456,675**
				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**

SECTION 2

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lawson Dunes Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Lawson Dunes Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A** and **B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A** and **B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 23rd DAY OF JULY 2026.

ATTEST:

LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By: ____________________________

Its: ____________________________

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

Lawson Dunes

Community Development District

Proposed Budget

FY2027

Table of Contents

Lawson Dunes

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	$ 468,883	$ 472,934	$ -	$ 472,934	$ 468,883
Interest	$ -	$ 11,235	$ 2,809	$ 14,043	$ -
Miscellaneous Income	$ -	$ 271	$ -	$ 271	$ -
Carry Forward	$ 49,496	$ 328,432	$ -	$ 328,432	$ 46,908
Total Revenues	**$ 518,379**	**$ 812,872**	**$ 2,809**	**$ 815,681**	**$ 515,791**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 3,200	$ 2,400	$ 5,600	$ 12,000
FICA Expenditures	$ 918	$ 245	$ 184	$ 428	$ 918
Engineering	$ 10,000	$ 738	$ 1,000	$ 1,738	$ 10,000
Attorney	$ 20,000	$ 5,172	$ 5,000	$ 10,172	$ 20,000
Annual Audit	$ 3,500	$ 3,225	$ -	$ 3,225	$ 3,550
Assessment Administration	$ 5,250	$ 5,250	$ -	$ 5,250	$ 5,513
Arbitrage	$ 450	$ -	$ 450	$ 450	$ 450
Dissemination	$ 5,732	$ 4,299	$ 1,434	$ 5,733	$ 6,019
Trustee Fees	$ 4,455	$ 2,688	$ 1,768	$ 4,455	$ 4,455
Management Fees	$ 43,775	$ 32,831	$ 10,944	$ 43,775	$ 45,964
Information Technology	$ 1,947	$ 1,460	$ 486	$ 1,946	$ 2,044
Website Maintenance	$ 1,298	$ 974	$ 324	$ 1,298	$ 1,363
Postage & Delivery	$ 500	$ 804	$ 150	$ 954	$ 1,000
Insurance	$ 7,610	$ 6,002	$ -	$ 6,002	$ 6,487
Copies	$ 350	$ 4	$ 50	$ 54	$ 350
Legal Advertising	$ 2,500	$ 2,093	$ 407	$ 2,500	$ 2,500
Administrative Contingency	$ 2,000	$ 413	$ 150	$ 563	$ 2,000
Office Supplies	$ -	$ 15	$ 20	$ 35	$ -
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative	**$ 122,459**	**$ 69,588**	**$ 24,766**	**$ 94,354**	**$ 124,787**

Lawson Dunes

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Operations & Maintenance					
Field Expenditures					
Property Insurance	$ 12,500	$ 10,168	$ -	$ 10,168	$ 9,412
Field Management	$ 15,450	$ 11,588	$ 3,864	$ 15,452	$ 16,223
Landscape Maintenance	$ 58,000	$ 43,155	$ 16,833	$ 59,988	$ 65,380
Landscape Replacement	$ 15,000	$ 9,220	$ 5,780	$ 15,000	$ 20,000
Irrigation Repairs	$ 8,000	$ 1,644	$ 4,000	$ 5,644	$ 10,000
Lake Maintenance	$ 1,800	$ 1,350	$ 450	$ 1,800	$ 1,800
Streetlights	$ 30,000	$ 15,708	$ 6,156	$ 21,864	$ 22,500
Electric	$ 19,560	$ 234	$ 100	$ 334	$ 7,500
Water & Sewer	$ 56,000	$ 8,247	$ 3,000	$ 11,247	$ 12,934
General Repairs & Maintenance	$ 10,000	$ 2,614	$ 2,500	$ 5,114	$ 10,000
Reserve Study	$ -	$ -	$ -	$ -	$ 6,000
Field Contingency	$ 12,500	$ 12,396	$ 3,125	$ 15,521	$ 12,500
Subtotal Field Expenditures	**$ 238,810**	**$ 116,326**	**$ 45,808**	**$ 162,134**	**$ 194,248**
Amenity Expenditures					
Amenity - Electric	$ 14,400	$ 3,560	$ 2,860	$ 6,420	$ 10,000
Amenity - Water	$ 6,000	$ 26,596	$ 12,000	$ 38,596	$ 44,386
Internet	$ 1,000	$ -	$ 250	$ 250	$ 1,000
Playground Lease	$ 41,150	$ 30,862	$ 10,287	$ 41,149	$ 41,150
Pest Control	$ 1,560	$ 1,170	$ 390	$ 1,560	$ 1,560
Janitorial Service	$ 14,400	$ 7,045	$ 3,270	$ 10,315	$ 14,400
Security Service	$ 22,000	$ 4,401	$ 5,500	$ 9,901	$ 26,500
Holiday Lighting	$ 7,500	$ 7,500	$ -	$ 7,500	$ 7,500
Pool Maintenance	$ 21,600	$ 14,450	$ 5,400	$ 19,850	$ 22,260
Amenity Management	$ 10,000	$ 7,500	$ 2,499	$ 9,999	$ 10,500
Amenity Repairs & Maintenance	$ 7,500	$ 2,837	$ 1,875	$ 4,712	$ 7,500
Amenity Contingency	$ 10,000	$ 3,084	$ 2,500	$ 5,584	$ 10,000
Subtotal Amenity Expenditures	**$ 157,110**	**$ 109,004**	**$ 46,831**	**$ 155,835**	**$ 196,756**
Total Operations & Maintenance Expenditures	$ 395,920	$ 225,329	$ 92,639	$ 317,968	$ 391,004
Total Expenditures	$ 518,379	$ 294,917	$ 117,405	$ 412,322	$ 515,791
Excess Revenues/(Expenditures)	**$ -**	**$ 517,954**	**$ (114,596)**	**$ 403,358**	**$ -**

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

<u>Revenues:</u>

<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.

<u>Carry Forward</u>

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

<u>Expenditures:</u>

<u>General & Administrative</u>

<u>Supervisor Fees</u>

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.

<u>FICA Expenditures</u>

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

<u>Engineering</u>

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.

<u>Attorney</u>

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.

<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.

<u>Assessment Administration</u>

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.

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.

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.

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.

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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 636,900	$ 642,407	$ -	$ 642,407	$ 636,900
Interest	$ 13,199	$ 19,637	$ 4,909	$ 24,546	$ 12,273
Carryforward Surplus	$ 408,085	$ 411,536	$ -	$ 411,536	$ 441,777
Total Revenues	**$ 1,058,184**	**$ 1,073,580**	**$ 4,909**	**$ 1,078,490**	**$ 1,090,950**
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	$ 636,713	$ -	$ 636,713	$ 634,275
Excess Revenues/(Expenditures)	**$ 421,471**	**$ 436,868**	**$ 4,909**	**$ 441,777**	**$ 456,675**

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**

Lawson Dunes CDD

FY 27 Assessment Roll

PARCEL ID	UNITS	FY 27 O&M	SERIES 2022 DEBT	TOTAL
272726758514001010	1	$1,306.15	$1,774.20	$3,080.35
272726758514001020	1	$1,306.15	$1,774.20	$3,080.35
272726758514001030	1	$1,306.15	$1,774.20	$3,080.35
272726758514001040	1	$1,306.15	$1,774.20	$3,080.35
272726758514001050	1	$1,306.15	$1,774.20	$3,080.35
272726758514001060	1	$1,306.15	$1,774.20	$3,080.35
272726758514001070	1	$1,306.15	$1,774.20	$3,080.35
272726758514001080	1	$1,306.15	$1,774.20	$3,080.35
272726758514001090	1	$1,306.15	$1,774.20	$3,080.35
272726758514001100	1	$1,306.15	$1,774.20	$3,080.35
272726758514001110	1	$1,306.15	$1,774.20	$3,080.35
272726758514001120	1	$1,306.15	$1,774.20	$3,080.35
272726758514001130	1	$1,306.15	$1,774.20	$3,080.35
272726758514001140	1	$1,306.15	$1,774.20	$3,080.35
272726758514001150	1	$1,306.15	$1,774.20	$3,080.35
272726758514001160	1	$1,306.15	$1,774.20	$3,080.35
272726758514001170	1	$1,306.15	$1,774.20	$3,080.35
272726758514001180	1	$1,306.15	$1,774.20	$3,080.35
272726758514001190	1	$1,306.15	$1,774.20	$3,080.35
272726758514001200	1	$1,306.15	$1,774.20	$3,080.35
272726758514001210	1	$1,306.15	$1,774.20	$3,080.35
272726758514002010	1	$1,306.15	$1,774.20	$3,080.35
272726758514002020	1	$1,306.15	$1,774.20	$3,080.35
272726758514002030	1	$1,306.15	$1,774.20	$3,080.35
272726758514002040	1	$1,306.15	$1,774.20	$3,080.35
272726758514002050	1	$1,306.15	$1,774.20	$3,080.35
272726758514002060	1	$1,306.15	$1,774.20	$3,080.35
272726758514002070	1	$1,306.15	$1,774.20	$3,080.35
272726758514002080	1	$1,306.15	$1,774.20	$3,080.35
272726758514002090	1	$1,306.15	$1,774.20	$3,080.35
272726758514002100	1	$1,306.15	$1,774.20	$3,080.35
272726758514002110	1	$1,306.15	$1,774.20	$3,080.35
272726758514002120	1	$1,306.15	$1,774.20	$3,080.35
272726758514003010	1	$1,306.15	$1,774.20	$3,080.35
272726758514003020	1	$1,306.15	$1,774.20	$3,080.35
272726758514003030	1	$1,306.15	$1,774.20	$3,080.35
272726758514003040	1	$1,306.15	$1,774.20	$3,080.35
272726758514003050	1	$1,306.15	$1,774.20	$3,080.35
272726758514003060	1	$1,306.15	$1,774.20	$3,080.35
272726758514003070	1	$1,306.15	$1,774.20	$3,080.35

