Lawson Dunes
Community Development District

Meeting Agenda

September 24, 2026

AGENDA

Lawson Dunes
Community Development District

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

September 17, 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, September 24, 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 July 23, 2026 Board of Supervisors Meeting
4. Consideration of Proposals for Reserve Study Services
    A. Capital Reserve Advisors
    B. Reserve Study Advisors
5. Consideration of Renewal of Fiscal Year 2027 Maintenance Agreements
    A. Aquatic Maintenance Services Agreement with Aquatic Weed Management (*to be provided under separate cover*)
    B. Temporary Fuel Surcharge Agreement for Landscape Maintenance Services
    C. Temporary Fuel Surcharge Agreement for Pool Maintenance Services
6. Presentation of Arbitrage Rebate Report for Series 2022 Project Bonds
7. Consideration of Audit Services Engagement Letter for Fiscal Year 2026 Audit
8. Ratification of Amended and Restated Agreement for Holiday Lighting Services
9. Staff Reports
    A. Attorney
    B. Engineer
        i. Consideration of Work Authorization 2027-1 for Fiscal Year 2027 Engineering Services from Dewberry
        ii. Presentation of Fiscal Year 2206 Goals & Objectives Report
    C. Field Manager's Report
        i. Consideration of Proposal for Installation of "Stop Sign Ahead" Signs in the Community
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
10. Other Business
11. Supervisors Requests and Audience Comments
12. 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**, **July 23, 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	Vice Chairperson
Jessica Spencer	Assistant Secretary
Emily Hazelrig	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Rey Malave *by Zoom*	District Engineer, Dewberry
Meredith Hammock *by Zoom*	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS
Matt Fisher	Field Manager, GMS
Christine Wells	District Manager, GMS

The following is a summary of the discussions and actions taken at the July 23, 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. Four Supervisors were present constituting a quorum.

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 June 25, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the June 25, 2026 Board of Supervisors 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 June 25, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

Ms. Burns requested a motion to open the public hearing.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated that no members of the public were present to provide comments.

i. Consideration of Resolution 2026-09 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns presented Resolution 2026-09, adopting the District's Fiscal Year 2026/2027 budget and appropriating funds. She reviewed the proposed Fiscal Year 2027 budget, noting that there is no proposed increase in assessments, with the assessment remaining at $1,306.15 per unit. The budget utilizes carry-forward surplus to offset an assessment increase for the current year; however, an increase is likely to be necessary in the following year. A reserve study is anticipated to provide additional guidance for long-term budgeting needs. Ms. Burns noted that the District has 386 units, limiting the ability to spread costs across a larger number of units. Budget adjustments include an increase in landscape maintenance, a decrease in street lighting costs, and an increase in amenity water expenses based on actual usage, from approximately $6,000 to $44,000. Electric expenses were also reduced to reflect actuals and current contracts. The remaining adjustments were primarily made to account for actual utility costs and contracts currently in place.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-09 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved.

ii. Consideration of Resolution 2026-10 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns presented Resolution 2026-10, imposing special assessments and certifying an assessment roll. She explained that the resolution levies the assessments based on the recently approved O&M budget, along with the previously levied debt assessments.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-10 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns requested a motion to close the public hearing.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-11 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027**

Ms. Burns presented Resolution 2026-11, designation of a regular monthly meeting date, time, and location for Fiscal Year 2026/2027. The proposed schedule moves the meetings to the second Wednesday of each month at 9:15 a.m., with Lawson Dunes, Lake Deer, and Hammock Reserve grouped together on the schedule. The Board agreed to the proposed meeting schedule and a motion was made and seconded to approve Resolution 2026-11.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-11 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS **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)**

Ms. Burns presented Resolution 2026-12, designating the date, time, and location for the Landowners' Election. The proposed date was November 11, 2026, at the District's regular meeting location, which was confirmed to be available despite the date being Veterans Day. The Board approved the resolution.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, 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), was approved.

SEVENTH ORDER OF BUSINESS **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

Ms. Burns presented the Fiscal Year 2027 Goals and Objectives, which are the same as the goals adopted for the current fiscal year. The Board also authorized the Chair to sign the Fiscal Year 2026 Goals and Objectives confirming they were met at the end of the fiscal year.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives and Reviewing of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, were approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

Mr. Malave had nothing to report.

C. Field Manager's Report

Mr. Fisher reported that a thorough review of the community's streets and stop signs had been completed. Several oak trees in the rights-of-way were identified as obstructing the visibility of stop signs. Staff is coordinating with Prince & Sons regarding trimming the trees and potentially relocating certain stop signs closer to the curbs to improve visibility. A landscape review also identified several declining palms and browned elm trees near the pool area. Prince & Sons indicated that one sable palm may not survive, while the remaining palms and elm trees appear to be recovering. Staff will investigate whether the landscaping remains under warranty and pursue replacement of the sable palm if applicable. Additional maintenance items included weeds on the pool deck, which Prince & Sons has agreed to address. The cleaning vendor was reported to be performing well, and pond weeds in the dry ponds are being addressed. The restroom doors at the amenity are difficult to open due to insufficient air ventilation; staff is working to have the necessary vent opening completed so the pressure can equalize and the doors operate properly. A replacement sign for Sand Pine Lane has also been ordered and is pending delivery. Mr. Fisher concluded his Field Manager's Report, and no further questions were raised.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns introduced Christine Wells, who will be taking over as District Manager. The transition will occur over the next several months, with Ms. Wells expected to assume the role beginning in the next fiscal year. Ms. Burns also presented the check register included in the agenda package for review.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented that 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.

TENTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Ms. Burns adjourned the meeting.

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

___________________________________ ___________________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION A

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
pierre@capitalreserveadvisors.com
www.capitalreserveadvisors.com
(813)444-8022

Christine Wells
Lawson Dunes CDD
C/O GMSCFL
219 E. Livingston Street
Orlando, FL 32801

August 4, 2026

Proposal for Reserve Study with On-Site Analysis

As you requested, we are submitting this proposal for reserve study services for **Lawson Dunes CDD.** The site analysis will be scheduled as soon as we receive the signed agreement (attached) to proceed. Our report is issued as a Reserve Management Plan engagement and is intended to match your budget year and will be a 30-year projection for the 30-year period beginning **October 1, 2026**.

Since maintenance expenditures are often the most significant costs of an association, properly preparing a Reserve Study is one of the most important responsibilities for common interest organizations. An accurate and detailed analysis will minimize reserve assessments and reduce the risk of insufficient funds, while still maintaining the common areas. Some consider the reserve study simply as a budget tool. Others want a dynamic long-term replacement management tool. Either way, we can help.

Capital Reserve Advisors:

- **Local**: Located in Tampa, FL for your convenience and unrivaled customer service.
- **Experts**: Lynn Sallee, RS, CMM, PRA, and CPSI designations with 48 years of construction experience and 11 years of Reserve Study deliveries.
- Pierre del Rosario has provided financial services to condominium and homeowners associations clients since 2000.
- **Vetted**: Capital Reserve Advisors uses software specifically designed to prepare reserve studies that has been fully tested by a team of independent financial experts for calculation accuracy and certified to meet the strict ICBI software standards and is used by more than 3,000 satisfied clients worldwide.
- **Easy**: Reserve Study Reports that are usually less than 30 pages makes it easy for boards of directors and management professionals to read, digest and distribute. Our report provides actionable management information that is detailed enough to understand, but not so detailed that it overwhelms the reader. This report is supplemented by separately issued detail financial schedules to provide a complete reserve activity management system.
- **Affordable**: We believe in using the latest technology to our advantage. Because we have continued to evolve our business practices by staying ahead of the curve with our software, we are able to pass on the savings to our clients.
- **Full Service**: Each of our on-site analyses includes everything you have come to expect from reserve study providers. Full component detail lists with site or element photos, current and future replacement cost estimates, and anecdotal evidence and/or commentary where necessary.
- **Full Service +**: At no extra charge, we also prepare the report with the understanding that every association is unique. Our reports are prepared for the association but also, ***by the association.*** This includes open communication, *unlimited revisions, and *client-use software.

Fee Quotation

The fee for preparing the reserve study with on-site analysis for the fiscal period starting **October 1, 2026** is **$ 3,250**.

If you would like us to proceed with your reserve study, please indicate your acceptance by signing the attached Reserve Study Services Agreement and returning it to us. The terms of this proposal will remain in effect for sixty days from the date of this proposal.

Pierre del Rosario, President

Attachment

*See attached agreement for terms of service
See attached brochure for complete information about our company

Capital Reserve Advisors

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August 4, 2026

Christine Wells
Lawson Dunes CDD
C/O GMSCFL
219 E. Livingston Street
Orlando, FL 32801

Reserve Study Services Agreement
Reserve Study with On-Site Analysis

This Agreement is made between Capital Reserve Advisors ("CRA") and **Lawson Dunes CDD**, (the "Association"). The Association has engaged Capital Reserve Advisors to perform and prepare an analysis and projection of the Association's replacement funding program ("Reserve Study") pursuant to the terms and conditions as set forth herein.

IT IS AGREED:

1. **Analysis Date and Period:** The Reserve Study will be a projection for the 30-year period commencing **October 1, 2026**.

2. **Date of Delivery of Requested Information:** A draft report will be available for review by the Association within two weeks from the date of CRA's receipt of the applicable documents, information, and materials requested, and completion of the site analysis by CRA . The Reserve Study will assume the most probable course of events in consideration of information supplied by the Association, CRA 's research, and industry standards and guidelines. However, the Association acknowledges that actual replacement costs may vary from those set forth in the Reserve Study and such variations may be material. Accordingly, CRA does not, and shall not, guarantee that actual replacement costs and/or remaining lives will approximate those contained in the Reserve Study.

   CRA hereby requests the information and documents described on Schedule A attached to this Agreement.

   The Association covenants and agrees to provide CRA with all the information and documents set forth on Schedule A, and to cooperate with all reasonable requests of CRA in connection with this Agreement. Without limiting the foregoing, the Association shall ensure that its personnel are reasonably available to consult with CRA regarding replacement funding expenditures and the condition of the physical components of the common areas and shall allow CRA reasonable access to conduct periodic physical inspections of the Association's facilities and common areas.

3. **Date of Delivery of Final Report:** The final report will be issued within seven working days of receiving approval from the Association for issuance of such report. The Reserve Study shall be dated as of the date of delivery to the Association (the "Report Date"). If the Association does not inform CRA of any changes within 30 days of delivery of the draft report, then the draft report is considered to be approved as is, and CRA will issue the final report.

4. **Report Format:** The format of the Reserve Study will be similar to the sample report available on our web site at http://www.capitalreserveadvisors.com. The purpose of the Reserve Study is to assist the Association in properly managing replacement funds and common area property, so that future funds will be sufficient when expenditures are necessary and common area property can be maintained efficiently for the life of the project. The Reserve Study is intended only for the Association's internal use, and only for the purposes, and subject to the limitations described in this Agreement.

5. **Reserve Study Update:** CRA has no responsibility to update the final Reserve Study for events and circumstances occurring after the Report Date. CRA recommends that interim updates be performed at least annually and at more frequent intervals if there are material fluctuations in the rates of inflation and investment or when material changes in costs or in estimated lives of replacement fund items occur.

6. **Reserve Study Fee & Terms:** CRA 's fee for preparing the Reserve Study, with site analysis, for the period beginning **October 1, 2026** is **$ 3,250**. 50% of this fee will be billed upon authorization to proceed and is due and payable at that time. The remaining 50% will be billed upon delivery of the draft report and is due and payable within 30 days. If a draft report is not issued at the request of the Association, the remaining 50% is due and payable within 30 days of importing data into Facilities 7 software and providing access to the Association.

