

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2019**

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Statement of Revenue and Expenditures	1 - 3
Definitions of General Fund Expenditures	4 - 6
Debt Service Statement of Revenue and Expenditures	7
Debt Service Schedule - Series 2000 A	8
Per Unit Assessment Summary and Comparison	9 - 11
Exhibit I - Road Resurfacing Detail Plan	12
Exhibit II - Maps Depicting CDD Asset Inventory	13

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2019**

	Fiscal Year 2018				Adopted Budget FY 2019
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018	Total Actual and Projected	
REVENUES					
Assessment levy - gross	\$ 755,776				\$ 561,975
Allowable discounts (4%)	(30,231)				(22,479)
Assessment levy - net	725,545	\$ 570,087	\$ 155,458	\$ 725,545	539,496
Interest and miscellaneous	1,000	1,026	1,026	2,052	1,000
Total revenues	726,545	571,113	156,484	727,597	540,496
EXPENDITURES					
Professional & admin					
Supervisors	12,918	3,014	9,904	12,918	12,918
Management services	30,542	15,271	15,271	30,542	30,542
Accounting services	10,796	5,398	5,398	10,796	10,796
Assessment roll preparation	14,225	7,113	7,112	14,225	14,225
Audit	7,200	-	7,200	7,200	7,200
Legal	13,000	3,240	9,760	13,000	6,200
Engineering	18,000	-	18,000	18,000	18,000
Postage	1,775	471	1,304	1,775	1,775
Telephone	1,050	525	525	1,050	1,050
Website maintenance	750	-	750	750	750
Insurance	6,400	6,220	-	6,220	6,400
Printing and binding	1,500	750	750	1,500	1,500
Legal advertising	2,500	298	2,202	2,500	2,500
Other current charges	500	185	315	500	500
Office supplies	500	-	500	500	500
Special district annual fee	175	175	-	175	175
Trustee	7,431	-	7,431	7,431	7,431
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent	1,000	500	500	1,000	1,000
Equipment insurance	-	3,692	-	3,692	-
Telephone	-	184	-	184	-
Total professional & admin	131,462	47,036	88,122	131,282	124,662
Security					
Security management services	160,499	64,540	95,959	160,499	165,314
Total security	160,499	64,540	95,959	160,499	165,314

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2019**

	Fiscal Year 2018				Adopted Budget FY 2019
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018	Total Actual and Projected	
EXPENDITURES (continued)					
Lake & wetlands monitoring					
Mitigation and monitoring					
Mitigation-prescribed burns/gyro Ecologist	60,000	-	40,000	40,000	46,050
Ecologist	27,350	8,205	19,775	27,980	27,980
Lake & pond management	10,000	-	-	-	-
Total wetland & upland	<u>97,350</u>	<u>8,205</u>	<u>59,775</u>	<u>67,980</u>	<u>74,030</u>
Roadway and landscape services					
Bridge repairs and maintenance	-	-	14,935	14,935	25,000
Roadway repairs and maintenance	25,000	-	25,000	25,000	25,000
Landscape repairs	13,500	-	13,500	13,500	-
Landscape maint. Wild Heron Way-onsite	163,000	98,420	64,580	163,000	60,000
Mulch & seasonal color	85,368	472	84,896	85,368	20,000
Total roadway services	<u>286,868</u>	<u>98,892</u>	<u>202,911</u>	<u>301,803</u>	<u>130,000</u>
Stormwater management					
Operations	17,250	-	17,250	17,250	17,250
Stormwater system repairs	18,000	-	18,000	18,000	18,000
Total stormwater management	<u>35,250</u>	<u>-</u>	<u>35,250</u>	<u>35,250</u>	<u>35,250</u>