PARCEL ID	UNITS	FY 27 O&M	SERIES 2022 DEBT	TOTAL
272726758514003080	1	$1,306.15	$1,774.20	$3,080.35
272726758514003090	1	$1,306.15	$1,774.20	$3,080.35
272726758514003100	1	$1,306.15	$1,774.20	$3,080.35
272726758514003110	1	$1,306.15	$1,774.20	$3,080.35
272726758514003120	1	$1,306.15	$1,774.20	$3,080.35
272726758514003130	1	$1,306.15	$1,774.20	$3,080.35
272726758514003140	1	$1,306.15	$1,774.20	$3,080.35
272726758514003150	1	$1,306.15	$1,774.20	$3,080.35
272726758514003160	1	$1,306.15	$1,774.20	$3,080.35
272726758514003170	1	$1,306.15	$1,774.20	$3,080.35
272726758514003180	1	$1,306.15	$1,774.20	$3,080.35
272726758514004010	1	$1,306.15	$1,774.20	$3,080.35
272726758514004020	1	$1,306.15	$1,774.20	$3,080.35
272726758514004030	1	$1,306.15	$1,774.20	$3,080.35
272726758514004040	1	$1,306.15	$1,774.20	$3,080.35
272726758514004050	1	$1,306.15	$1,774.20	$3,080.35
272726758514005010	1	$1,306.15	$1,774.20	$3,080.35
272726758514005020	1	$1,306.15	$1,774.20	$3,080.35
272726758514005030	1	$1,306.15	$1,774.20	$3,080.35
272726758514005040	1	$1,306.15	$1,774.20	$3,080.35
272726758514005050	1	$1,306.15	$1,774.20	$3,080.35
272726758514006010	1	$1,306.15	$1,774.20	$3,080.35
272726758514006020	1	$1,306.15	$1,774.20	$3,080.35
272726758514006030	1	$1,306.15	$1,774.20	$3,080.35
272726758514006040	1	$1,306.15	$1,774.20	$3,080.35
272726758514006050	1	$1,306.15	$1,774.20	$3,080.35
272726758514006060	1	$1,306.15	$1,774.20	$3,080.35
272726758514006070	1	$1,306.15	$1,774.20	$3,080.35
272726758514006080	1	$1,306.15	$1,774.20	$3,080.35
272726758514006090	1	$1,306.15	$1,774.20	$3,080.35
272726758514006100	1	$1,306.15	$1,774.20	$3,080.35
272726758514006110	1	$1,306.15	$1,774.20	$3,080.35
272726758514006120	1	$1,306.15	$1,774.20	$3,080.35
272726758514006130	1	$1,306.15	$1,774.20	$3,080.35
272726758514006140	1	$1,306.15	$1,774.20	$3,080.35
272726758514006150	1	$1,306.15	$1,774.20	$3,080.35
272726758514006160	1	$1,306.15	$1,774.20	$3,080.35
272726758514006170	1	$1,306.15	$1,774.20	$3,080.35
272726758514006180	1	$1,306.15	$1,774.20	$3,080.35
272726758514006190	1	$1,306.15	$1,774.20	$3,080.35
272726758514006200	1	$1,306.15	$1,774.20	$3,080.35
272726758514006210	1	$1,306.15	$1,774.20	$3,080.35
272726758514006220	1	$1,306.15	$1,774.20	$3,080.35
272726758514006230	1	$1,306.15	$1,774.20	$3,080.35

PARCEL ID	UNITS	FY 27 O&M	SERIES 2022 DEBT	TOTAL
272726758514006240	1	$1,306.15	$1,774.20	$3,080.35
272726758514006250	1	$1,306.15	$1,774.20	$3,080.35
272726758514006260	1	$1,306.15	$1,774.20	$3,080.35
272726758514006270	1	$1,306.15	$1,774.20	$3,080.35
272726758514006280	1	$1,306.15	$1,774.20	$3,080.35
272726758514007010	1	$1,306.15	$1,774.20	$3,080.35
272726758514007020	1	$1,306.15	$1,774.20	$3,080.35
272726758514007030	1	$1,306.15	$1,774.20	$3,080.35
272726758514007040	1	$1,306.15	$1,774.20	$3,080.35
272726758514007050	1	$1,306.15	$1,774.20	$3,080.35
272726758514007060	1	$1,306.15	$1,774.20	$3,080.35
272726758514007070	1	$1,306.15	$1,774.20	$3,080.35
272726758514007080	1	$1,306.15	$1,774.20	$3,080.35
272726758514007090	1	$1,306.15	$1,774.20	$3,080.35
272726758514007100	1	$1,306.15	$1,774.20	$3,080.35
272726758514007110	1	$1,306.15	$1,774.20	$3,080.35
272726758514007120	1	$1,306.15	$1,774.20	$3,080.35
272726758514007130	1	$1,306.15	$1,774.20	$3,080.35
272726758514007140	1	$1,306.15	$1,774.20	$3,080.35
272726758514007150	1	$1,306.15	$1,774.20	$3,080.35
272726758514007160	1	$1,306.15	$1,774.20	$3,080.35
272726758514007170	1	$1,306.15	$1,774.20	$3,080.35
272726758514007180	1	$1,306.15	$1,774.20	$3,080.35
272726758514007190	1	$1,306.15	$1,774.20	$3,080.35
272726758514007200	1	$1,306.15	$1,774.20	$3,080.35
272726758514007210	1	$1,306.15	$1,774.20	$3,080.35
272726758514007220	1	$1,306.15	$1,774.20	$3,080.35
272726758514007230	1	$1,306.15	$1,774.20	$3,080.35
272726758514007240	1	$1,306.15	$1,774.20	$3,080.35
272726758514007250	1	$1,306.15	$1,774.20	$3,080.35
272726758514007260	1	$1,306.15	$1,774.20	$3,080.35
272726758514007270	1	$1,306.15	$1,774.20	$3,080.35
272726758514007280	1	$1,306.15	$1,774.20	$3,080.35
272726758514008010	1	$1,306.15	$1,774.20	$3,080.35
272726758514008020	1	$1,306.15	$1,774.20	$3,080.35
272726758514008030	1	$1,306.15	$1,774.20	$3,080.35
272726758514008040	1	$1,306.15	$1,774.20	$3,080.35
272726758514008050	1	$1,306.15	$1,774.20	$3,080.35
272726758514008060	1	$1,306.15	$1,774.20	$3,080.35
272726758514008070	1	$1,306.15	$1,774.20	$3,080.35
272726758514008080	1	$1,306.15	$1,774.20	$3,080.35
272726758514008090	1	$1,306.15	$1,774.20	$3,080.35
272726758514008100	1	$1,306.15	$1,774.20	$3,080.35
272726758514008110	1	$1,306.15	$1,774.20	$3,080.35