7. **No Warranties:** The Association acknowledges and agrees that neither CRA , nor any officer, director, owner, employee, agent or affiliate of CRA , has made any representations, warranties, guarantees, or promises of any kind regarding CRA 's services or deliverables except as expressly provided in this Agreement. CRA disclaims all warranties, including without limitation any warranty as to fitness of the Reserve Study for a particular purpose, whether express, implied or arising by operation of law. CRA shall not be liable to the Association for any incidental, consequential, or special damages whatsoever, including without limitation any lost revenues or lost profits, arising from or related to this Agreement and the services provided hereunder.

8. **Miscellaneous:**

(a) Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to its subject matter, and supersedes all prior agreements, whether written or oral, pertaining to such subject matter.

(b) Governing Law. Disputes arising under this agreement (including the scope, nature and quality of services to be performed by us, our fees and other terms of the engagement) shall be submitted to mediation. A competent and impartial third-party, acceptable to both parties, shall be appointed to mediate, and each disputing party shall pay an equal percentage of the mediator's fees and expenses. No suit or arbitration proceedings shall be commenced under this agreement until at least 60 days after the mediator's first meeting with the involved parties. If the dispute requires litigation, the court shall be authorized to impose all defense costs against any non-prevailing party found not to have participated in the mediation process in good faith. This Agreement is governed by, and shall be construed in accordance with, the laws of the State of Florida. Venue for all legal or equitable actions relating to or arising from this Agreement shall be Hillsborough County, Florida.

(c) Force Majeure. Notwithstanding anything to the contrary provided in this Agreement, CRA shall not be liable for any delay or failure to perform any of its obligations under this Agreement if such delay or failure is caused by an act of god, government requirements, fire, or any other cause or circumstance beyond its reasonable control. CRA shall use reasonable efforts to avoid, remove, or cure all such circumstances as soon as is reasonably feasible.

(d) Third Party Actions. If there are any member or third party actions involving the Association which cause CRA to incur time charges or expenses other than for the initial preparation of the reserve study report, CRA is to be reimbursed by the Association for any costs or time charges incurred in connection therewith.

9. **Limitations of Reserve Study** Association understands and agrees that:

(a) The Reserve Study is intended for the sole use of the Association and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.

(b) The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.

(c) CRA 's financial liability for errors and omissions is limited to the fees charged to Association to perform the Reserve Study.

(d) The scope of the Reserve Study is expressly limited to the components included.

(e) The remaining useful life estimates of the Reserve Study assumes normal weather conditions and does not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design plus adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.

(f) The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Association. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other forces which are not under CRA 's control.

(g) The conclusions of the Reserve Study do not involve forensic or destructive testing of the components and were arrived at by either visual inspection and/or information provided by Association.

(h) The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Association agrees to indemnify, defend and hold CRA harmless from all related claims.

(i) Association warrants that the components, equipment and materials are constructed or assembled by qualified and licensed contractors according to manufacturer specifications and that the finished construction complies with all applicable building codes at the time of construction.

Approval of Agreement

Lawson Dunes CDD:

By:______________________________

Date: ______________________________

For Capital Reserve Advisors :

By:

Pierre del Rosario, President

August 4, 2026

Lawson Dunes CDD- Schedule A Documents,

Information, and Materials Requested

The table below provides a fairly comprehensive list of the documents and information we require in order to perform a comprehensive analysis for you and helps to improve the accuracy of the report. Our normal work process is:

- Phone call or email notification to schedule date for on-site analysis
- Summarize and evaluate data in my office, and research and estimate pricing of reserve activities
- Prepare a draft of the report and information for your edits and our discussion
- Conference call (if necessary) to discuss the data and report. This is your board's report and I want to walk you through it and make necessary adjustments so that you have the best information and a workable plan going forward.
- Edits based on our conference call and second draft (or final) report issued

#	Documents requested	Reason needed	Required	Done
1	A copy of the most recent prior reserve study, if available	This helps ensure that we will identify all components and may provide measurement information. It is also a good check for us on costing information.	**No**	
2	A copy of the most current financial statements of the Association that shows the current total of reserve funds, and the current budgeted amount to be transferred monthly to reserves	Necessary for us to know how much you are presently contributing to reserves, and to anticipate the following year's reserve contribution.	**Yes**	
3	A copy of the Association's budget for the most recent year	This is required UNLESS it is shown on the financial statements listed above (# 2)		
4	A copy of the Association's governing documents (CC&R's, etc.)	Only necessary if it discusses maintenance responsibility of Association		
5	Copies of prior paid invoices for repair and/or replacement of common area components	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
6	Copies of bids solicited for repair and/or replacement of common area components, whether awarded or not	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
7	A copy of your reserve policies	Required if you have specific reserve policies. If not, we will be happy to help you establish policies for your Association.		
8	A list of addresses and phone numbers for pertinent service contractors (landscape, pool, elevator, roof, paint, deck, etc.)	Very helpful information to help us make sure that we have accurate cost data and an understating of your maintenance plan.		
9	A copy of the plot map of the project or community showing phasing details and building shapes or styles	This is necessary for us to identify all components.	**Yes**	
10	Temporary use of keys, access devices or gate codes to enter upon the common areas, pool or recreation areas and equipment or storage areas	Necessary for us to gain access to restricted areas.	**Yes**	

Additional information may be requested once we have started our work.

Section B

RESERVE ADVISORS Since 1991 35

Kejsi Shuaipi, Account Manager
(954) 620-0908
kejsi.shuaipi@reserveadvisors.com

Property Wellness
Reserve Study Program Proposal
Level I Reserve Study

Lawson Dunes Community Development District
Haines City, FL

Reserve Advisors

Your Property Wellness Consultants

Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.

A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.

Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

37,000+
RESERVE STUDIES CONDUCTED

19,000+
ASSOCIATIONS SERVED

3,950,000+
RESIDENTS SERVED

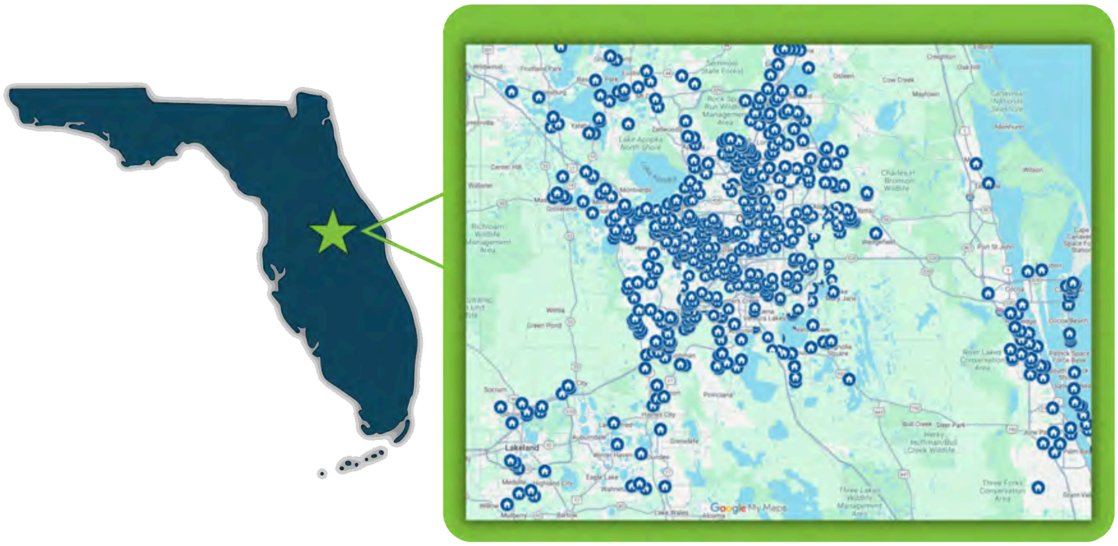
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say

"I had the pleasure of working with KC and JJ on updating a reserve study for an HOA I manage, and the experience was excellent from start to finish. Their communication was professional, knowledgeable, and consistently prompt throughout the process. They stayed on schedule, kept everything on track, and even delivered the updated study ahead of deadline. I highly recommend their services to anyone looking for reliable and efficient professionals."

Lissette Negron, Community Association Manager
Highlands Reserve Homeowners Association, Inc.
Davenport, Florida

"Having worked with Roy from Reserve Advisors for many years, I've always been able to rely on his expertise, professionalism, and consistency in delivering accurate reserve study reports. His attention to detail and deep understanding of association needs give our board's confidence in the recommendations provided. Roy has also always been available to help break down report findings and explain key details to board members when needed, making complex financial planning discussions much easier to navigate. His knowledge and responsiveness have made Reserve Advisors a trusted resource for our communities."

Sandy Etheredge, Director of Licensed Community Association Management
Empire Management Group
Kissimmee, Florida

Level I Full Reserve Study

RESERVE ADVISORS™ Long-term thinking. Everyday commitment.	LEVEL I FULL RESERVE STUDY	LEVEL II RESERVE STUDY UPDATE WITH SITE-VISIT	LEVEL III RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	★ RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Lawson Dunes Community Development District comprises 356 homes. We've identified and will include the following reserve components:

Streets and Curbs, Access Drives, Parking Areas, and/or Driveways, Irrigation System, Monuments, Mailboxes, Signage, Perimeter Walls/Fences, Sidewalks, Pond(s), Playground(s), Pool House(s), Pool(s) including Fence, Deck, Mechanicals, etc., Pool Water Feature, and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.

Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

View Example

Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

View Example

Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

View Example

Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

View Example

Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

For Confidence in All Decisions

Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**

Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.

Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.

Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

> RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.
>
> **Ellen C. | Treasurer**

The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I)	$6,700.00

Your Reserve Study Includes:

- **Pre-project Collaboration:** Meeting with management and the board on community priorities and goals.
- **Unlimited Virtual Support:** Free Study Presentation after report delivery. Available for the lifetime of your community.
- **Excel Financial Management Tool:** Fully editable spreadsheet to run scenarios & track actual expenditures.
- **Preventative Maintenance Guidance:** Clear maintenance schedules and practical steps you can implement right away.
- **Revision Period:** One complimentary update within 6 months of delivery.
- **Dedicated Expertise:** Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.

Scheduling Flexibility Discount Option

☐ ~15% Discount for project kickoff in Q1 of 2027 Contingent upon contract being approved by 10/31/2026. The kickoff and inspection must be scheduled in Q1 of 2027 for this discount to be applied.	-$1,000.00

We will collaborate with you to complete the CDD's first professional reserve study, establishing an independent baseline funding plan since no prior study is on file. With the CDD responsible for multiple high-impact assets—such as several roads, a pool, dog parks, and dry ponds—it's important to confirm the full component inventory, assess current condition, and develop realistic useful lives and replacement cost projections using today's pricing. This study will provide the Board with clear, defensible projections and a practical roadmap for long-term budgeting and capital planning.

---

2. Sign below

Signature: ____________________________ Title: ____________________________

Name: ____________________________ Date: ____________________________

For: Lawson Dunes Community Development District Ref: 263192

---

3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 8/13/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA" or "us" or "we") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

RA may have a financial interest in, or business relationships with, management companies, service providers, or other third parties that have or in the future may have a business relationship with you. Further, RA may from time to time receive and/or provide compensation, referral fees, discounts, or other remuneration from or to management companies or other third parties in connection with client referrals or other business arrangements, including this engagement. The foregoing is intended to satisfy any disclosure requirements under applicable certifications, standards, or codes of ethics.
29247750.6

SECTION V

Section A

Item will be provided under separate cover.