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2019**

	Fiscal Year 2018				Adopted Budget FY 2019
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018	Total Actual and Projected	
EXPENDITURES (continued)					
Other fees & charges					
Tax collector	15,116	11,402	3,714	15,116	11,240
Total other fees & charges	15,116	11,402	3,714	15,116	11,240
Total expenditures	726,545	230,075	485,731	711,930	540,496
Excess/(deficiency) of revenues over/(under) expenditures	-	341,038	(329,247)	15,667	-
Fund balance - beginning	1,142,519	1,303,771	1,644,809	1,303,771	1,319,438
Fund balance - ending					
Committed					
Disaster ¹	250,000	250,000	150,000	150,000	250,000
District bridge projects ²	50,000	50,000	10,000	10,000	100,000
Road project 2022 ³	150,000	150,000	125,000	125,000	300,000
Stormwater system upgrades ⁴	250,000	250,000	250,000	250,000	200,000
Assigned					
3 Months Working Capital ⁵	181,636	181,636	217,249	217,249	135,124
Unassigned	260,883	763,173	563,313	567,189	334,314
Fund balance- ending	<u>\$ 1,142,519</u>	<u>\$ 1,644,809</u>	<u>\$ 1,315,562</u>	<u>\$ 1,319,438</u>	<u>\$ 1,319,438</u>

¹This item represents a portion of fund balance that is intended to cover the costs of a material disaster, which is defined as aggregate expenditures in excess of \$50,000 that are necessary to mitigate significant damage resulting from a hurricane, tornado, flood, sinkhole or chemical spill within the boundaries of the District.

²The District owns two bridges and anticipates future infrastructure repairs to maintain these assets.

³The Road Resurfacing project is projected to be started in FY2022 and completed either in full or in part. Budget number provided by the District Engineer for total replacement costs of all District Roads is \$440,645. This figure includes 3% inflation, 15% contingency and 10% for unknowns, curbs, base repairs etc.

⁴This item is partial/expected costs associated with upgrading and connecting remaining stormwater pumps as needed. The first of the remaining pumps to be brought online is located at hole #7 on the Golf Course, to be completed in FY2018. \$250,000 has been set aside for this project.

⁵This item represents fund balance that will be needed to cover expenditures from October through December. Note, assessments should be sufficient to replenish this component of fund balance as it will be needed for the same purpose in subsequent fiscal years.

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures

Professional Services

<i>Supervisors</i>	\$ 12,918
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
<i>Management services</i>	30,542
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, administer the issuance of tax exempt bond financing, and finally operate and maintain the assets of the community.	
<i>Accounting services</i>	10,796
Preparation of all financial work related to the governmental and enterprise funds of the District, which includes preparation of monthly financial reports and annual budgets.	
<i>Assessment roll preparation</i>	14,225
The District may collect its annual operating and debt service through direct billing to landowners and/or placement of assessments on the annual real estate tax bill from the county's tax collector. The District's contract for financial services with Wrathell, Hunt and Associates, LLC includes assessment roll preparation services. The District anticipates all assessments to be levied on the November county tax bill.	
<i>Audit</i>	7,200
The District is required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis.	
<i>Legal</i>	6,200
Burke, Blue, Hutchison & Walters, P.A., provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyance and contracts. In this capacity, they provide services as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and service to development.	
<i>Engineering</i>	18,000
McNeil Carroll Engineering provides a broad array of engineering, consulting and construction services to the District, which assist the District in crafting solutions with sustainability for the long term interests of the community - recognizing the needs of government, the environment and maintenance of District's facilities.	
<i>Postage</i>	1,775
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
<i>Telephone</i>	1,050
Telephone and fax machine.	
<i>Website maintenance</i>	750
<i>Insurance</i>	6,400
The District carries public officials and general liability insurance policies. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability limit.	
<i>Printing and binding</i>	1,500
Letterhead, envelopes, copies, etc.	
<i>Legal advertising</i>	2,500
The District advertises in the News Herald for monthly meetings, special meetings, public hearings, bidding, etc. Based on prior year's experience.	

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

<i>Other current charges</i>	500
Bank charges and other miscellaneous expenses that incur during the year.	
<i>Office supplies</i>	500
Accounting and administrative supplies.	
<i>Special district annual fee</i>	175
Annual fee paid to the Department of Economic Opportunity.	
<i>Trustee</i>	7,431
Annual fee paid to US Bank for services provided as trustee, paying agent and registrar.	
<i>Arbitrage rebate calculation</i>	1,200
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
<i>Dissemination agent</i>	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.	

Security

<i>Security management services</i>	165,314
The District entered into an agreement with the Wild Heron POA in March of 2016 to provide the management oversight of the District's interest in security services. The agreement includes the POA directly contracting with a security company to provide security officer, patrol officer and alarm response services in accordance with the post orders. The officer billing rate will increase 3% per year.	