PARCEL ID	UNITS	FY 27 O&M	SERIES 2022 DEBT	TOTAL
272726758514008120	1	$1,306.15	$1,774.20	$3,080.35
272726758514008130	1	$1,306.15	$1,774.20	$3,080.35
272726758514008140	1	$1,306.15	$1,774.20	$3,080.35
272726758514008150	1	$1,306.15	$1,774.20	$3,080.35
272726758514008160	1	$1,306.15	$1,774.20	$3,080.35
272726758514008170	1	$1,306.15	$1,774.20	$3,080.35
272726758514008180	1	$1,306.15	$1,774.20	$3,080.35
272726758514008190	1	$1,306.15	$1,774.20	$3,080.35
272726758514008200	1	$1,306.15	$1,774.20	$3,080.35
272726758514008210	1	$1,306.15	$1,774.20	$3,080.35
272726758514008220	1	$1,306.15	$1,774.20	$3,080.35
272726758514008230	1	$1,306.15	$1,774.20	$3,080.35
272726758514008240	1	$1,306.15	$1,774.20	$3,080.35
272726758514008250	1	$1,306.15	$1,774.20	$3,080.35
272726758514009010	1	$1,306.15	$1,774.20	$3,080.35
272726758514009020	1	$1,306.15	$1,774.20	$3,080.35
272726758514009030	1	$1,306.15	$1,774.20	$3,080.35
272726758514009040	1	$1,306.15	$1,774.20	$3,080.35
272726758514009050	1	$1,306.15	$1,774.20	$3,080.35
272726758514009060	1	$1,306.15	$1,774.20	$3,080.35
272726758514009070	1	$1,306.15	$1,774.20	$3,080.35
272726758514009080	1	$1,306.15	$1,774.20	$3,080.35
272726758514009090	1	$1,306.15	$1,774.20	$3,080.35
272726758514009100	1	$1,306.15	$1,774.20	$3,080.35
272726758514009110	1	$1,306.15	$1,774.20	$3,080.35
272726758514009120	1	$1,306.15	$1,774.20	$3,080.35
272726758514009130	1	$1,306.15	$1,774.20	$3,080.35
272726758514009140	1	$1,306.15	$1,774.20	$3,080.35
272726758514009150	1	$1,306.15	$1,774.20	$3,080.35
272726758514010010	1	$1,306.15	$1,774.20	$3,080.35
272726758514010020	1	$1,306.15	$1,774.20	$3,080.35
272726758514010030	1	$1,306.15	$1,774.20	$3,080.35
272726758514010040	1	$1,306.15	$1,774.20	$3,080.35
272726758514010050	1	$1,306.15	$1,774.20	$3,080.35
272726758514010060	1	$1,306.15	$1,774.20	$3,080.35
272726758514010070	1	$1,306.15	$1,774.20	$3,080.35
272726758514010080	1	$1,306.15	$1,774.20	$3,080.35
272726758514010090	1	$1,306.15	$1,774.20	$3,080.35
272726758514010100	1	$1,306.15	$1,774.20	$3,080.35
272726758514010110	1	$1,306.15	$1,774.20	$3,080.35
272726758514010120	1	$1,306.15	$1,774.20	$3,080.35
272726758514010130	1	$1,306.15	$1,774.20	$3,080.35
272726758514010140	1	$1,306.15	$1,774.20	$3,080.35
272726758514010150	1	$1,306.15	$1,774.20	$3,080.35

PARCEL ID	UNITS	FY 27 O&M	SERIES 2022 DEBT	TOTAL
272726758514011010	1	$1,306.15	$1,774.20	$3,080.35
272726758514011020	1	$1,306.15	$1,774.20	$3,080.35
272726758514011030	1	$1,306.15	$1,774.20	$3,080.35
272726758514011040	1	$1,306.15	$1,774.20	$3,080.35
272726758514011050	1	$1,306.15	$1,774.20	$3,080.35
272726758514011060	1	$1,306.15	$1,774.20	$3,080.35
272726758514011070	1	$1,306.15	$1,774.20	$3,080.35
272726758514011080	1	$1,306.15	$1,774.20	$3,080.35
272726758514011090	1	$1,306.15	$1,774.20	$3,080.35
272726758514011100	1	$1,306.15	$1,774.20	$3,080.35
272726758514011110	1	$1,306.15	$1,774.20	$3,080.35
272726758514011120	1	$1,306.15	$1,774.20	$3,080.35
272726758514011130	1	$1,306.15	$1,774.20	$3,080.35
272726758514011140	1	$1,306.15	$1,774.20	$3,080.35
272726758514011150	1	$1,306.15	$1,774.20	$3,080.35
272726758514012010	1	$1,306.15	$1,774.20	$3,080.35
272726758514012020	1	$1,306.15	$1,774.20	$3,080.35
272726758514012030	1	$1,306.15	$1,774.20	$3,080.35
272726758514012040	1	$1,306.15	$1,774.20	$3,080.35
272726758514012050	1	$1,306.15	$1,774.20	$3,080.35
272726758514012060	1	$1,306.15	$1,774.20	$3,080.35
272726758514012070	1	$1,306.15	$1,774.20	$3,080.35
272726758514012080	1	$1,306.15	$1,774.20	$3,080.35
272726758514012090	1	$1,306.15	$1,774.20	$3,080.35
272726758514012100	1	$1,306.15	$1,774.20	$3,080.35
272726758514012110	1	$1,306.15	$1,774.20	$3,080.35
272726758514012120	1	$1,306.15	$1,774.20	$3,080.35
272726758514012130	1	$1,306.15	$1,774.20	$3,080.35
272726758514012140	1	$1,306.15	$1,774.20	$3,080.35
272726758514012150	1	$1,306.15	$1,774.20	$3,080.35
272726758514012160	1	$1,306.15	$1,774.20	$3,080.35
272726758514012170	1	$1,306.15	$1,774.20	$3,080.35
272726758514012180	1	$1,306.15	$1,774.20	$3,080.35
272726758514012190	1	$1,306.15	$1,774.20	$3,080.35
272726758514012200	1	$1,306.15	$1,774.20	$3,080.35
272726758514012210	1	$1,306.15	$1,774.20	$3,080.35
272726758514012220	1	$1,306.15	$1,774.20	$3,080.35
272726758514012230	1	$1,306.15	$1,774.20	$3,080.35
272726758514012240	1	$1,306.15	$1,774.20	$3,080.35
272726758514012250	1	$1,306.15	$1,774.20	$3,080.35
272726758514012260	1	$1,306.15	$1,774.20	$3,080.35
272726758514012270	1	$1,306.15	$1,774.20	$3,080.35
272726758514012280	1	$1,306.15	$1,774.20	$3,080.35
272726758514012290	1	$1,306.15	$1,774.20	$3,080.35

PARCEL ID	UNITS	FY 27 O&M	SERIES 2022 DEBT	TOTAL
272726758514013010	1	$1,306.15	$1,774.20	$3,080.35
272726758514013020	1	$1,306.15	$1,774.20	$3,080.35
272726758514013030	1	$1,306.15	$1,774.20	$3,080.35
272726758514013040	1	$1,306.15	$1,774.20	$3,080.35
272726758514013050	1	$1,306.15	$1,774.20	$3,080.35
272726758514013060	1	$1,306.15	$1,774.20	$3,080.35
272726758514013070	1	$1,306.15	$1,774.20	$3,080.35
272726758514013080	1	$1,306.15	$1,774.20	$3,080.35
272726758514013090	1	$1,306.15	$1,774.20	$3,080.35
272726758514013100	1	$1,306.15	$1,774.20	$3,080.35
272726758514013110	1	$1,306.15	$1,774.20	$3,080.35
272726758514013120	1	$1,306.15	$1,774.20	$3,080.35
272726758514013130	1	$1,306.15	$1,774.20	$3,080.35
272726758514013140	1	$1,306.15	$1,774.20	$3,080.35
272726758514013150	1	$1,306.15	$1,774.20	$3,080.35
272726758514014010	1	$1,306.15	$1,774.20	$3,080.35
272726758514014020	1	$1,306.15	$1,774.20	$3,080.35
272726758514014030	1	$1,306.15	$1,774.20	$3,080.35
272726758514014040	1	$1,306.15	$1,774.20	$3,080.35
272726758514014050	1	$1,306.15	$1,774.20	$3,080.35
272726758514014060	1	$1,306.15	$1,774.20	$3,080.35
272726758514014070	1	$1,306.15	$1,774.20	$3,080.35
272726758514014080	1	$1,306.15	$1,774.20	$3,080.35
272726758514014090	1	$1,306.15	$1,774.20	$3,080.35
272726758514014100	1	$1,306.15	$1,774.20	$3,080.35
272726758514014110	1	$1,306.15	$1,774.20	$3,080.35
272726758514014120	1	$1,306.15	$1,774.20	$3,080.35
272726758514014130	1	$1,306.15	$1,774.20	$3,080.35
272726758514014140	1	$1,306.15	$1,774.20	$3,080.35
272726758514014150	1	$1,306.15	$1,774.20	$3,080.35
272726758514014160	1	$1,306.15	$1,774.20	$3,080.35
272726758514014170	1	$1,306.15	$1,774.20	$3,080.35
272726758514014180	1	$1,306.15	$1,774.20	$3,080.35
272726758514014190	1	$1,306.15	$1,774.20	$3,080.35
272726758514014200	1	$1,306.15	$1,774.20	$3,080.35
272726758514014210	1	$1,306.15	$1,774.20	$3,080.35
272726758514014220	1	$1,306.15	$1,774.20	$3,080.35
272726758514014230	1	$1,306.15	$1,774.20	$3,080.35
272726758514014240	1	$1,306.15	$1,774.20	$3,080.35
272726758514014250	1	$1,306.15	$1,774.20	$3,080.35
272726758514014260	1	$1,306.15	$1,774.20	$3,080.35
272726758514014270	1	$1,306.15	$1,774.20	$3,080.35
272726758514014280	1	$1,306.15	$1,774.20	$3,080.35
272726758514015010	1	$1,306.15	$1,774.20	$3,080.35