SECTION B

ADDENDUM TO AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE

(Temporary Fuel Surcharge)

THIS ADDENDUM ("Addendum") is made effective this 29th day of June 2026 ("Effective Date"), by and between:

LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located within the City of Haines City, Florida, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("District"); and

PRINCE AND SONS INC., a Florida corporation, whose mailing address is 200 F Street South, Haines City, Florida 33844 ("Contractor" and, with the District, "Parties").

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Agreement for Landscape and Irrigation Maintenance Services*, dated as of April 3, 2024, as amended (together with all amendments, "Agreement"), incorporated herein by this reference; and

WHEREAS, the District and Contractor desire to modify the Agreement to account for additional compensation for a temporary fuel surcharge, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to Section 20 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Contractor now desire to amend the Agreement as described herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Addendum.

2. TEMPORARY FUEL SURCHARGE.

A. Services, as that term is defined in the Agreement, rendered on or after the Effective Date of this Addendum shall be subject to a temporary fuel surcharge, as outlined in **Exhibit A** to this Addendum ("Surcharge"). The Surcharge will be in effect from the Effective Date through September 30, 2026.

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B. The Surcharge must be shown as a separate line item on the invoices showing the compensation owed under the Agreement, plus the Surcharge, and a total amount for each month. Contractor shall provide a screenshot of the AAA Florida Average Gas Prices as of the first day of each month, which will be compared to the rates set forth in **Exhibit A** to evidence the Surcharge.

3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and are fully enforceable.

4. AUTHORIZATION. The execution of this Addendum has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Addendum.

5. EXECUTION IN COUNTERPARTS. This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute one and the same instrument.

6. EFFECTIVE DATE. This Addendum shall have an effective date as of the date first written above.

IN WITNESS WHEREOF, the Parties execute this Addendum the day and year first written above.

LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT

Signed by:

Bobbie Shockley

B4BFE8F149CE478...

Chairperson, Board of Supervisors

PRINCE AND SONS INC., a Florida corporation

Signed by:

C7CB56360E5C44C...

By: Lucas Martin

Its: Manager

Exhibit A: Fuel Surcharge Proposal

Docusign Envelope ID: 3FDD1DFB-A743-8154-810C-8A87F3B2C7D8

Exhibit A
Fuel Charge

PRINCE & SONS

Headquarters
200 South F Street
Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa
9513 US 92 East
Tampa, Florida 33610

Orlando
14645 Boggy Creek Rd
Orlando, Florida 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of >=$4/gallon we will have a 3% increase

Average gas price of $3.50-$3.99/gallon we will have a 2% increase

Average gas price <$3.49/gallon the fuel service charge will end

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Martin

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office

PRINCE & SONS INC

SECTION C

Docusign Envelope ID: 4C6C45DC-272B-8F08-8021-2677C5827BB1

ADDENDUM TO POOL MAINTENANCE SERVICES AGREEMENT

(Temporary Fuel Surcharge)

THIS ADDENDUM ("Addendum") is made effective this 1st day of June 2026 ("Effective Date"), by and between:

LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("District"); and

ROGER JAMES MCDONNELL D/B/A RESORT POOL SERVICES, whose mailing address is 14525 Johns Lake Road, Clermont, Florida 34711 ("Contractor" and, with the District, "Parties").

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Agreement for Pool Maintenance Services*, dated as of September 15, 2025 ("Agreement"), incorporated herein by this reference; and

WHEREAS, the District and Contractor desire to modify the Agreement to account for additional compensation for a temporary fuel surcharge, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to Section 19 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Contractor now desire to amend the Agreement as described herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Addendum.

2. TEMPORARY FUEL SURCHARGE.

A. Services, as that term is defined in the Agreement, rendered on or after the Effective Date of this Addendum shall be subject to a temporary fuel surcharge, as outlined in **Exhibit A** to this Addendum ("Surcharge"). The Surcharge will be in effect from the Effective Date through September 30, 2026.

B. The Surcharge must be shown as a separate line item on the invoices showing the compensation owed under the Agreement, plus the Surcharge,

Docusign Envelope ID: 4C6C45DC-272B-8F08-8021-2677C5827BB1

and a total amount for each month. Contractor shall provide a screenshot of the AAA Florida Average Gas Prices as of the first day of each month, which will be compared to the rates set forth in **Exhibit A** to evidence the Surcharge.

3. **AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and are fully enforceable.

4. **AUTHORIZATION.** The execution of this Addendum has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Addendum.

5. **EXECUTION IN COUNTERPARTS.** This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute one and the same instrument.

6. **EFFECTIVE DATE.** This Addendum shall have an effective date as of the date first written above.

IN WITNESS WHEREOF, the Parties execute this Addendum the day and year first written above.

LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT

Chairperson, Board of Supervisors

ROGER JAMES MCDONNELL D/B/A RESORT POOL SERVICES

DocuSigned by:
Simon McDonnell
C233DB72FD304B8...

By: Simon McDonnell
Its: Manager

Exhibit A: Fuel Surcharge Proposal

Exhibit A
Fuel Charge

RESORT
POOL SERVICES

Monthly Fuel Surcharge Request

To whom it may concern

We appreciate your continued trust and support. We are writing to inform you of a temporary change to our billing structure due to the ongoing increase in fuel costs.

As you may be aware, gas prices have risen significantly and continue to impact transportation and operational expenses across our industry. In order to continue providing the reliable service and quality you expect, we will be implementing a temporary fuel surcharge of $50 per month, effective June 1st 2026.

This surcharge will remain in place only until gas prices have remained under $3.95 at which time the fee will be removed.

We understand that any increase in costs can be difficult, and this decision was not made lightly. Our goal is to remain transparent while continuing to serve you without compromising the quality and dependability of our services.

We sincerely appreciate your understanding and continued business. If you have any questions, please feel free to contact us directly.

Thank you again for your support.

Simon McDonnell

VP of Operations

Resort Pool Services

321-689-6210

SECTION VI

REBATE REPORT

$12,000,000

Lawson Dunes Community Development District

(City of Haines City, Florida)

Special Assessment Bonds, Series 2022
(Series 2022 Project)

Dated: June 16, 2022
Delivered: June 16, 2022

Rebate Report to the Computation Date
June 16, 2030
Reflecting Activity To
July 31, 2026

AMTEC

TABLE OF CONTENTS

AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
www.amteccorp.com

September 2, 2026

Lawson Dunes Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: $12,000,000 Lawson Dunes Community Development District (City of Haines City, Florida), Special Assessment Bonds, Series 2022 (Series 2022 Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Lawson Dunes Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of June 30, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 16, 2030 Computation Date
Reflecting Activity from June 16, 2022 through July 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	2.682629%	173,039.41	(219,930.24)
Reserve Account	3.763664%	75,521.19	(35,144.56)
Interest Account	1.606126%	1,347.39	(4,216.71)
Costs of Issuance Account	1.662068%	57.39	(170.14)
Totals	**2.919047%**	**$249,965.38**	**$(259,461.65)**
Bond Yield	**5.052602%**		
Rebate Computation Credits			(10,942.02)
		Net Rebatable Arbitrage	**$(270,403.67)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from June 16, 2022, the date of the closing, to July 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 16, 2030.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between June 16, 2022 and July 31, 2026, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

   Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

   We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is July 31, 2026.

DEFINITIONS

7. Computation Date

June 16, 2030.

8. Computation Period

The period beginning on June 16, 2022, the date of the closing, and ending on July 31, 2026.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Accounts	Account Number
Revenue	248828000
Interest	248828001
Sinking	248828002
Reserve	248828003
Prepayment	248828004
Acquisition & Construction	248828005
Costs of Issuance	248828006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 16, 2030. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 16, 2030, is the Rebatable Arbitrage.

$12,000,000
Lawson Dunes Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Delivered: June 16, 2022

Sources of Funds	
Par Amount	$12,000,000.00
Total	$12,000,000.00

Uses of Funds	
Acquisition & Construction Account	$10,553,491.27
Reserve Account	779,115.63
Interest Account	224,310.94
Costs of Issuance Account	203,082.16
Underwriter's Discount	240,000.00
Total	$12,000,000.00

PROOF OF ARBITRAGE YIELD

$12,000,000
Lawson Dunes Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Date	Debt Service	Present Value to 06/16/2022 @ 5.0526023841%
11/01/2022	224,310.94	220,152.69
05/01/2023	484,081.25	463,400.51
11/01/2023	295,034.38	275,470.81
05/01/2024	485,034.38	441,713.01
11/01/2024	290,878.13	258,370.81
05/01/2025	490,878.13	425,275.90
11/01/2025	286,503.13	242,097.98
05/01/2026	496,503.13	409,212.13
11/01/2026	281,909.38	226,621.31
05/01/2027	501,909.38	393,533.07
11/01/2027	277,096.88	211,910.40
05/01/2028	507,096.88	378,247.69
11/01/2028	271,634.38	197,621.77
05/01/2029	511,634.38	363,056.72
11/01/2029	265,934.38	184,057.69
05/01/2030	515,934.38	348,288.12
11/01/2030	259,996.88	171,189.46
05/01/2031	524,996.88	337,155.56
11/01/2031	253,703.13	158,914.73
05/01/2032	528,703.13	323,009.21
11/01/2032	247,171.88	147,287.81
05/01/2033	537,171.88	312,209.22
11/01/2033	239,921.88	136,008.80
05/01/2034	544,921.88	301,297.91
11/01/2034	232,296.88	125,276.60
05/01/2035	552,296.88	290,511.87
11/01/2035	224,296.88	115,074.54
05/01/2036	559,296.88	279,874.36
11/01/2036	215,921.88	105,385.79
05/01/2037	570,921.88	271,785.83
11/01/2037	207,046.88	96,135.44
05/01/2038	577,046.88	261,330.83
11/01/2038	197,796.88	87,370.27
05/01/2039	587,796.88	253,242.30
11/01/2039	188,046.88	79,020.51
05/01/2040	598,046.88	245,117.11
11/01/2040	177,796.88	71,076.70
05/01/2041	607,796.88	236,987.96
11/01/2041	167,046.88	63,528.83
05/01/2042	622,046.88	230,738.65
11/01/2042	155,671.88	56,321.23
05/01/2043	635,671.88	224,315.69
11/01/2043	143,371.88	49,346.39
05/01/2044	643,371.88	215,982.29
11/01/2044	130,559.38	42,749.29
05/01/2045	660,559.38	210,958.66
11/01/2045	116,978.13	36,438.03
05/01/2046	671,978.13	204,159.72
11/01/2046	102,756.25	30,450.04
05/01/2047	687,756.25	198,782.84
11/01/2047	87,765.63	24,741.93
05/01/2048	702,765.63	193,234.32
11/01/2048	72,006.25	19,311.17
05/01/2049	722,006.25	188,861.80
11/01/2049	55,350.00	14,121.65
05/01/2050	740,350.00	184,233.96

PROOF OF ARBITRAGE YIELD

$12,000,000
Lawson Dunes Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Date	Debt Service	Present Value to 06/16/2022 @ 5.0526023841%
11/01/2050	37,796.88	9,173.88
05/01/2051	757,796.88	179,396.86
11/01/2051	19,346.88	4,467.22
05/01/2052	774,346.88	174,392.17
	23,526,667.45	12,000,000.00