PARCEL ID	UNITS	FY 27 O&M	SERIES 2022 DEBT	TOTAL
272726758514015020	1	$1,306.15	$1,774.20	$3,080.35
272726758514015030	1	$1,306.15	$1,774.20	$3,080.35
272726758514015040	1	$1,306.15	$1,774.20	$3,080.35
272726758514015050	1	$1,306.15	$1,774.20	$3,080.35
272726758514015060	1	$1,306.15	$1,774.20	$3,080.35
272726758514015070	1	$1,306.15	$1,774.20	$3,080.35
272726758514015080	1	$1,306.15	$1,774.20	$3,080.35
272726758514015090	1	$1,306.15	$1,774.20	$3,080.35
272726758514015100	1	$1,306.15	$1,774.20	$3,080.35
272726758514015110	1	$1,306.15	$1,774.20	$3,080.35
272726758514015120	1	$1,306.15	$1,774.20	$3,080.35
272726758514015130	1	$1,306.15	$1,774.20	$3,080.35
272726758514015140	1	$1,306.15	$1,774.20	$3,080.35
272726758514015150	1	$1,306.15	$1,774.20	$3,080.35
272726758514015160	1	$1,306.15	$1,774.20	$3,080.35
272726758514015170	1	$1,306.15	$1,774.20	$3,080.35
272726758514015180	1	$1,306.15	$1,774.20	$3,080.35
272726758514015190	1	$1,306.15	$1,774.20	$3,080.35
272726758514015200	1	$1,306.15	$1,774.20	$3,080.35
272726758514015210	1	$1,306.15	$1,774.20	$3,080.35
272726758514015220	1	$1,306.15	$1,774.20	$3,080.35
272726758514015230	1	$1,306.15	$1,774.20	$3,080.35
272726758514015240	1	$1,306.15	$1,774.20	$3,080.35
272726758514015250	1	$1,306.15	$1,774.20	$3,080.35
272726758514015260	1	$1,306.15	$1,774.20	$3,080.35
272726758514015270	1	$1,306.15	$1,774.20	$3,080.35
272726758514015280	1	$1,306.15	$1,774.20	$3,080.35
272726758514015290	1	$1,306.15	$1,774.20	$3,080.35
272726758514015300	1	$1,306.15	$1,774.20	$3,080.35
272726758514015310	1	$1,306.15	$1,774.20	$3,080.35
272726758514015320	1	$1,306.15	$1,774.20	$3,080.35
272726758514015330	1	$1,306.15	$1,774.20	$3,080.35
272726758514015340	1	$1,306.15	$1,774.20	$3,080.35
272726758514015350	1	$1,306.15	$1,774.20	$3,080.35
272726758514015360	1	$1,306.15	$1,774.20	$3,080.35
272726758514015370	1	$1,306.15	$1,774.20	$3,080.35
272726758514015380	1	$1,306.15	$1,774.20	$3,080.35
272726758514016010	1	$1,306.15	$1,774.20	$3,080.35
272726758514016020	1	$1,306.15	$1,774.20	$3,080.35
272726758514016030	1	$1,306.15	$1,774.20	$3,080.35
272726758514016040	1	$1,306.15	$1,774.20	$3,080.35
272726758514016050	1	$1,306.15	$1,774.20	$3,080.35
272726758514016060	1	$1,306.15	$1,774.20	$3,080.35
272726758514016070	1	$1,306.15	$1,774.20	$3,080.35

PARCEL ID	UNITS	FY 27 O&M	SERIES 2022 DEBT	TOTAL
272726758514016080	1	$1,306.15	$1,774.20	$3,080.35
272726758514016090	1	$1,306.15	$1,774.20	$3,080.35
272726758514016100	1	$1,306.15	$1,774.20	$3,080.35
272726758514016110	1	$1,306.15	$1,774.20	$3,080.35
272726758514016120	1	$1,306.15	$1,774.20	$3,080.35
272726758514016130	1	$1,306.15	$1,774.20	$3,080.35
272726758514016140	1	$1,306.15	$1,774.20	$3,080.35
272726758514016150	1	$1,306.15	$1,774.20	$3,080.35
272726758514016160	1	$1,306.15	$1,774.20	$3,080.35
272726758514016170	1	$1,306.15	$1,774.20	$3,080.35
272726758514016180	1	$1,306.15	$1,774.20	$3,080.35
272726758514016190	1	$1,306.15	$1,774.20	$3,080.35
272726758514016200	1	$1,306.15	$1,774.20	$3,080.35
272726758514016210	1	$1,306.15	$1,774.20	$3,080.35
272726758514016220	1	$1,306.15	$1,774.20	$3,080.35
272726758514016230	1	$1,306.15	$1,774.20	$3,080.35
272726758514016240	1	$1,306.15	$1,774.20	$3,080.35
272726758514016250	1	$1,306.15	$1,774.20	$3,080.35
272726758514016260	1	$1,306.15	$1,774.20	$3,080.35
272726758514016270	1	$1,306.15	$1,774.20	$3,080.35
272726758514016280	1	$1,306.15	$1,774.20	$3,080.35
272726758514016290	1	$1,306.15	$1,774.20	$3,080.35
272726758514016300	1	$1,306.15	$1,774.20	$3,080.35
272726758514016310	1	$1,306.15	$1,774.20	$3,080.35
272726758514016320	1	$1,306.15	$1,774.20	$3,080.35
272726758514016330	1	$1,306.15	$1,774.20	$3,080.35
272726758514016340	1	$1,306.15	$1,774.20	$3,080.35
272726758514016350	1	$1,306.15	$1,774.20	$3,080.35
272726758514016360	1	$1,306.15	$1,774.20	$3,080.35
272726758514016370	1	$1,306.15	$1,774.20	$3,080.35
272726758514016380	1	$1,306.15	$1,774.20	$3,080.35
272726758514016390	1	$1,306.15	$1,774.20	$3,080.35
272726758514016400	1	$1,306.15	$1,774.20	$3,080.35
272726758514016410	1	$1,306.15	$1,774.20	$3,080.35
272726758514016420	1	$1,306.15	$1,774.20	$3,080.35
272726758514016430	1	$1,306.15	$1,774.20	$3,080.35
272726758514016440	1	$1,306.15	$1,774.20	$3,080.35
272726758514016450	1	$1,306.15	$1,774.20	$3,080.35
272726758514016460	1	$1,306.15	$1,774.20	$3,080.35
272726758514017010	1	$1,306.15	$1,774.20	$3,080.35
272726758514017020	1	$1,306.15	$1,774.20	$3,080.35
272726758514017030	1	$1,306.15	$1,774.20	$3,080.35
272726758514017040	1	$1,306.15	$1,774.20	$3,080.35
272726758514017050	1	$1,306.15	$1,774.20	$3,080.35

PARCEL ID	UNITS	FY 27 O&M	SERIES 2022 DEBT	TOTAL
272726758514017060	1	$1,306.15	$1,774.20	$3,080.35
272726758514017070	1	$1,306.15	$1,774.20	$3,080.35
272726758514017080	1	$1,306.15	$1,774.20	$3,080.35
272726758514017090	1	$1,306.15	$1,774.20	$3,080.35
272726758514017100	1	$1,306.15	$1,774.20	$3,080.35
272726758514017110	1	$1,306.15	$1,774.20	$3,080.35
272726758514017120	1	$1,306.15	$1,774.20	$3,080.35
272726758514017130	1	$1,306.15	$1,774.20	$3,080.35
272726758514017140	1	$1,306.15	$1,774.20	$3,080.35
272726758514017150	1	$1,306.15	$1,774.20	$3,080.35
272726758514017160	1	$1,306.15	$1,774.20	$3,080.35
272726758514017170	1	$1,306.15	$1,774.20	$3,080.35
272726758514017180	1	$1,306.15	$1,774.20	$3,080.35
272726758514017190	1	$1,306.15	$1,774.20	$3,080.35
272726758514017200	1	$1,306.15	$1,774.20	$3,080.35
272726758514017210	1	$1,306.15	$1,774.20	$3,080.35
272726758514017220	1	$1,306.15	$1,774.20	$3,080.35
272726758514017230	1	$1,306.15	$1,774.20	$3,080.35
272726758514017240	1	$1,306.15	$1,774.20	$3,080.35
272726758514017250	1	$1,306.15	$1,774.20	$3,080.35
272726758514017260	1	$1,306.15	$1,774.20	$3,080.35
272726758514017270	1	$1,306.15	$1,774.20	$3,080.35
272726758514017280	1	$1,306.15	$1,774.20	$3,080.35
272726758514017290	1	$1,306.15	$1,774.20	$3,080.35
272726758514017300	1	$1,306.15	$1,774.20	$3,080.35
272726758514017310	1	$1,306.15	$1,774.20	$3,080.35
272726758514017320	1	$1,306.15	$1,774.20	$3,080.35
272726758514017330	1	$1,306.15	$1,774.20	$3,080.35
272726758514017340	1	$1,306.15	$1,774.20	$3,080.35
272726758514017350	1	$1,306.15	$1,774.20	$3,080.35
272726758514017360	1	$1,306.15	$1,774.20	$3,080.35
272726758514017370	1	$1,306.15	$1,774.20	$3,080.35
272726758514017380	1	$1,306.15	$1,774.20	$3,080.35
272726758514017390	1	$1,306.15	$1,774.20	$3,080.35
272726758514017400	1	$1,306.15	$1,774.20	$3,080.35
272726758514017410	1	$1,306.15	$1,774.20	$3,080.35
272726758514017420	1	$1,306.15	$1,774.20	$3,080.35
272726758514017430	1	$1,306.15	$1,774.20	$3,080.35
Total Gross Assessments	386	$504,173.90	$684,841.20	$1,189,015.10
Total Net Assessments		$468,881.73	$636,902.32	$1,105,784.04

SECTION V

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Lawson Dunes Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Polk County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 23rd day of July 2026.

ATTEST:	**LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A:
LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("**Board**") of the Lawson Dunes Community Development District ("**District**") will hold their regular meetings for Fiscal Year 2027 at Prime Community Management, 375 Avenue A Southeast, Winter Haven, Florida 33880, at 9:15 a.m. on the following dates, unless otherwise indicated as follows:

October 14, 2026
November 11, 2026 (Landowners' Election & BOS Meeting)
December 9, 2026
January 13, 2027
February 10, 2027
March 10, 2027
April 14, 2027
May 12, 2027
June 9, 2027
July 14, 2027
August 11, 2027
September 8, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 ("**District Manager's Office**").

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VI

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Lawson Dunes Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five (5) members; and

WHEREAS, the District is statutorily required to hold its meeting of the landowners of the District for the purpose of electing Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

Seat Number	Supervisor	Term Expiration Date
1	Rennie Heath	11/2026
2	Lindsey Roden	11/2026
3	Jessica Spencer	11/2028
4	Emily Hazelrig	11/2026
5	Bobbie Shockley	11/2028

This year, Seat 1 currently held by Rennie Heath, Seat 2 currently held by Lindsey Roden, and Seat 4 currently held by Emily Hazelrig, respectively, are subject to a landowner election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNERS' ELECTION**. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held

on Wednesday, the <u>11th day of November 2026, at 9:15 a.m., and located at the offices of Prime Community Management, 375 Avenue A SE, Winter Haven, Florida 33880</u>.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **July 23, 2026,** meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 23RD DAY OF JULY 2026.

ATTEST:	**LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
SECRETARY / ASST. SECRETARY	CHAIRPERSON / VICE CHAIRPERSON

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Lawson Dunes Community Development District ("**District**") the location of which is generally described as comprising of a parcel or parcels of land containing approximately 77.41 acres, more or less and generally located both North and South of East Johnson Avenue (aka "Marion Creek Rd"), and East of Power Line Road, within the City of Haines City, Polk County, Florida. advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	Wednesday, November 11, 2026
HOUR:	9:15 a.m.
LOCATION:	Prime Community Management 375 Avenue A SE Winter Haven, Florida 33880

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
Run Date(s): __________ & _____________

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF LAWSON DUNESCOMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 11, 2026**

TIME: **9:15 A.M.**

LOCATION: **Prime Community Management**
375 Avenue A SE
Winter Haven, Florida 33880

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 11, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints ___________________________________ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Lawson Dunes Community Development District to be held at the **Prime Community Management, 375 Avenue A SE, Winter Haven, Florida 33880, on November 11, 2026, at 9:15 a.m.,** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

____
Printed Name of Legal Owner

___________________________________ ___________________________________
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
___________________________	_______	_______
___________________________	_______	_______
___________________________	_______	_______

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _______

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2025), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
LAWSON DUNESCOMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – November 11, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Lawson Dunes Community Development District and described as follows:

Description	**Acreage**
____	_______
____	_______
____	_______

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, ____________________________, as Landowner, or as the proxy holder of ____________________ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
4		

Date: ____________________________

Signed: ______________________________
Printed Name: _________________________

SECTION VII

SECTION A

Lawson Dunes Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of two board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections
Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation
Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports
Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit
Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:___________________________ Date:_______________
Print Name:________________________________
Lawson Dunes Community Development District

District Manager:___________________________ Date:_______________
Print Name:________________________________
Lawson Dunes Community Development District

SECTION B

Lawson Dunes Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of two board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections
Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation
Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports
Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit
Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:_________________________________
Lawson Dunes Community Development District

District Manager:____________________________ Date:________________
Print Name:_________________________________
Lawson Dunes Community Development District

SECTION VIII

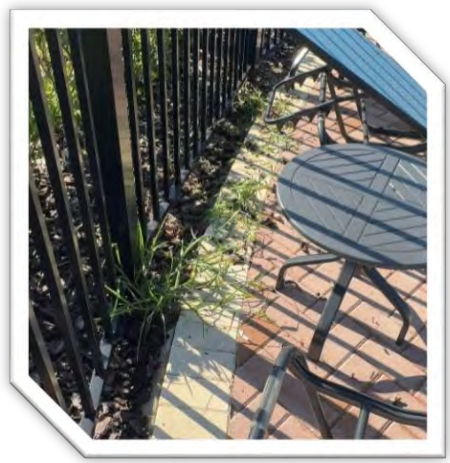
SECTION C

Lawson Dunes CDD

Field Management Report

Completed Items

- Street/stop sign review was completed.
- Trash around the amenity picked up.
- Playground equipment reviewed. No issues noted.
- Landscape review was completed. Noted Sabal Palm is declining. Prince and Son's will review.



Contracted Services

- The landscaping vendor continues to maintain the District's landscaping and dry pond adjacent to the Amenity in satisfactory condition. Weeds noted on pool deck and plant beds.
- The aquatics vendor continues to treat the weed growth in the ponds per the contract. No issues reported.
- The District's cleaning vendor continues to provide quality cleaning services. No issues to report.
- Pool vendor continues to keep the pool in satisfactory condition per the contract.

In Progress

- Air vents to the restrooms are scheduled to be installed. This will make the doors easier to open.
- Plantings at the entry and dead Foxtail Palm removal. Tentative install date is week of July 20th.
- Dead Oak Trees at the dog park and adjacent common area will be removed. Still pending.
- Replace missing street sign on Sand Pine Ln. On order.
- Trim Oak Trees that are blocking stop signs.

SECTION D

SECTION 1

Lawson Dunes
Community Development District

Summary of Check Register

June 12, 2026 to July 8, 2026

Bank	Date	Check No.'s		Amount
General Fund				
	6/16/26	420-422	$	10,362.49
	6/23/26	423-425	$	784.00
	6/30/26	426-428	$	9,678.78
	7/7/26	429-432	$	10,827.10
			$	**31,652.37**
General Fund Auto Pays				
	6/15/26 - 7/6/26	80064 - 80071	$	4,188.95
			$	**4,188.95**
	Supervisors			
	Warren K. Heath	50024	$	184.70
	Lindsay E. Roden	50025	$	150.00
	Bobbie J. Shockley	50026	$	150.00
	Jessica M. Spencer	50027	$	184.70
			$	**669.40**
		Total Amount	**$**	**36,510.72**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/16/26	00001	6/01/26	195	202606	320-53800-12000	FIELD MANAGEMENT JUN26	*	1,287.50		
		6/01/26	196	202606	310-51300-34000	MANAGEMENET FEES JUN26	*	3,647.92		
		6/01/26	196	202606	310-51300-35200	WEBSITE ADMIN JUN26	*	108.17		
		6/01/26	196	202606	310-51300-35100	INFORMATION TECH JUN26	*	162.25		
		6/01/26	196	202606	310-51300-31300	DISSEM AGENT SVCS JUN26	*	477.67		
		6/01/26	196	202606	330-57200-48300	AMENITY ACCESS JUN26	*	833.33		
		6/01/26	196	202606	310-51300-51000	OFFICE SUPPLIES JUN26	*	.39		
		6/01/26	196	202606	310-51300-42000	POSTAGE JUN26	*	9.66		
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,526.89	000420
6/16/26	00045	6/05/26	71178921	202606	330-57200-48100	PEST CONTROL JUN26	*	130.00		
						MASSEY SERVICES, INC.			130.00	000421
6/16/26	00054	4/09/26	101553	202604	330-57200-34500	SECURITY SVCS 3/30-4/05	*	463.20		
		4/14/26	101642	202604	330-57200-34500	SECURITY SVCS 4/06-4/12	*	463.20		
		4/22/26	101742	202604	330-57200-34500	SECURITY SVCS 4/13-4/19	*	463.20		
		4/27/26	101847	202604	330-57200-34500	SECURITY SVCS 4/20-4/26	*	463.20		
		5/04/26	101951	202605	330-57200-34500	SECURITY SVCS 4/27-5/03	*	463.20		
		5/11/26	102043	202605	330-57200-34500	SECURITY SVCS 5/04-5/10	*	463.20		
		5/18/26	102137	202605	330-57200-34500	SECURITY SVCS 5/11-5/17	*	463.20		
		5/25/26	102242	202605	330-57200-34500	SECURITY SVCS 5/18-5/24	*	463.20		
						NATION SECURITY SERVICES, LLC			3,705.60	000422
6/23/26	00043	6/15/26	1166	202606	330-57200-34500	REMOTE MONITORING/VIDEO	*	120.00		
						CURRENT DEMANDS ELECTRICAL &			120.00	000423
6/23/26	00007	6/16/26	15180	202605	310-51300-31500	GENERAL COUNSEL MAY26	*	314.00		
						KILINSKI VAN WYK PLLC			314.00	000424