Proceeds Summary

Delivery date	06/16/2022
Par Value	12,000,000.00
Target for yield calculation	12,000,000.00

BOND DEBT SERVICE

$12,000,000
Lawson Dunes Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/16/2022					
11/01/2022			224,310.94	224,310.94	
05/01/2023	185,000	4.375%	299,081.25	484,081.25	708,392.19
11/01/2023			295,034.38	295,034.38	
05/01/2024	190,000	4.375%	295,034.38	485,034.38	780,068.76
11/01/2024			290,878.13	290,878.13	
05/01/2025	200,000	4.375%	290,878.13	490,878.13	781,756.26
11/01/2025			286,503.13	286,503.13	
05/01/2026	210,000	4.375%	286,503.13	496,503.13	783,006.26
11/01/2026			281,909.38	281,909.38	
05/01/2027	220,000	4.375%	281,909.38	501,909.38	783,818.76
11/01/2027			277,096.88	277,096.88	
05/01/2028	230,000	4.750%	277,096.88	507,096.88	784,193.76
11/01/2028			271,634.38	271,634.38	
05/01/2029	240,000	4.750%	271,634.38	511,634.38	783,268.76
11/01/2029			265,934.38	265,934.38	
05/01/2030	250,000	4.750%	265,934.38	515,934.38	781,868.76
11/01/2030			259,996.88	259,996.88	
05/01/2031	265,000	4.750%	259,996.88	524,996.88	784,993.76
11/01/2031			253,703.13	253,703.13	
05/01/2032	275,000	4.750%	253,703.13	528,703.13	782,406.26
11/01/2032			247,171.88	247,171.88	
05/01/2033	290,000	5.000%	247,171.88	537,171.88	784,343.76
11/01/2033			239,921.88	239,921.88	
05/01/2034	305,000	5.000%	239,921.88	544,921.88	784,843.76
11/01/2034			232,296.88	232,296.88	
05/01/2035	320,000	5.000%	232,296.88	552,296.88	784,593.76
11/01/2035			224,296.88	224,296.88	
05/01/2036	335,000	5.000%	224,296.88	559,296.88	783,593.76
11/01/2036			215,921.88	215,921.88	
05/01/2037	355,000	5.000%	215,921.88	570,921.88	786,843.76
11/01/2037			207,046.88	207,046.88	
05/01/2038	370,000	5.000%	207,046.88	577,046.88	784,093.76
11/01/2038			197,796.88	197,796.88	
05/01/2039	390,000	5.000%	197,796.88	587,796.88	785,593.76
11/01/2039			188,046.88	188,046.88	
05/01/2040	410,000	5.000%	188,046.88	598,046.88	786,093.76
11/01/2040			177,796.88	177,796.88	
05/01/2041	430,000	5.000%	177,796.88	607,796.88	785,593.76
11/01/2041			167,046.88	167,046.88	
05/01/2042	455,000	5.000%	167,046.88	622,046.88	789,093.76
11/01/2042			155,671.88	155,671.88	
05/01/2043	480,000	5.125%	155,671.88	635,671.88	791,343.76
11/01/2043			143,371.88	143,371.88	
05/01/2044	500,000	5.125%	143,371.88	643,371.88	786,743.76
11/01/2044			130,559.38	130,559.38	
05/01/2045	530,000	5.125%	130,559.38	660,559.38	791,118.76
11/01/2045			116,978.13	116,978.13	
05/01/2046	555,000	5.125%	116,978.13	671,978.13	788,956.26
11/01/2046			102,756.25	102,756.25	
05/01/2047	585,000	5.125%	102,756.25	687,756.25	790,512.50
11/01/2047			87,765.63	87,765.63	
05/01/2048	615,000	5.125%	87,765.63	702,765.63	790,531.26
11/01/2048			72,006.25	72,006.25	
05/01/2049	650,000	5.125%	72,006.25	722,006.25	794,012.50
11/01/2049			55,350.00	55,350.00	
05/01/2050	685,000	5.125%	55,350.00	740,350.00	795,700.00

BOND DEBT SERVICE

$12,000,000
Lawson Dunes Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			37,796.88	37,796.88	
05/01/2051	720,000	5.125%	37,796.88	757,796.88	795,593.76
11/01/2051			19,346.88	19,346.88	
05/01/2052	755,000	5.125%	19,346.88	774,346.88	793,693.76
	12,000,000		11,526,667.45	23,526,667.45	23,526,667.45

$12,000,000
Lawson Dunes Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052602%)
06/16/22	Beg Bal	-10,553,491.27	-15,731,161.56
07/06/22		3,750.00	5,574.32
07/06/22		57.85	85.99
07/06/22		2,148.93	3,194.35
07/06/22		16,293.75	24,220.43
07/06/22		54,187.00	80,548.20
07/06/22		870.00	1,293.24
07/06/22		8,300.00	12,337.83
07/12/22		52,224.00	77,565.69
07/12/22		3,750.00	5,569.69
07/12/22		41,931.90	62,279.35
07/12/22		1,130.00	1,678.33
07/12/22		12,270.00	18,224.02
07/12/22		804,759.42	1,195,268.87
07/15/22		181,136.00	268,920.38
07/28/22		11,129.56	16,493.56
07/28/22		7,500.00	11,114.70
07/28/22		46.15	68.39
08/11/22		96,039.00	142,069.71
08/11/22		2,943.84	4,354.80
08/11/22		10,036.52	14,846.94
08/11/22		262.00	387.57
08/11/22		3,316.00	4,905.33
08/11/22		7,397.00	10,942.32
08/11/22		29,546.00	43,707.16
08/11/22		97,956.00	144,905.51
08/11/22		67,746.60	100,216.99
08/11/22		17,250.00	25,517.78
08/17/22		3,750.00	5,542.73
08/19/22		19,537.00	28,868.90
08/19/22		27,684.00	40,907.33
08/19/22		357,216.17	527,841.33
08/19/22		11,261.28	16,640.26
09/01/22		61,532.68	90,772.81
09/01/22		3,750.00	5,531.99
09/01/22		2,120.00	3,127.42
09/20/22		3,550.00	5,223.17
09/20/22		3,750.00	5,517.44
09/20/22		52,583.86	77,367.52
09/28/22		57,852.00	85,024.29
09/28/22		3,750.00	5,511.32
09/28/22		509,887.33	749,374.41
09/28/22		19,061.00	28,013.69
10/06/22		1,680.00	2,466.34
10/12/22		1,230,891.08	1,805,516.73
10/12/22		23,723.91	34,799.11
10/24/22		6,500.00	9,518.60

$12,000,000
Lawson Dunes Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052602%)
10/24/22		3,750.00	5,491.50
11/02/22		1,400.00	2,047.89
11/14/22		28,624.00	41,800.93
11/14/22		53,794.82	78,559.02
11/16/22		988,897.03	1,443,731.06
11/17/22		33,863.00	49,431.12
11/17/22		3,750.00	5,474.02
11/17/22		3,440.00	5,021.50
11/25/22		4.00	5.83
12/05/22		1,050.66	1,529.87
12/09/22		7,500.00	10,914.70
12/14/22		4,176.00	6,073.10
12/14/22		51,823.67	75,366.42
12/22/22		3,750.00	5,447.53
12/23/22		3,750.00	5,446.77
01/03/23		1,680.00	2,436.77
01/18/23		3,750.00	5,427.93
01/18/23		26,944.40	39,000.63
01/19/23		3,750.00	5,427.18
01/25/23		28,387.97	41,050.27
01/25/23		1,242.50	1,796.71
01/25/23		24,140.00	34,907.52
01/25/23		28,120.00	40,662.78
01/25/23		9,952.00	14,391.04
01/25/23		439,607.86	635,692.59
01/25/23		684,437.90	989,727.76
03/02/23		3,750.00	5,394.93
03/02/23		1,133.90	1,631.28
03/02/23		3,750.00	5,394.93
03/02/23		560.00	805.64
03/06/23		790,700.93	1,136,909.54
03/10/23		250.00	359.26
03/16/23		3,750.00	5,384.47
03/16/23		38,976.00	55,964.03
03/16/23		11,000.00	15,794.45
03/22/23		871,023.86	1,249,627.51
03/23/23		61,530.84	88,263.91
03/31/23		22,866.24	32,769.04
04/06/23		3,750.00	5,369.56
04/06/23		119,847.87	171,608.23
04/24/23		3,750.00	5,356.18
05/01/23		3,750.00	5,350.99
05/01/23		6,363.00	9,079.56
05/01/23		2,139.42	3,052.80
05/01/23		30,186.00	43,073.33
05/02/23		10,569.42	15,079.74
05/02/23		306,096.07	436,717.34

$12,000,000
Lawson Dunes Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052602%)
05/11/23		3,750.00	5,343.58
05/11/23		30,186.49	43,014.37
05/11/23		2,537.50	3,615.82
05/11/23		1,540.00	2,194.43
05/17/23		12,470.35	17,754.91
05/25/23		3,750.00	5,333.22
06/21/23		420.00	595.17
06/22/23		255.50	362.01
06/27/23		-30,186.49	-42,740.98
06/28/23		34,761.94	49,212.53
06/28/23		2,500.00	3,539.25
06/28/23		248,536.71	351,853.80
07/17/23		915.00	1,291.96
07/17/23		6,416.00	9,059.25
07/17/23		12,400.06	17,508.61
07/17/23		52,025.00	73,458.16
07/17/23		32,589.85	46,016.16
07/17/23		175,499.54	247,801.52
07/26/23		2,553.05	3,600.36
08/09/23		1,757.50	2,474.00
08/09/23		94,817.00	133,471.91
08/09/23		3,919.00	5,516.69
08/24/23		1,565.00	2,198.44
08/24/23		152,127.84	213,702.41
08/24/23		5,351.60	7,517.69
08/31/23		792.50	1,112.34
09/06/23		101,904.00	142,912.30
09/06/23		7,265.78	10,189.68
09/06/23		121,350.00	170,183.77
09/15/23		6,679.94	9,356.41
09/20/23		751.00	1,051.18
10/12/23		8,567.99	11,956.12
10/12/23		2,324.07	3,243.10
10/12/23		419,369.40	585,205.03
11/07/23		123,050.00	171,114.98
11/07/23		305.00	424.14
11/14/23		1,760.77	2,446.18
11/14/23		168,605.78	234,238.08
11/14/23		5,500.00	7,640.96
12/04/23		305.00	422.55
12/19/23		10,000.00	13,825.42
12/19/23		315.00	435.50
12/19/23		305.00	421.68
12/21/23		140.00	193.50
01/09/24		235.00	324.00
01/18/24		305.00	419.98
01/18/24		4,675.00	6,437.45

$12,000,000
Lawson Dunes Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052602%)
01/30/24		1,610.00	2,213.28
02/02/24		288.86	396.99
02/08/24		457.50	628.23
02/08/24		-317,593.75	-436,114.49
02/21/24		631.00	864.92
03/05/24		6,500.00	8,892.35
03/18/24		304,919.97	416,396.05
03/20/24		565.00	771.35
05/08/24		37.50	50.86
06/05/24		2,359.00	3,187.23
06/25/24		37.50	50.53
07/03/24		460.50	619.77
07/03/24		30,186.00	40,626.15
07/16/24		17,071.00	22,933.83
08/01/24		169,907.20	227,785.69
10/02/24		272.50	362.25
10/17/24		39.00	51.74
10/29/24		172.50	228.46
06/16/25		257.54	330.52
06/16/30	TOTALS:	173,039.41	-219,930.24