*** CHECK DATES 06/12/2026 - 07/08/2026 *** LAWSON DUNES GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/23/26	00055	6/19/26	188	202606	330-57200-48000		*	350.00		
			WATER HEATER FLUSH/RPR							
						1 TIME PLUMBING OF LAKELAND LLC			350.00	000425
6/30/26	00001	5/29/26	197	202605	330-57200-48000		*	1,119.11		
			AMENITY MAINT MAY26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			1,119.11	000426
6/30/26	00027	6/01/26	24324	202606	320-53800-46200		*	5,448.00		
			LANDSCAPE MAINT JUN26							
		6/01/26	24469	202606	320-53800-46200		*	163.44		
			MATERIAL FUEL CHARGE							
		6/03/26	24555	202606	320-53800-47300		*	698.23		
			TROUBLESHOOT ZONE 7							
		6/11/26	24638	202606	320-53800-49000		*	400.00		
			BAHIA SOD RIPOUT/INSTALL							
						PRINCE & SONS, INC.			6,709.67	000427
6/30/26	00049	6/01/26	32079	202606	330-57200-48500		*	1,850.00		
			LANDSCAPE MAINT JUN26							
						MCDONNELL CORPORATION			1,850.00	000428
7/07/26	00034	6/30/26	22041	202606	320-53800-47000		*	150.00		
			POND MAINTENANCE JUN26							
						AQUATIC WEED MANAGEMENT			150.00	000429
7/07/26	00031	7/07/26	07072026	202607	300-15500-10000		*	3,429.10		
			PYGRND/EQUIP LEASE AUG26							
						BOWPROP I, LLC			3,429.10	000430
7/07/26	00027	7/01/26	24907	202607	320-53800-46200		*	5,448.00		
			LANDSCAPE MAINT JUL26							
						PRINCE & SONS, INC.			5,448.00	000431
7/07/26	00049	7/01/26	AV32474	202607	330-57200-48500		*	1,800.00		
			POOL MAINTENANCE JUL26							
						MCDONNELL CORPORATION			1,800.00	000432
						TOTAL FOR BANK A		31,652.37		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/15/26	00047	6/11/26	1795-05.	202605	320-53800-43100		*	1,534.22		
			0 JOHNSON AVE E MAY26							
						DUKE ENERGY			1,534.22	080064
6/15/26	00047	6/12/26	1751-05.	202605	320-53800-43000		*	575.60		
			1061 FORESHORE LN MAY26							
						DUKE ENERGY			575.60	080065
6/15/26	00047	6/12/26	2728-05.	202605	320-53800-43000		*	20.80		
			610 SAND PINE LN MAY26							
						DUKE ENERGY			20.80	080066
7/06/26	00046	6/30/26	3459-06.	202606	320-53800-43200		*	108.40		
			908 SAND SEA PL JUN26							
						CITY OF HAINES CITY			108.40	080067
7/06/26	00046	6/30/26	3460-06.	202606	320-53800-43200		*	40.45		
			285 LAWSON AVE JUN26							
						CITY OF HAINES CITY			40.45	080068
7/06/26	00046	6/30/26	3461-06.	202606	320-53800-43200		*	358.85		
			610 SAND PINE LN JUN26							
						CITY OF HAINES CITY			358.85	080069
7/06/26	00046	6/30/26	3463-06.	202606	320-53800-43200		*	198.11		
			100 WHARF AVE JUN26							
						CITY OF HAINES CITY			198.11	080070
7/06/26	00046	6/30/26	7463-06.	202606	320-53800-43200		*	1,352.52		
			1061 FROEHSORE LN JUN26							
						CITY OF HAINES CITY			1,352.52	080071

TOTAL FOR BANK Z 4,188.95

TOTAL FOR REGISTER 35,841.32

SECTION 2

Lawson Dunes

Community Development District

Unaudited Financial Reporting

June 30, 2026

Table of Contents

Lawson Dunes

Community Development District

Combined Balance Sheet

June 30, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Total Governmental Funds
Assets:				
Cash:				
Operating Account	$ 87,650	$ -	$ -	$ 87,650
State Board of Administration	$ 441,750	$ -	$ -	$ 441,750
Investments:				
Series 2022				
Reserve	$ -	$ 317,466	$ -	$ 317,466
Revenue	$ -	$ 424,039	$ -	$ 424,039
Prepayment	$ -	$ 162	$ -	$ 162
Construction	$ -	$ -	$ 11	$ 11
Due from General Fund	$ -	$ 12,667	$ -	$ 12,667
Prepaid Expenses	$ 3,429	$ -	$ -	$ 3,429
Total Assets	**$ 532,829**	**$ 754,334**	**$ 11**	**$ 1,287,173**
Liabilities:				
Accounts Payable	$ 2,208	$ -	$ -	$ 2,208
Retainage Payable	$ -	$ -	$ 4,403	$ 4,403
Due to Debt Service	$ 12,667	$ -	$ -	$ 12,667
Total Liabilites	**$ 14,875**	**$ -**	**$ 4,403**	**$ 19,278**
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	$ 3,429	$ -	$ -	$ 3,429
Restricted For:				
Capital Projects - Series 2022	$ -	$ -	$ (4,392)	$ (4,392)
Debt Service - Series 2022	$ -	$ 754,334	$ -	$ 754,334
Unassigned	$ 514,525	$ -	$ -	$ 514,525
Total Fund Balances	**$ 517,954**	**$ 754,334**	**$ (4,392)**	**$ 1,267,896**
Total Liabilities & Fund Balance	$ 532,829	$ 754,334	$ 11	$ 1,287,173

Lawson Dunes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - On Roll	$ 468,883	$ 468,883	$ 472,934	$ 4,051
Interest	$ -	$ -	$ 11,235	$ 11,235
Miscellaneous Income	$ -	$ -	$ 271	$ 271
Total Revenues	**$ 468,883**	**$ 468,883**	**$ 484,440**	**$ 15,557**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 9,000	$ 3,200	$ 5,800
FICA Expenses	$ 918	$ 689	$ 245	$ 444
Engineering	$ 10,000	$ 7,500	$ 738	$ 6,763
Attorney	$ 20,000	$ 15,000	$ 5,172	$ 9,828
Annual Audit	$ 3,500	$ 3,500	$ 3,225	$ 275
Assessment Administration	$ 5,250	$ 5,250	$ 5,250	$ -
Arbitrage	$ 450	$ -	$ -	$ -
Dissemination	$ 5,732	$ 4,299	$ 4,299	$ (0)
Trustee Fees	$ 4,455	$ 2,688	$ 2,688	$ -
Management Fees	$ 43,775	$ 32,831	$ 32,831	$ -
Information Technology	$ 1,947	$ 1,460	$ 1,460	$ (0)
Website Maintenance	$ 1,298	$ 973	$ 974	$ (0)
Postage & Delivery	$ 500	$ 500	$ 804	$ (304)
Insurance	$ 7,610	$ 7,610	$ 6,002	$ 1,608
Copies	$ 350	$ 263	$ 4	$ 258
Legal Advertising	$ 2,500	$ 1,875	$ 2,093	$ (218)
Other Current Charges	$ 2,000	$ 1,500	$ 413	$ 1,087
Office Supplies	$ -	$ -	$ 15	$ (15)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Subtotal General & Administrative Expenditures	**$ 122,459**	**$ 95,112**	**$ 69,588**	**$ 25,524**

Lawson Dunes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 12,500	$ 12,500	$ 10,168	$ 2,332
Field Management	$ 15,450	$ 11,588	$ 11,588	$ -
Landscape Maintenance	$ 58,000	$ 43,500	$ 43,155	$ 345
Landscape Replacement	$ 15,000	$ 11,250	$ 9,220	$ 2,030
Irrigation Repairs	$ 8,000	$ 6,000	$ 1,644	$ 4,356
Pond Maintenance	$ 1,800	$ 1,350	$ 1,350	$ -
Streetlights	$ 30,000	$ 22,500	$ 15,708	$ 6,792
Electric	$ 19,560	$ 14,670	$ 234	$ 14,436
Water & Sewer	$ 56,000	$ 42,000	$ 8,247	$ 33,753
General Repairs & Maintenance	$ 10,000	$ 7,500	$ 2,614	$ 4,886
Field Contingency	$ 12,500	$ 12,500	$ 12,396	$ 104
Subtotal Field Expenditures	**$ 238,810**	**$ 185,358**	**$ 116,326**	**$ 69,032**
Amenity Expenditures				
Amenity - Electric	$ 14,400	$ 10,800	$ 3,560	$ 7,240
Amenity - Water	$ 6,000	$ 6,000	$ 26,596	$ (20,596)
Internet	$ 1,000	$ 750	$ -	$ 750
Playground Lease	$ 41,150	$ 30,863	$ 30,862	$ 1
Pest Control	$ 1,560	$ 1,170	$ 1,170	$ -
Janitorial Service	$ 14,400	$ 10,800	$ 7,045	$ 3,755
Security Service	$ 22,000	$ 16,500	$ 4,401	$ 12,099
Holiday Lighting	$ 7,500	$ 7,500	$ 7,500	$ -
Pool Maintenance	$ 21,600	$ 16,200	$ 14,450	$ 1,750
Amenity Access Management	$ 10,000	$ 7,500	$ 7,500	$ 0
Amenity Repairs & Maintenance	$ 7,500	$ 5,625	$ 2,837	$ 2,788
Amenity Contingency	$ 10,000	$ 7,500	$ 3,084	$ 4,416
Subtotal Amenity Expenditures	**$ 157,110**	**$ 121,208**	**$ 109,004**	**$ 12,204**
Total Operations & Maintenance	**$ 395,920**	**$ 306,565**	**$ 225,329**	**$ 81,236**
Total Expenditures	**$ 518,379**	**$ 401,677**	**$ 294,917**	**$ 106,760**
Excess (Deficiency) of Revenues over Expenditures	$ (49,496)		$ 189,523	
Fund Balance - Beginning	$ 49,496		$ 328,432	
Fund Balance - Ending	$ -		$ 517,954	

Lawson Dunes

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - On Roll	$ 636,900	$ 636,900	$ 642,407	$ 5,507
Interest	$ 13,199	$ 13,199	$ 19,637	$ 6,438
Total Revenues	**$ 650,099**	**$ 650,099**	**$ 662,044**	**$ 11,945**
Expenditures:				
General & Administrative:				
Interest - 11/1	$ 233,356	$ 233,356	$ 233,356	$ -
Principal - 5/1	$ 170,000	$ 170,000	$ 170,000	$ -
Interest - 5/1	$ 233,356	$ 233,356	$ 233,356	$ -
Total Expenditures	**$ 636,713**	**$ 636,713**	**$ 636,713**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 13,387		$ 25,332	
Fund Balance - Beginning	$ 408,085		$ 729,002	
Fund Balance - Ending	$ 421,471		$ 754,334	

Lawson Dunes

Community Development District

Capital Project Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Developer Contribution	$ -	$ -	$ 382,773	$ 382,773
Interest	$ -	$ -	$ 131	$ 131
Total Revenues	**$ -**	**$ -**	**$ 382,904**	**$ 382,904**
Expenditures:				
Capital Outlay	$ -	$ -	$ 384,976	$ (384,976)
Total Expenditures	**$ -**	**$ -**	**$ 384,976**	**$ (384,976)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (2,072)	
Fund Balance - Beginning	$ -		$ (2,320)	
Fund Balance - Ending	$ -		$ (4,392)	

Lawson Dunes

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	$ -	$ 16,261	$ 387,593	$ 4,400	$ 8,781	$ 10,138	$ 32,520	$ 3,917	$ 9,325	$ -	$ -	$ -	$ 472,934
Interest	$ 884	$ 790	$ 728	$ 1,231	$ 1,243	$ 1,467	$ 1,659	$ 1,675	$ 1,557	$ -	$ -	$ -	$ 11,235
Miscellaneous Income	$ -	$ -	$ -	$ -	$ 271	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 271
Total Revenues	**$ 884**	**$ 17,051**	**$ 388,321**	**$ 5,630**	**$ 10,295**	**$ 11,605**	**$ 34,179**	**$ 5,592**	**$ 10,882**	**$ -**	**$ -**	**$ -**	**$ 484,440**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 600	$ -	$ 1,000	$ -	$ -	$ -	$ 800	$ -	$ 800	$ -	$ -	$ -	$ 3,200
FICA Expenses	$ 46	$ -	$ 77	$ -	$ -	$ -	$ 61	$ -	$ 61	$ -	$ -	$ -	$ 245
Engineering	$ 425	$ -	$ 125	$ -	$ -	$ 63	$ 125	$ -	$ -	$ -	$ -	$ -	$ 738
Attorney	$ 1,545	$ 137	$ 1,370	$ 271	$ 126	$ 368	$ 1,042	$ 314	$ -	$ -	$ -	$ -	$ 5,172
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,225	$ -	$ -	$ -	$ -	$ 3,225
Assessment Administration	$ 5,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 478	$ 478	$ 478	$ 478	$ 478	$ 478	$ 478	$ 478	$ 478	$ -	$ -	$ -	$ 4,299
Trustee Fees	$ 2,688	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,688
Management Fees	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ -	$ -	$ -	$ 32,831
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ -	$ 1,460
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ -	$ 974
Postage & Delivery	$ 49	$ 22	$ 4	$ 13	$ 22	$ 17	$ 579	$ 88	$ 10	$ -	$ -	$ -	$ 804
Insurance	$ 5,898	$ 104	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,002
Copies	$ -	$ -	$ -	$ -	$ -	$ -	$ 4	$ -	$ -	$ -	$ -	$ -	$ 4
Legal Advertising	$ -	$ 1,744	$ -	$ 350	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,093
Other Current Charges	$ 34	$ 50	$ 63	$ 47	$ 42	$ 42	$ 42	$ 50	$ 43	$ -	$ -	$ -	$ 413
Office Supplies	$ 0	$ 3	$ 0	$ 3	$ 1	$ 1	$ 2	$ 4	$ 0	$ -	$ -	$ -	$ 15
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Subtotal General & Administrative Expenditures	**$ 21,106**	**$ 6,456**	**$ 7,035**	**$ 5,080**	**$ 4,586**	**$ 4,886**	**$ 7,052**	**$ 8,077**	**$ 5,310**	**$ -**	**$ -**	**$ -**	**$ 69,588**

Lawson Dunes

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	$ 10,168	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,168
Field Management	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ -	$ -	$ -	$ 11,588
Landscape Maintenance	$ 3,938	$ 3,938	$ 3,938	$ 3,938	$ 5,448	$ 5,448	$ 5,448	$ 5,448	$ 5,611	$ -	$ -	$ -	$ 43,155
Landscape Replacement	$ 2,170	$ -	$ 1,000	$ -	$ 6,050	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,220
Pond Maintenance	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ -	$ -	$ -	$ 1,350
Irrigation Repairs	$ 669	$ -	$ 105	$ -	$ -	$ -	$ 172	$ -	$ 698	$ -	$ -	$ -	$ 1,644
Streetlights	$ 3,229	$ 3,054	$ 1,737	$ 1,539	$ 1,539	$ 1,539	$ 1,539	$ 1,534	$ -	$ -	$ -	$ -	$ 15,708
Electric	$ 72	$ 20	$ 36	$ 21	$ 21	$ 23	$ 21	$ 21	$ -	$ -	$ -	$ -	$ 234
Water & Sewer	$ 927	$ 894	$ 1,315	$ 951	$ 1,228	$ 769	$ 810	$ 646	$ 706	$ -	$ -	$ -	$ 8,247
General Repairs & Maintenance	$ -	$ -	$ 580	$ -	$ 812	$ -	$ 1,222	$ -	$ -	$ -	$ -	$ -	$ 2,614
Field Contingency	$ -	$ 9,756	$ 1,100	$ -	$ -	$ -	$ 861	$ 280	$ 400	$ -	$ -	$ -	$ 12,396
Capital Outlay	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Field Expenditures	**$ 22,611**	**$ 19,100**	**$ 11,249**	**$ 7,886**	**$ 16,536**	**$ 9,216**	**$ 11,509**	**$ 9,366**	**$ 8,853**	**$ -**	**$ -**	**$ -**	**$ 116,326**
Amenity Expenditures													
Amenity - Electric	$ -	$ -	$ 325	$ 663	$ 651	$ 715	$ 629	$ 576	$ -	$ -	$ -	$ -	$ 3,560
Amenity - Water	$ -	$ -	$ -	$ 3,104	$ 5,008	$ 5,319	$ 7,586	$ 4,226	$ 1,353	$ -	$ -	$ -	$ 26,596
Internet	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Playground Lease	$ 3,429	$ 3,429	$ 3,429	$ 3,429	$ 3,429	$ 3,429	$ 3,429	$ 3,429	$ 3,429	$ -	$ -	$ -	$ 30,862
Pest Control	$ 130	$ 130	$ 130	$ 130	$ 130	$ 130	$ 130	$ 130	$ 130	$ -	$ -	$ -	$ 1,170
Janitorial Service	$ 405	$ 370	$ 870	$ 1,080	$ 1,090	$ 1,060	$ 1,100	$ 1,070	$ -	$ -	$ -	$ -	$ 7,045
Security Service	$ -	$ -	$ -	$ -	$ -	$ 335	$ 1,973	$ 1,973	$ 120	$ -	$ -	$ -	$ 4,401
Holiday Lighting	$ -	$ 7,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500
Pool Maintenance	$ -	$ 1,800	$ 1,800	$ 1,800	$ 1,800	$ 1,800	$ 1,800	$ 1,800	$ 1,850	$ -	$ -	$ -	$ 14,450
Amenity Access Management	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ -	$ -	$ -	$ 7,500
Amenity Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ 928	$ 440	$ 1,119	$ 350	$ -	$ -	$ -	$ 2,837
Amenity Contingency	$ -	$ 7	$ 580	$ -	$ 864	$ 1,003	$ -	$ 630	$ -	$ -	$ -	$ -	$ 3,084
Subtotal Amenity Expenditures	**$ 4,797**	**$ 14,069**	**$ 7,967**	**$ 11,040**	**$ 13,806**	**$ 15,553**	**$ 17,920**	**$ 15,786**	**$ 8,065**	**$ -**	**$ -**	**$ -**	**$ 109,004**
Total Operations & Maintenance	**$ 27,408**	**$ 33,169**	**$ 19,216**	**$ 18,926**	**$ 30,341**	**$ 24,769**	**$ 29,430**	**$ 25,152**	**$ 16,918**	**$ -**	**$ -**	**$ -**	**$ 225,329**
Total Expenditures	**$ 48,514**	**$ 39,625**	**$ 26,251**	**$ 24,006**	**$ 34,927**	**$ 29,655**	**$ 36,481**	**$ 33,230**	**$ 22,228**	**$ -**	**$ -**	**$ -**	**$ 294,917**
Excess Revenues (Expenditures)	$ (47,629)	$ (22,574)	$ 362,070	$ (18,376)	$ (24,632)	$ (18,050)	$ (2,302)	$ (27,638)	$ (11,346)	$ -	$ -	$ -	$ 189,523
Net Change in Fund Balance	**$ (47,629)**	**$ (22,574)**	**$ 362,070**	**$ (18,376)**	**$ (24,632)**	**$ (18,050)**	**$ (2,302)**	**$ (27,638)**	**$ (11,346)**	**$ -**	**$ -**	**$ -**	**$ 189,523**