ISSUE DATE:	06/16/22	REBATABLE ARBITRAGE:	-219,930.24
COMP DATE:	06/16/30	NET INCOME:	173,039.41
BOND YIELD:	5.052602%	TAX INV YIELD:	2.682629%

$12,000,000
Lawson Dunes Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052602%)
06/16/22	Beg Bal	-779,115.63	-1,161,359.17
07/05/22		260.20	386.84
08/02/22		630.74	934.21
09/02/22		1,020.40	1,505.08
10/04/22		1,174.98	1,725.42
11/02/22		1,593.69	2,331.21
12/02/22		1,988.52	2,896.69
12/22/22		0.96	1.39
01/04/23		2,274.17	3,298.14
02/02/23		2,420.12	3,496.21
03/02/23		2,321.24	3,339.45
04/04/23		2,648.17	3,792.92
05/02/23		2,711.77	3,868.97
06/02/23		2,955.08	4,198.61
07/05/23		2,900.22	4,101.86
08/01/23		90,546.88	127,602.37
08/02/23		3,038.67	4,281.62
09/05/23		2,793.78	3,918.60
10/03/23		2,709.95	3,786.29
11/01/23		19,968.75	27,791.91
11/02/23		2,810.44	3,910.95
12/04/23		2,650.53	3,672.09
01/03/24		2,737.49	3,777.36
02/01/24		33,412.50	45,926.03
02/02/24		2,725.90	3,746.28
02/08/24		317,593.75	436,114.49
03/04/24		1,494.63	2,045.02
04/02/24		1,286.45	1,753.36
05/02/24		1,243.21	1,687.39
06/04/24		1,286.10	1,737.88
07/02/24		1,245.28	1,676.21
08/02/24		1,285.97	1,723.79
09/04/24		1,282.98	1,712.17
10/02/24		1,198.60	1,593.37
11/01/24		1,167.92	1,546.36
12/03/24		1,086.43	1,432.10
01/03/25		1,085.47	1,424.89
02/04/25		1,041.62	1,361.47
03/04/25		934.65	1,216.58
04/02/25		1,027.07	1,331.70
05/01/25		128.12	165.45
05/02/25		992.04	1,280.95
06/03/25		1,015.66	1,305.82
07/02/25		981.01	1,256.21
08/04/25		1,014.86	1,293.81
09/03/25		1,014.70	1,288.41
10/02/25		964.38	1,219.61

$12,000,000
Lawson Dunes Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052602%)
11/04/25		968.78	1,219.75
12/02/25		897.03	1,125.04
01/05/26		879.94	1,098.57
02/03/26		854.61	1,062.81
03/03/26		766.81	949.66
04/02/26		843.88	1,040.92
05/04/26		813.95	999.56
06/02/26		832.49	1,018.37
07/02/26		810.32	987.13
07/31/26	Bal	317,465.63	385,239.14
07/31/26	Acc	837.33	1,016.09
06/16/30	TOTALS:	75,521.19	-35,144.56

ISSUE DATE:	06/16/22	REBATABLE ARBITRAGE:	-35,144.56
COMP DATE:	06/16/30	NET INCOME:	75,521.19
BOND YIELD:	5.052602%	TAX INV YIELD:	3.763664%

$12,000,000
Lawson Dunes Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Interest Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052602%)
06/16/22	Beg Bal	-224,310.94	-334,360.60
07/05/22		74.91	111.37
08/02/22		181.59	268.96
09/01/22		293.78	433.38
10/04/22		338.28	496.75
11/01/22		224,310.94	328,162.25
11/02/22		458.83	671.17
06/16/30	TOTALS:	1,347.39	-4,216.71

ISSUE DATE:	06/16/22	REBATABLE ARBITRAGE:	-4,216.71
COMP DATE:	06/16/30	NET INCOME:	1,347.39
BOND YIELD:	5.052602%	TAX INV YIELD:	1.606126%

$12,000,000
Lawson Dunes Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052602%)
06/16/22	Beg Bal	-203,082.16	-302,716.72
06/16/22		5,900.00	8,794.61
06/16/22		6,000.00	8,943.67
06/16/22		30,000.00	44,718.36
06/16/22		50,000.00	74,530.60
06/16/22		53,000.00	79,002.44
06/16/22		1,500.00	2,235.92
06/16/22		50,000.00	74,530.60
12/22/22		6,739.55	9,790.37
06/16/30	TOTALS:	57.39	-170.14

ISSUE DATE:	06/16/22	REBATABLE ARBITRAGE:	-170.14
COMP DATE:	06/16/30	NET INCOME:	57.39
BOND YIELD:	5.052602%	TAX INV YIELD:	1.662068%

$12,000,000
Lawson Dunes Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052602%)
06/16/23		-1,960.00	-2,779.39
06/16/24		-2,070.00	-2,792.50
06/16/25		-2,120.00	-2,720.75
06/16/26		-2,170.00	-2,649.37
06/16/30	TOTALS:	-8,320.00	-10,942.02

ISSUE DATE: 06/16/22 REBATABLE ARBITRAGE: -10,942.02
COMP DATE: 06/16/30
BOND YIELD: 5.052602%

SECTION VII

September 10, 2026

Lawson Dunes Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Lawson Dunes Community Development District, ("the District") for the fiscal year ended September 30, 2026 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Lawson Dunes Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed $3,400. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

a. Keep and maintain public records required by the District to perform the service.

b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.

d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Lawson Dunes Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Lawson Dunes Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Lawson Dunes Community Development District.

Signature: ____

Title: ____

Date: ____

SECTION VIII

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AMENDED AND RESTATED AGREEMENT FOR HOLIDAY LIGHTING

THIS AGREEMENT ("**Agreement**") is made and entered into this 25th day of August 2026, by and between:

> **LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being located in Polk County, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("**District**"); and
>
> **SPARKLING POOLS AND LIGHTS, LLC D/B/A FESTIVE GLOW,** a Florida limited liability company, with a mailing address of 6333 Southwest 46th Drive, Gainesville, Florida 32608 ("**Contractor**" and, together with the District, the "**Parties**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, installing, operating and/or maintaining certain infrastructure improvements within the boundaries of the District; and

WHEREAS, the District has a need to retain an independent contractor to provide for the installation and maintenance of seasonal lighting and decorations ("**Lighting**"); and

WHEREAS, Contractor represents that it is qualified to perform such services and has agreed to provide to the District those services identified in this Agreement and in **Exhibit A** attached hereto and incorporated herein by this reference ("**Services**"); and

WHEREAS, the Parties previously entered into an agreement for the Services and now desire for this Agreement to replace and supersede any previous agreements for the Services; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES; TERM.

A. Contractor will provide the Services, which include but are not limited to the provision of materials and labor, and installation services. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

B. Contractor shall perform the Services in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the work of Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of Services satisfactorily completed.

C. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor's activities within twenty-four (24) hours.

D. This Agreement shall be effective upon execution of this Agreement and shall continue through September 30, 2027 ("**Initial Term**"). Thereafter, this Agreement shall be automatically renewed for two (2) additional one (1) year periods, unless terminated earlier in accordance with the terms herein.

SECTION 3. COMPENSATION.

A. The District agrees to pay Contractor **Seven Thousand Five Hundred Dollars and Zero Cents ($7,500.00)**, as set forth in Option C in **Exhibit A**.

B. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. Contractor shall only be compensated for those Services actually rendered. Any changes in compensation must be set forth in a writing signed by the Parties.

C. Contractor agrees that the District shall not be liable for payment for any additional services or amounts unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such additional services.

D. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 4. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

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SECTION 5. INSURANCE.

A. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

1. Workers' Compensation Insurance, or Contractor's certificate of exemption, in accordance with the laws of the State of Florida.

2. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars ($1,000,000.00) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

    i. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation, if any.

3. Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000.00) per accident or disease.

4. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars ($1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District and the District's staff, employees, consultants, officers, representatives, agents, and supervisors shall be named as additional insureds on the above listed policies, except Workers' Compensation and Employer's Liability. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

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B. Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, or property damage of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

SECTION 7. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 8. AGREEMENT CONTROLS. To the extent that any of the provisions in the attached **Exhibit A** and this Agreement conflict, the terms of this Agreement control.

SECTION 9. WARRANTY. Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Services provided by Contractor pursuant to this Agreement shall be warranted for one (1) year from the date of the final acceptance by the District of the Services. Contractor shall commence to repair and/or replace any Lighting covered by this warranty within twenty-four (24) hours of being informed of any lighting outage and/or commence necessary repairs or replacement of the Lighting.

SECTION 10. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this instrument.

SECTION 11. TERMINATION. Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor, as its sole recourse for termination.

SECTION 12. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, requirement to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, requirement to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

Docusign Envelope ID: 2A5A9678-80C9-8104-83D9-00E04CE8E123

SECTION 13. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, expert witness fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 14. NOTICES. All notices, requests, consents, and other communications under this Agreement ("**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A.	**If to the District:**	Lawson Dunes Community Development District c/o Governmental Management Services – Central Florida, LLC 219 East Livingston Street Orlando, Florida 32801 Attn: District Manager
	With a copy to:	Kilinski | Van Wyk, PLLC 517 East College Avenue Tallahassee, Florida 32301 Attn: Lawson Dunes CDD, District Counsel
B.	**If to Contractor:**	Sparkling Pools and Lights, LLC d/b/a Festive Glow 6333 Southwest 46th Drive Gainesville, Florida 32608 Attn: Jeb Bennett

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notices on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

SECTION 15. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval shall not be unreasonably withheld.

SECTION 16. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Polk County, Florida.

SECTION 17. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jill Burns** ("**Public Records Custodian**"). Among

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other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, PHONE (407) 841-5524, OR BY EMAIL AT JBURNS@GMSCFL.COM.

SECTION 18. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 19. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 20. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 21. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate this Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Docusign Envelope ID: 2A5A9678-80C9-8104-83D9-00E04CE8E123

SECTION 22. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 23. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies and Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies and Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 24. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in a form acceptable to the District, in compliance with Section 787.06(14), *Florida Statutes*.

[Signature page follows]

Docusign Envelope ID: 2A5A9678-80C9-8104-83D9-00E04CE8E123

[Signature page to Agreement by and between Lawson Dunes Community Development District and Sparkling Pools and Lights, LLC d/b/a Festive Glow for Holiday Lighting]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Bobbie Shockley
B4BFE8F149CE478...
Chairperson, Board of Supervisors

SPARKLING POOLS AND LIGHTS, LLC D/B/A FESTIVE GLOW, a Florida limited liability company

Signed by:
Jeb Bennett
D1B0FDDB20624B8...

By: Jeb Bennett

Its: Owner

EXHIBIT A: Contractor's Proposal

Docusign Envelope ID: 2A5A9678-80C9-8104-83D9-00E04CE8E123

EXHIBIT A
Contractor's Proposal

Festive Glow **Proposal**

Checks payable to: Festive Glow
6333 SW 46th Drive Gainesville, FL 32608
P: (352) 827 – XMAS (9627)
FestiveGlowLighting.com

Residential • Commercial • Community
Supplies • Installation • Removal
FestiveGlow@outlook.com

Customer: Lawson Dunes CDD – Attn: Matt Fisher Date: 07 / 17 / 2026
Address: 1061 Foreshore Avenue City: Haines City Zip: 33844
Phone W: (407) 841- 5524 C: E-mail: MFisher@gmscfl.com

Lawson Dunes – 2026 Holiday Lighting Proposal

Three main entrance monuments (E Johnson Avenue & Wharf Blvd; E Johnson Avenue & Lawson Avenue; E Johnson Avenue & Kayak Avenue)
36" commercial grade battery powered wreaths lit with warm white LED mini lights will be hung on the front of the entrance sign. The sign on E Johnson & Wharf will have two wreaths as the sign is double-sided in the center median. Wreaths will be adorned with a Red/Gold Nylon UV protected bow. Commercial grade garland lit with warm white LED mini lights will be hung across top of entrance sign. Red/Gold UV protected Nylon bows will be hung at the top corners. Battery operated materials have a 6-hour timer. Timer will be set from 6 pm until midnight, unless otherwise stated.

➔ **Cost (Battery Operated) - 3 signs {One sign double-sided} = $5,200**
(Two smaller signs - $1,500.00 each; Larger double-sided entry sign - $2,200)

Amenity Center
Warm White LED C9 bulbs along the roof profile of the front, left, and right side (3 sides) of the amenity center. Large wreath lit with warm white LED mini lights will be hung over entry gate. Wreath will be adorned with UV protected Red/Gold Nylon Bow.

➔ **Cost - $2,300.00**

Proposal Total - $7,500.00

Pricing based off of 3-Year Agreement for the 2026, 2027, and 2028 Holiday Seasons!
Price-lock in; pending budget availability

SECTION IX

SECTION B

SECTION 1

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803
407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: jburns@gmscfl.com

August 24, 2026

Ms. Jill Burns, District Manager
Lawson Dunes Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization 2027-1**
Lawson Dunes Community Development District
District Engineering Services – FY 2027
Haines City, Florida

Dear Ms. Burns:

Dewberry Engineers Inc. (Engineer) is pleased to submit this work order to provide professional consulting services for the Lawson Dunes Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement").

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of $10,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of $100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,

Joey V. Duncan, PE
Principal Engineer

Reinardo Malavé, P.E.
Associate Vice President

JD;RM:ap
Q:\Lawson Dunes CDD_50145744\Adm\Correspondence\AAS\Lawson Dunes CDD FY 2027 District Engineering Services_08-24-2026
Enclosures

APPROVED AND ACCEPTED

By: ___________________________________
Authorized Representative of
Lawson Dunes Community Development District

Date: _________________________________

Dewberry

Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	$135.00, $150.00, $170.00
Engineer IV, V, VI	$195.00, $225.00, $255.00
Engineer VII, VIII, IX	$295.00, $325.00, $365.00
Environmental Specialist I, II, III	$115.00, $145.00, $170.00
Senior Environmental Scientist IV, V, VI	$185.00, $205.00, $230.00
Planner I, II, III	$115.00, $145.00, $170.00
Senior Planner IV, V, VI	$185.00, $205.00, $230.00
Landscape Designer I, II, III	$115.00, $145.00, $170.00
Senior Landscape Architect IV, V, VI	$185.00, $205.00, $230.00
Principal	$395.00
Technical	
CADD Technician I, II, III, IV, V	$95.00, $115.00, $140.00, $155.00, $205.00
Designer I, II, III	$115.00, $150.00, $180.00
Designer IV, V, VI	$200.00, $220.00, $260.00
Construction	
Construction Professional I, II, III	$135.00, $170.00, $200.00
Construction Professional IV, V, VI	$240.00, $280.00, $335.00
Survey	
Surveyor I, II, III	$75.00, $90.00, $120.00
Surveyor IV, V, VI	$140.00, $155.00, $170.00
Surveyor VII, VIII, IX	$190.00, $225.00, $270.00
Senior Surveyor IX	$330.00
Fully Equipped 1, 2, 3 Person Field Crew	$170.00, $215.00, $290.00
Laser Scanner 1, 2 Person Field Crew	$225.00, $270.00
Administration	
Administrative Professional I, II, III, IV	$78.00, $110.00, $135.00, $165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

SECTION 2

MEMORANDUM

DATE: SEPTEMBER 11, 2026

TO: LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT (CDD)

FROM: REY MALAVE PE, ASSOCIATE VICE PRESIDENT, DEWBERRY

SUBJECT: LAWSON DUNES CDD ANNUAL GOALS INSPECTION REPORT

Introduction

This report provides the findings of an annual inspection of the structures and areas owned by Lawson Dunes CDD, conducted on August 24, 2026.

The following summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log (Attachment 2) and corresponding Inspection Map (Attachment 1) depicting areas and structures that were inspected and require attention.

Inspection Results

The areas and structures owned by the CDD were found to be in generally good condition. Stormwater structure and general curb/sidewalk maintenance are recommended to clean debris and repair cracks erosion. The lawn care contract should be reviewed with the contractor to ensure the concrete curbs are included for weeding.

Infrastructure Condition Rating System

1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Attachments

Attachment 1. 2026 Annual Goals Inspection Results Map
Attachment 2. 2026 Annual Goals Inspection Photo Log

SECTION C

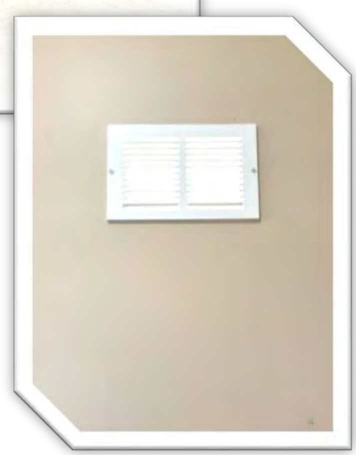
September 24, 2026

Lawson Dunes CDD

Field Management Report

Completed Items

- Air flow vents have been completed in the men’s and women’s restrooms. This will allow the doors to open more easily.
- Street sign installed at Sand Pine Ln/Lawson Ave.
- Solar light posts have been concreted into the ground adjacent to the mailbox kiosks. The light posts were very wobbly.
- Truncated dome ADA mat replaced. The mat was broken in the corner creating a possible tripping hazard.
- Handicap lift has been tested and is working properly at this time.
- Plantings at the 3 entrances to Lawson Dunes have been completed. Fox Tail Palms around the amenities have been installed as well.



Contracted Services

- The landscaping vendor continues to maintain the landscaping with no issues to report.
- The aquatics vendor continues to treat the weed growth in the ponds. No issues reported.
- The 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

- Installation of a better suited reach over guard for the entrance to the amenity and pool area.
- Dead Sable Palm replacement adjacent to amenity.

SECTION 1

Proposal # : 559

Proposal Date: 08/17/2026

Governmental Management Services - CF

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

Bill To/District	Prepared By:
Lawson Dunes CDD	Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801

Job name and Description

Job Name: Installation of stop-ahead signs
Description: Installation of (14) 8 ft. galvanized u-channel post with a 30-inch stop-ahead sign attached. The posts will be installed 100 ft from the stop sign being blocked by a Live Oak in the verge.

Qty	Description	Unit Price	Line Total
1	Materials		$2,780.00
16	Labor	$55.00	$880.00
1	Mobilization	$65.00	$65.00
1	Equipment	$45.00	$45.00
		Total Due:	$3770.00

This Proposal is Valid for 30 days.

Client Signature: ____________________________________

Aluminum Sign

SECTION D

SECTION 1

Lawson Dunes
Community Development District

Summary of Check Register

July 9, 2026 to September 10, 2026

Bank	Date	Check No.'s		Amount
General Fund				
	7/14/26	433-435	$	19,393.94
	7/21/26	436-440	$	7,435.32
	7/28/26	441-442	$	1,553.04
	8/4/26	443-449	$	15,185.22
	8/11/26	450-452	$	1,052.80
	8/18/26	453-454	$	7,987.68
	8/25/26	455-459	$	3,925.90
	9/4/26	460-464	$	11,277.10
			$	**67,811.00**
General Fund Auto Pays				
	7/20/26-9/8/26	80072-80087	$	8,458.81
			$	**8,458.81**
	Supervisors			
	Emily J. Hazelrig	50028	$	184.70
	Lindsay E. Roden	50029	$	150.00
	Bobbie J. Shockley	50030	$	150.00
	Jessica M. Spencer	50031	$	184.70
			$	**669.40**
		Total Amount	**$**	**76,939.21**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/14/26	00001	7/01/26	198	202607	320-53800-12000		*	1,287.50		
			FIELD MANAGEMENT JUL26							
		7/01/26	198	202607	330-57200-48300		*	13.39		
			SIFER P FOB PRE-PROG							
		7/01/26	199	202607	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES JUL26							
		7/01/26	199	202607	310-51300-35200		*	108.17		
			WEBSITE ADMIN JUL26							
		7/01/26	199	202607	310-51300-35100		*	162.25		
			INFORMATION TECH JUL26							
		7/01/26	199	202607	310-51300-31300		*	477.67		
			DISSEM AGENT SVCS JUL26							
		7/01/26	199	202607	330-57200-48300		*	833.33		
			AMENITY ACCESS JUL26							
		7/01/26	199	202607	310-51300-51000		*	3.79		
			OFFICE SUPPLIES JUL26							
		7/01/26	199	202607	310-51300-42000		*	63.36		
			POSTAGE JUL26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,597.38	000433
7/14/26	00024	7/13/26	07132026	202607	300-20700-10000		*	12,666.56		
			ASSESS TRANSFER S2022							
						LAWSON DUNES CDD C/O US BANK			12,666.56	000434
7/14/26	00045	7/02/26	71535949	202607	330-57200-48100		*	130.00		
			PEST CONTROL JUL26							
						MASSEY SERVICES, INC.			130.00	000435
7/21/26	00046	5/11/26	CASE 400	202605	330-57200-34500		*	50.00		
			CITATION 1ST OFFENSE							
						CITY OF HAINES CITY			50.00	000436
7/21/26	00043	7/16/26	1180	202607	330-57200-34500		*	120.00		
			REMOTE MONITOR/VIDEO VERI							
						CURRENT DEMANDS ELECTRICAL &			120.00	000437
7/21/26	00018	7/13/26	22495975	202606	310-51300-31100		*	362.50		
			ENGINEER SVCS JUN26							
						DEWBERRY ENGINEERS INC.			362.50	000438
7/21/26	00007	7/16/26	15418	202606	310-51300-31500		*	2,468.44		
			GENERAL COUNSEL JUN26							
						KILINSKI VAN WYK PLLC			2,468.44	000439
7/21/26	00020	6/25/26	8228611	202606	310-51300-32300		*	1,478.12		
			TRUSTEE FEES S22 FY26							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/25/26	8228611	202606	300-15500-10000		*	2,956.26		
			TRUSTEE FEES S22 FY27							
						U.S. BANK			4,434.38	000440
7/28/26	00054	6/29/26	102755	202606	330-57200-34500		*	463.20		
			SECURITY SVC 6/22-6/28/26							
		7/17/26	103023	202607	330-57200-34500		*	463.20		
			SECURITY SVC 7/06-7/12/26							
		7/21/26	103123	202607	330-57200-34500		*	463.20		
			SECURITY SVC 7/13-7/19/26							
						NATION SECURITY SERVICES, LLC			1,389.60	000441
7/28/26	00027	5/08/26	23957	202605	320-53800-46200		*	163.44		
			MATERIAL FUEL CHARGE							
						PRINCE & SONS, INC.			163.44	000442
8/04/26	00034	7/30/26	22270	202607	320-53800-47000		*	150.00		
			POND MAINTENANCE JUL26							
						AQUATIC WEED MANAGEMENT			150.00	000443
8/04/26	00031	8/04/26	08042026	202608	300-15500-10000		*	3,429.10		
			PYGRND/EQUIP LEASE SEP26							
						BOWPROP I, LLC			3,429.10	000444
8/04/26	00042	6/30/26	18314	202606	330-57200-48201		*	1,060.00		
			CLEANING SVCS JUN26							
						CLEAN STAR SERVICES OF CENTRAL FL			1,060.00	000445
8/04/26	00056	7/29/26	488699	202607	320-53800-49000		*	2,250.00		
			SUPPLY/INSTALL FENCING							
						MY FENCE COMPANY LLC			2,250.00	000446
8/04/26	00054	7/06/26	102860	202607	330-57200-34500		*	578.96		
			SECURITY SVCS 6/29-7/5/26							
						NATION SECURITY SERVICES, LLC			578.96	000447
8/04/26	00027	7/01/26	25046	202607	320-53800-46200		*	108.00		
			MATERIAL FEUL CHARGE							
		7/13/26	25176	202607	320-53800-47300		*	136.16		
			RPLC NOZZLES & ROTORS							
		8/01/26	25557	202608	320-53800-46200		*	5,448.00		
			LANDSCAPE MAINT AUG26							
						PRINCE & SONS, INC.			5,692.16	000448
8/04/26	00049	6/15/26	32342	202606	330-57200-48000		*	225.00		
			REPLACED TORO VALVE							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		8/01/26	AV33105	202608	330-57200-48500		*	1,800.00		
			POOL MAINTENANCE AUG26							
						MCDONNELL CORPORATION			2,025.00	000449
8/11/26	00045	8/03/26	72107397	202608	330-57200-48100		*	130.00		
			PEST CONTROL AUG26							
						MASSEY SERVICES, INC.			130.00	000450
8/11/26	00058	6/17/26	321836	202606	330-57200-48000		*	214.00		
			SERVICE CALL TEST/REPAIR							
						MILLER'S CENTRAL AIR, INC.			214.00	000451
8/11/26	00057	7/31/26	00078216	202607	310-51300-48000		*	708.80		
			PUBLIC HEARING FY27							
						USA TODAY MEDIA CORP			708.80	000452
8/18/26	00001	8/01/26	200	202608	320-53800-12000		*	1,287.50		
			FIELD MANAGEMENT AUG26							
		8/01/26	201	202608	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES AUG26							
		8/01/26	201	202608	310-51300-35200		*	108.17		
			WEBSITE ADMIN AUG26							
		8/01/26	201	202608	310-51300-35100		*	162.25		
			INFORMATION TECH AUG26							
		8/01/26	201	202608	310-51300-31300		*	477.67		
			DISSEM AGENT SVCS AUG26							
		8/01/26	201	202608	330-57200-48300		*	833.33		
			AMENITY ACCESS AUG26							
		8/01/26	201	202608	310-51300-51000		*	3.64		
			OFFICE SUPPLIES AUG26							
		8/01/26	201	202608	310-51300-42000		*	52.40		
			POSTAGE AUG26							
		8/01/26	201	202608	310-51300-42500		*	25.20		
			COPIES AUG26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,598.08	000453
8/18/26	00054	7/27/26	103238	202607	330-57200-34500		*	463.20		
			SECURITY SVCS 7/20-7/26							
		8/03/26	103364	202607	330-57200-34500		*	463.20		
			SECURITY SVCS 7/20-7/26							
		8/10/26	103475	202608	330-57200-34500		*	463.20		
			SECURITY SVCS 8/3-8/9/26							
						NATION SECURITY SERVICES, LLC			1,389.60	000454
8/25/26	00042	7/29/26	18572	202607	330-57200-48201		*	1,050.00		
			CLEANING SVCS JUL26							
						CLEAN STAR SERVICES OF CENTRAL FL			1,050.00	000455