Lawson Dunes

Community Development District

Long Term Debt Summary

SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.375%, 4.750%, 5.000%, 5.125%	
MATURITY DATE:	5/1/2052	
OPTIONAL REDEMPTION DATE:	5/1/2032	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$317,466	
RESERVE FUND BALANCE	$317,466	
BONDS OUTSTANDING - 06/16/22		$12,000,000
(LESS: PRINCIPAL PAYMENT - 05/01/23)		($185,000)
(LESS: PRINCIPAL - SPECIAL CALL - 08/01/23)		($1,385,000)
(LESS: PRINCIPAL - SPECIAL CALL - 11/01/23)		($295,000)
(LESS: PRINCIPAL - SPECIAL CALL - 2/01/24)		($510,000)
(LESS: PRINCIPAL PAYMENT - 05/01/24)		($155,000)
(LESS: PRINCIPAL - SPECIAL CALL - 2/01/25)		($5,000)
(LESS: PRINCIPAL PAYMENT - 05/01/25)		($160,000)
(LESS: PRINCIPAL PAYMENT - 05/01/26)		($170,000)
CURRENT BONDS OUTSTANDING		**$9,135,000**

LAWSON DUNES CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

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*
11/10/25	10/20-10/21/25	$308.50	($16.20)	($5.85)	$0.00	$286.45	$121.46	$164.99	$286.45
11/10/25	10/20-10/21/25	$419.04	($21.99)	($7.94)	$0.00	$389.11	$164.99	$224.12	$389.11
11/14/25	10/01-10/31/25	$1,306.15	($52.25)	($25.08)	$0.00	$1,228.82	$521.05	$707.77	$1,228.82
11/14/25	10/01-10/31/25	$1,774.20	($70.96)	($34.06)	$0.00	$1,669.18	$707.78	$961.40	$1,669.18
11/21/25	11/01-11/07/25	$6,530.75	($261.23)	($125.39)	$0.00	$6,144.13	$2,605.27	$3,538.86	$6,144.13
11/21/25	11/01-11/07/25	$8,871.00	($354.80)	($170.32)	$0.00	$8,345.88	$3,538.87	$4,807.01	$8,345.88
11/26/25	11/08-11/15/25	$9,143.05	($365.75)	($175.55)	$0.00	$8,601.75	$3,647.37	$4,954.38	$8,601.75
11/26/25	11/08-11/15/25	$12,419.40	($496.77)	($238.45)	$0.00	$11,684.18	$4,954.40	$6,729.78	$11,684.18
12/8/25	11/16-11/25/25	$31,347.60	($1,253.96)	($601.87)	$0.00	$29,491.77	$12,505.29	$16,986.48	$29,491.77
12/8/25	11/16-11/25/25	$42,580.80	($1,703.12)	($817.55)	$0.00	$40,060.13	$16,986.56	$23,073.57	$40,060.13
12/19/25	11/26-11/30/25	$504,550.37	($20,174.69)	($9,687.51)	$0.00	$474,688.17	$201,280.36	$273,407.81	$474,688.17
12/19/25	11/26-11/30/25	$371,445.43	($14,853.62)	($7,131.84)	$0.00	$349,459.97	$148,180.28	$201,279.69	$349,459.97
12/31/25	12/01-12/15/25	$12,419.40	($443.55)	($239.52)	$0.00	$11,736.33	$4,976.51	$6,759.82	$11,736.33
12/31/25	12/01-12/15/25	$9,143.05	($326.57)	($176.33)	$0.00	$8,640.15	$3,663.65	$4,976.50	$8,640.15
01/09/26	12/16-12/31/25	$12,419.40	($372.64)	($240.94)	$0.00	$11,805.82	$5,005.98	$6,799.84	$11,805.82
01/09/26	12/16-12/31/25	$9,143.05	($274.32)	($177.37)	$0.00	$8,691.36	$3,685.37	$5,005.99	$8,691.36
01/29/26	10/01-12/31/25	$0.00	$0.00	$0.00	$749.91	$749.91	$317.98	$431.93	$749.91
01/29/26	10/01-12/31/25	$0.00	$0.00	$0.00	$1,018.64	$1,018.64	$431.93	$586.71	$1,018.64
01/30/26	1% ADMIN FEE	($11,890.15)	$0.00	$0.00	$0.00	($11,890.15)	($5,041.74)	($6,848.41)	($11,890.15)
02/12/26	1/1-1/31/26	$12,419.40	($248.38)	($243.42)	$0.00	$11,927.60	$5,057.62	$6,869.98	$11,927.60
02/12/26	1/1-1/31/26	$9,143.05	($182.84)	($179.20)	$0.00	$8,781.01	$3,723.38	$5,057.63	$8,781.01
03/12/26	2/01-2/28/26	$14,051.67	$0.00	($281.03)	$0.00	$13,770.64	$5,839.12	$7,931.52	$13,770.64
03/12/26	2/01-2/28/26	$10,344.72	$0.00	($206.89)	$0.00	$10,137.83	$4,298.71	$5,839.12	$10,137.83
04/17/26	03/01-03/31/26	$33,139.51	$0.00	($662.79)	$0.00	$32,476.72	$13,770.99	$18,705.73	$32,476.72
04/17/26	03/01-03/31/26	$45,014.85	$0.00	($900.30)	$0.00	$44,114.55	$18,705.74	$25,408.81	$44,114.55
04/30/26	01/01-01/31/26	$0.00	$0.00	$0.00	$12.09	$12.09	$5.13	$6.96	$12.09
04/30/26	01/01-01/31/26	$0.00	$0.00	$0.00	$8.90	$8.90	$3.77	$5.13	$8.90
04/30/26	02/01-03/31/26	$0.00	$0.00	$0.00	$34.63	$34.63	$14.68	$19.95	$34.63
04/30/26	02/01-03/31/26	$0.00	$0.00	$0.00	$47.09	$47.09	$19.97	$27.12	$47.09
05/13/26	04/01-04/30/26	$5,429.04	$0.00	($108.58)	$0.00	$5,320.46	$2,256.02	$3,064.44	$5,320.46
05/13/26	04/01-04/30/26	$3,996.83	$0.00	($79.94)	$0.00	$3,916.89	$1,660.87	$2,256.02	$3,916.89
06/15/26	05/01-05/31/26	$2,690.68	$0.00	($53.81)	$0.00	$2,636.87	$1,118.10	$1,518.77	$2,636.87
06/15/26	05/01-05/31/26	$3,654.84	$0.00	($73.10)	$0.00	$3,581.74	$1,518.75	$2,062.99	$3,581.74
06/24/26	06/01-06/01/26	$6,824.64	$0.00	($136.49)	$0.00	$6,688.15	$2,835.95	$3,852.20	$6,688.15
06/24/26	06/01-06/01/26	$9,270.20	$0.00	($185.40)	$0.00	$9,084.80	$3,852.20	$5,232.60	$9,084.80
	TOTAL	**$ 1,155,470.11**	**$ (41,473.64)**	**$ (22,517.72)**	**$ 1,871.26**	**$ 1,115,341.57**	**$ 472,934.36**	**$ 642,407.21**	**$ 1,115,341.57**

101%	**Net Percent Collected**
0	**Balance Remaining to Collect**