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/25/26	00001	8/01/26	201A	202608 330-57200-48000		*	912.50		
			SP POOL WEB AUG26						
					GOVERNMENTAL MANAGEMENT SERVICES-CF			912.50	000456
8/25/26	00007	8/14/26	15734	202607 310-51300-31500		*	1,295.00		
			GENERAL COUNSEL JUL26						
					KILINSKI VAN WYK PLLC			1,295.00	000457
8/25/26	00054	8/17/26	103585	202608 330-57200-34500		*	463.20		
			SECURITY SVCS 8/10-8/16						
					NATION SECURITY SERVICES, LLC			463.20	000458
8/25/26	00027	8/01/26	25628	202608 320-53800-46200		*	108.00		
			MATERIAL FUEL CHARGE						
		8/07/26	25741	202608 320-53800-47300		*	97.20		
			RPLCE NOZZLES/SPRAY						
					PRINCE & SONS, INC.			205.20	000459
9/04/26	00022	9/02/26	7376-09-	202609 310-51300-31200		*	450.00		
			SPECIAL BOND ASSESS S2022						
					AMTEC			450.00	000460
9/04/26	00034	8/31/26	22461	202608 320-53800-47000		*	150.00		
			POND MAINTENANCE AUG26						
					AQUATIC WEED MANAGEMENT			150.00	000461
9/04/26	00031	9/04/26	09042026	202609 300-15500-10000		*	3,429.10		
			PYGRND/EQUIP LEASE OCT26						
					BOWPROP I, LLC			3,429.10	000462
9/04/26	00027	9/01/26	26182	202609 320-53800-46200		*	5,448.00		
			LANDSCAPE MAINT SEPT26						
					PRINCE & SONS, INC.			5,448.00	000463
9/04/26	00049	9/01/26	33591	202609 330-57200-48500		*	1,800.00		
			POOL MAINTENANCE SEPT26						
					MCDONNELL CORPORATION			1,800.00	000464
					TOTAL FOR BANK A		67,811.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/20/26	00047	7/15/26	2728-06.	202606	320-53800-43000		*	20.84		
			610 SAND PINE LN JUN26			DUKE ENERGY			20.84	080072
7/20/26	00047	7/14/26	1795-06.	202606	320-53800-43100		*	1,534.22		
			0 JOHNSON AVE E JUN26			DUKE ENERGY			1,534.22	080073
7/20/26	00047	7/15/26	1751-06.	202606	320-53800-43000		*	615.27		
			1061 FORESHORE LN JUN26			DUKE ENERGY			615.27	080074
8/17/26	00047	8/13/26	1795-07.	202607	320-53800-43100		*	1,534.22		
			0 JOHNSON AVE E JUL26			DUKE ENERGY			1,534.22	080075
8/17/26	00047	8/14/26	1751-07.	202607	330-57200-43000		*	539.83		
			1061 FORESHORE LN JUL26			DUKE ENERGY			539.83	080076
8/17/26	00047	8/14/26	2728-07.	202607	320-53800-43000		*	20.80		
			610 SAND PINE LN JUL26			DUKE ENERGY			20.80	080077
8/31/26	00046	7/27/26	3459-07.	202607	320-53800-43200		*	180.60		
			908 SAND SEA PL AUG26			CITY OF HAINES CITY			180.60	080078
8/31/26	00046	7/27/26	3460-07.	202607	320-53800-43200		*	42.64		
			285 LAWSON AVE AUG26			CITY OF HAINES CITY			42.64	080079
8/31/26	00046	7/27/26	3461-07.	202607	320-53800-43200		*	462.53		
			610 SAND PINE LN AUG26			CITY OF HAINES CITY			462.53	080080
8/31/26	00046	7/27/26	3463-07.	202607	320-53800-43200		*	241.87		
			100 WHARF AVE AUG26			CITY OF HAINES CITY			241.87	080081
8/31/26	00046	7/27/26	7463-07.	202607	330-57200-43200		*	1,544.78		
			1061 FORESHORE LN AUG26			CITY OF HAINES CITY			1,544.78	080082
9/08/26	00046	8/31/26	3459-08.	202608	320-53800-43200		*	145.60		
			908 SAND SEA PL AUG26			CITY OF HAINES CITY			145.60	080083

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/08/26	00046	8/31/26	3460-08.	202608	320-53800-43200		*	38.27		
			285 LAWSON AVE AUG26							
						CITY OF HAINES CITY			38.27	080084
9/08/26	00046	8/31/26	3461-08.	202608	320-53800-43200		*	259.37		
			610 SAND PINE LN AUG26							
						CITY OF HAINES CITY			259.37	080085
9/08/26	00046	8/31/26	3463-08.	202608	320-53800-43200		*	178.42		
			100 WHARF AVE AUG26							
						CITY OF HAINES CITY			178.42	080086
9/08/26	00046	8/31/26	7463-08.	202608	330-57200-43200		*	1,099.55		
			1061 FORESHORE LN AUG26							
						CITY OF HAINES CITY			1,099.55	080087

TOTAL FOR BANK Z 8,458.81

TOTAL FOR REGISTER 76,269.81

SECTION 2

Lawson Dunes

Community Development District

Unaudited Financial Reporting

August 31, 2026

Table of Contents

Lawson Dunes

Community Development District

Combined Balance Sheet

August 31, 2026

		General Fund		*Debt Service Fund*		*Capital Project Fund*		*Total Governmental Funds*
Assets:								
Cash:								
Operating Account	$	111,027	$	-	$	-	$	111,027
State Board of Administration	$	344,354	$	-	$	-	$	344,354
Investments:								
Series 2022								
Reserve	$	-	$	317,466	$	-	$	317,466
Revenue	$	-	$	440,567	$	-	$	440,567
Prepayment	$	-	$	23,865	$	-	$	23,865
Construction	$	-	$	-	$	1,134	$	1,134
Prepaid Expenses	$	6,385	$	-	$	-	$	6,385
Total Assets	**$**	**461,766**	**$**	**781,898**	**$**	**1,134**	**$**	**1,244,798**
Liabilities:								
Accounts Payable	$	5,552	$	-	$	-	$	5,552
Retainage Payable	$	-	$	-	$	4,403	$	4,403
Total Liabilites	**$**	**5,552**	**$**	**-**	**$**	**4,403**	**$**	**9,955**
Fund Balance:								
Nonspendable:								
Deposits and Prepaid Items	$	6,385	$	-	$	-	$	6,385
Restricted For:								
Capital Projects - Series 2022	$	-	$	-	$	(3,269)	$	(3,269)
Debt Service - Series 2022	$	-	$	781,898	$	-	$	781,898
Unassigned	$	449,829	$	-	$	-	$	449,829
Total Fund Balances	**$**	**456,214**	**$**	**781,898**	**$**	**(3,269)**	**$**	**1,234,843**
Total Liabilities & Fund Balance	$	461,766	$	781,898	$	1,134	$	1,244,798

Lawson Dunes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - On Roll	$ 468,883	$ 468,883	$ 472,985	$ 4,102
Interest	$ -	$ -	$ 14,187	$ 14,187
Miscellaneous Income	$ -	$ -	$ 331	$ 331
Total Revenues	**$ 468,883**	**$ 468,883**	**$ 487,504**	**$ 18,621**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 11,000	$ 4,000	$ 7,000
FICA Expenses	$ 918	$ 842	$ 306	$ 536
Engineering	$ 10,000	$ 9,167	$ 1,100	$ 8,067
Attorney	$ 20,000	$ 18,333	$ 8,936	$ 9,398
Annual Audit	$ 3,500	$ 3,500	$ 3,225	$ 275
Assessment Administration	$ 5,250	$ 5,250	$ 5,250	$ -
Arbitrage	$ 450	$ -	$ -	$ -
Dissemination	$ 5,732	$ 5,254	$ 5,254	$ (0)
Trustee Fees	$ 4,455	$ 4,455	$ 4,166	$ 289
Management Fees	$ 43,775	$ 40,127	$ 40,127	$ -
Information Technology	$ 1,947	$ 1,784	$ 1,785	$ (0)
Website Maintenance	$ 1,298	$ 1,190	$ 1,190	$ (0)
Postage & Delivery	$ 500	$ 500	$ 920	$ (420)
Insurance	$ 7,610	$ 7,610	$ 6,002	$ 1,608
Copies	$ 350	$ 321	$ 29	$ 292
Legal Advertising	$ 2,500	$ 2,500	$ 2,802	$ (302)
Other Current Charges	$ 2,000	$ 1,833	$ 499	$ 1,335
Office Supplies	$ -	$ -	$ 23	$ (23)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Subtotal General & Administrative Expenditures	**$ 122,459**	**$ 113,841**	**$ 85,788**	**$ 28,053**

Lawson Dunes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 12,500	$ 12,500	$ 10,168	$ 2,332
Field Management	$ 15,450	$ 14,163	$ 14,163	$ -
Landscape Maintenance	$ 58,000	$ 53,167	$ 54,431	$ (1,264)
Landscape Replacement	$ 15,000	$ 13,750	$ 9,220	$ 4,530
Irrigation Repairs	$ 8,000	$ 7,333	$ 1,878	$ 5,456
Pond Maintenance	$ 1,800	$ 1,650	$ 1,650	$ -
Streetlights	$ 30,000	$ 27,500	$ 20,311	$ 7,189
Electric	$ 19,560	$ 17,930	$ 4,431	$ 13,499
Water & Sewer	$ 56,000	$ 51,333	$ 33,288	$ 18,045
General Repairs & Maintenance	$ 10,000	$ 9,167	$ 2,614	$ 6,552
Field Contingency	$ 12,500	$ 12,500	$ 14,646	$ (2,146)
Subtotal Field Expenditures	**$ 238,810**	**$ 220,993**	**$ 166,800**	**$ 54,193**
Amenity Expenditures				
Amenity - Electric	$ 14,400	$ 13,200	$ 540	$ 12,660
Amenity - Water	$ 6,000	$ 5,500	$ 5,748	$ (248)
Internet	$ 1,000	$ 917	$ -	$ 917
Playground Lease	$ 41,150	$ 37,721	$ 37,720	$ 1
Pest Control	$ 1,560	$ 1,430	$ 1,430	$ -
Janitorial Service	$ 14,400	$ 13,200	$ 10,255	$ 2,945
Security Service	$ 22,000	$ 20,167	$ 9,438	$ 10,728
Holiday Lighting	$ 7,500	$ 7,500	$ 7,500	$ -
Pool Maintenance	$ 21,600	$ 19,800	$ 18,050	$ 1,750
Amenity Access Management	$ 10,000	$ 9,167	$ 9,180	$ (13)
Amenity Repairs & Maintenance	$ 7,500	$ 6,875	$ 4,188	$ 2,687
Amenity Contingency	$ 10,000	$ 9,167	$ 3,084	$ 6,083
Subtotal Amenity Expenditures	**$ 157,110**	**$ 144,643**	**$ 107,134**	**$ 37,509**
Total Operations & Maintenance	**$ 395,920**	**$ 365,635**	**$ 273,933**	**$ 91,702**
Total Expenditures	**$ 518,379**	**$ 479,476**	**$ 359,721**	**$ 119,755**
Excess (Deficiency) of Revenues over Expenditures	$ (49,496)		$ 127,782	
Fund Balance - Beginning	$ 49,496		$ 328,432	
Fund Balance - Ending	$ -		$ 456,214	

Lawson Dunes

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - On Roll	$ 636,900	$ 636,900	$ 642,407	$ 5,507
Assessments - Prepayments	$ -	$ -	$ 23,666	$ 23,666
Interest	$ 13,199	$ 13,199	$ 23,536	$ 10,337
Total Revenues	**$ 650,099**	**$ 650,099**	**$ 689,609**	**$ 39,510**
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		$ 52,896	
Fund Balance - Beginning	$ 408,085		$ 729,002	
Fund Balance - Ending	$ 421,471		$ 781,898	

Lawson Dunes

Community Development District

Capital Project Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Developer Contribution	$ -	$ -	$ 382,773	$ 382,773
Interest	$ -	$ -	$ 134	$ 134
Total Revenues	**$ -**	**$ -**	**$ 382,906**	**$ 382,906**
Expenditures:				
Capital Outlay	$ -	$ -	$ 383,855	$ (383,855)
Total Expenditures	**$ -**	**$ -**	**$ 383,855**	**$ (383,855)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (949)	
Fund Balance - Beginning	$ -		$ (2,320)	
Fund Balance - Ending	$ -		$ (3,269)	

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	$ 51	$ -	$ -	$ 472,985
Interest	$ 884	$ 790	$ 728	$ 1,231	$ 1,243	$ 1,467	$ 1,659	$ 1,675	$ 1,557	$ 1,578	$ 1,374	$ -	$ 14,187
Miscellaneous Income	$ -	$ -	$ -	$ -	$ 271	$ -	$ -	$ -	$ -	$ 60	$ -	$ -	$ 331
Total Revenues	**$ 884**	**$ 17,051**	**$ 388,321**	**$ 5,630**	**$ 10,295**	**$ 11,605**	**$ 34,179**	**$ 5,592**	**$ 10,882**	**$ 1,690**	**$ 1,374**	**$ -**	**$ 487,504**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 600	$ -	$ 1,000	$ -	$ -	$ -	$ 800	$ -	$ 800	$ -	$ 800	$ -	$ 4,000
FICA Expenses	$ 46	$ -	$ 77	$ -	$ -	$ -	$ 61	$ -	$ 61	$ -	$ 61	$ -	$ 306
Engineering	$ 425	$ -	$ 125	$ -	$ -	$ 63	$ 125	$ -	$ 363	$ -	$ -	$ -	$ 1,100
Attorney	$ 1,545	$ 137	$ 1,370	$ 271	$ 126	$ 368	$ 1,042	$ 314	$ 2,468	$ 1,295	$ -	$ -	$ 8,936
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,225	$ -	$ -	$ -	$ -	$ 3,225
Assessment Administration	$ 5,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 478	$ 478	$ 478	$ 478	$ 478	$ 478	$ 478	$ 478	$ 478	$ 478	$ 478	$ -	$ 5,254
Trustee Fees	$ 2,688	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,478	$ -	$ -	$ -	$ 4,166
Management Fees	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ -	$ 40,127
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ 1,785
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ 1,190
Postage & Delivery	$ 49	$ 22	$ 4	$ 13	$ 22	$ 17	$ 579	$ 88	$ 10	$ 63	$ 52	$ -	$ 920
Insurance	$ 5,898	$ 104	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,002
Copies	$ -	$ -	$ -	$ -	$ -	$ -	$ 4	$ -	$ -	$ -	$ 25	$ -	$ 29
Legal Advertising	$ -	$ 1,744	$ -	$ 350	$ -	$ -	$ -	$ -	$ -	$ 709	$ -	$ -	$ 2,802
Other Current Charges	$ 34	$ 50	$ 63	$ 47	$ 42	$ 42	$ 42	$ 50	$ 43	$ 43	$ 43	$ -	$ 499
Office Supplies	$ 0	$ 3	$ 0	$ 3	$ 1	$ 1	$ 2	$ 4	$ 0	$ 4	$ 4	$ -	$ 23
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**	**$ 9,619**	**$ 6,509**	**$ 5,381**	**$ -**	**$ 85,788**

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	1,288	1,288	-	14,163
Landscape Maintenance	3,938	3,938	3,938	3,938	5,448	5,448	5,448	5,611	5,611	5,556	5,556	-	54,431
Landscape Replacement	2,170	-	1,000	-	6,050	-	-	-	-	-	-	-	9,220
Pond Maintenance	150	150	150	150	150	150	150	150	150	150	150	-	1,650
Irrigation Repairs	669	-	105	-	-	-	172	-	698	136	97	-	1,878
Streetlights	3,229	3,054	1,737	1,539	1,539	1,539	1,539	1,534	1,534	1,534	1,534	-	20,311
Electric	72	-	361	684	672	738	650	596	636	21	-	-	4,431
Water & Sewer	927	894	1,315	951	6,237	6,088	8,396	4,872	2,058	928	622	-	33,288
General Repairs & Maintenance	-	-	580	-	812	-	1,222	-	-	-	-	-	2,614
Field Contingency	-	9,756	1,100	-	-	-	861	280	400	2,250	-	-	14,646
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	**22,611**	**19,080**	**11,574**	**8,549**	**22,195**	**15,251**	**19,724**	**14,332**	**12,376**	**11,862**	**9,247**	**-**	**166,800**
Amenity Expenditures													
Amenity - Electric	-	-	-	-	-	-	-	-	-	540	-	-	540
Amenity - Water	-	-	-	3,104	-	-	-	-	-	1,545	1,100	-	5,748
Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Playground Lease	3,429	3,429	3,429	3,429	3,429	3,429	3,429	3,429	3,429	3,429	3,429	-	37,720
Pest Control	130	130	130	130	130	130	130	130	130	130	130	-	1,430
Janitorial Service	405	370	870	1,080	1,090	1,060	1,100	1,070	1,060	1,050	1,100	-	10,255
Security Service	-	-	-	-	-	335	1,973	2,023	583	2,552	1,973	-	9,438
Holiday Lighting	-	7,500	-	-	-	-	-	-	-	-	-	-	7,500
Pool Maintenance	-	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,850	1,800	1,800	-	18,050
Amenity Access Management	833	833	833	833	833	833	833	833	833	847	833	-	9,180
Amenity Repairs & Maintenance	-	-	-	-	-	928	440	1,119	789	-	913	-	4,188
Amenity Contingency	-	7	580	-	864	1,003	-	630	-	-	-	-	3,084
Subtotal Amenity Expenditures	**4,797**	**14,069**	**7,642**	**10,376**	**8,146**	**9,518**	**9,705**	**11,034**	**8,675**	**11,892**	**11,277**	**-**	**107,134**
Total Operations & Maintenance	**27,408**	**33,149**	**19,216**	**18,926**	**30,341**	**24,769**	**29,430**	**25,366**	**21,050**	**23,755**	**20,524**	**-**	**273,933**
Total Expenditures	**48,514**	**39,605**	**26,251**	**24,006**	**34,927**	**29,655**	**36,481**	**33,443**	**30,669**	**30,264**	**25,905**	**-**	**359,721**
Excess Revenues (Expenditures)	(47,629)	(22,554)	362,070	(18,376)	(24,632)	(18,050)	(2,302)	(27,851)	(19,787)	(28,574)	(24,531)	-	127,782
Net Change in Fund Balance	**(47,629)**	**(22,554)**	**362,070**	**(18,376)**	**(24,632)**	**(18,050)**	**(2,302)**	**(27,851)**	**(19,787)**	**(28,574)**	**(24,531)**	**-**	**127,782**

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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund 42.40%	2022 Debt Service 57.60%	Total 100.00%
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
07/31/26	04/01-06/30/26	$0.00	$0.00	$0.00	$29.37	$29.37	$29.37	$0.00	$29.37
07/31/26	04/01-06/30/26	$0.00	$0.00	$0.00	$21.67	$21.67	$21.67	$0.00	$21.67
	TOTAL	**$ 1,177,910.47**	**$ (41,473.64)**	**$ (22,966.52)**	**$ 1,922.30**	**$ 1,115,392.61**	**$ 472,985.40**	**$ 642,407.21**	**$ 1,115,392.61**

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