Lake & wetlands monitoring

<i>Mitigation and monitoring</i>	
Mitigation-prescribed burns/gyro	46,050
A licensed and approved contractor will perform the prescribed burning and mechanical fuel reduction to the guidelines set forth by the Wild Heron ecologist. The contractor's goal will be to reduce fuel hazards within the conservation areas without impacting wetlands, endangered plants/trees, and safety for residents and structures.	
<i>Ecologist</i>	27,980
The District has retained the services of Cypress Environmental. The agreement was executed in April of 2016. The agreement can automatically renew with no price increase, an environmental consultant, to provide services as follows:	

Task	Frequency
WQ sampling	1
Prescribed burn facilitation	4
Monthly compliance inspection	12
Mitigation/AMP mtg w/DEP & USAC	1
Monthly meetings	4
Lake management	54

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Roadway and landscape services

Roadway repairs and maintenance 25,000

Operations and maintenance activities for District-owned roads. These expenditures include minor repairs and modifications, and future construction projects.

Landscape maint. Wild Heron Way-onsite 60,000

The District has contracted with Brightview Landscaping to provide base management; fertility, disease & pest control, and irrigation (12 audits/year). No price change or CPI for 3 years, includes mowing from Hwy 98 to guard house, mowing around dry pond banks and POD roads.

Mulch & seasonal color 20,000

This item is for seasonal color and 2" dark cypress mulch provided by Valley Crest. Note, this budget includes mulching twice per year and seasonal color (4x) per year at the front entrance and roundabout.

Mulch - 2" dark cypress mulch 2x/year	56,136
Seasonal color - 4x/year-see above locations	23,664

Stormwater management

Operations 17,250

This includes the following items relating to the District's stormwater pump stations.

Pump station maintenance & repairs	10,250
Stormwater inspections-McNeil/Carroll	2,000
Gulf Power Utility costs to power to pump stations	5,000

Stormwater system repairs 18,000

Other fees & charges

Tax collector 11,240

2% of the levied assessment.

Total expenditures \$ 540,496

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2012 BONDS
FISCAL YEAR 2019**

	Fiscal Year 2018				Adopted Budget FY 2019
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018	Total Revenue & Expenditures	
REVENUES					
Assessment levy - gross	\$ 450,696				\$ 448,736
Allowable discounts (4%)	(18,028)				(17,949)
Assessment levy - net	432,668	\$ 339,970	\$ 92,698	\$ 432,668	430,787
Assessment prepayments	-	16,641	-	16,641	-
Interest	-	1,796	2,514	4,310	-
Total revenues	432,668	358,407	95,212	453,619	430,787
EXPENDITURES					
Debt service					
Principal	185,000	185,000	-	185,000	190,000
Interest	230,369	117,612	112,757	230,369	218,875
Principal prepayment	-	-	30,000	30,000	-
Total debt service	415,369	302,612	142,757	445,369	408,875
Other fees & charges					
Tax collector	9,014	6,800	2,214	9,014	8,975
Total other fees & charges	9,014	6,800	2,214	9,014	8,975
Total expenditures	424,383	309,412	144,971	454,383	417,850
Excess/(deficiency) of revenues over/(under) expenditures	8,285	48,995	(49,759)	(764)	12,937
Fund balance:					
Beginning fund balance (unaudited)	579,703	592,411	641,406	592,411	591,647
Ending fund balance (projected)	\$587,988	\$ 641,406	\$ 591,647	\$ 591,647	604,584
Use of fund balance					
Debt service reserve account balance (required)					(210,269)
Principal and interest expense - November 1, 2019					(306,944)
Projected fund balance surplus/(deficit) - as of September 30, 2019					\$ 87,371

Lake Powell
 Community Development District
 Series 2012
 \$5,160,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2018	190,000.00	5.250%	111,931.25	301,931.25
05/01/2019	-	-	106,943.75	106,943.75
11/01/2019	200,000.00	5.250%	106,943.75	306,943.75
05/01/2020	-	-	101,693.75	101,693.75
11/01/2020	210,000.00	5.250%	101,693.75	311,693.75
05/01/2021	-	-	96,181.25	96,181.25
11/01/2021	220,000.00	5.250%	96,181.25	316,181.25
05/01/2022	-	-	90,406.25	90,406.25
11/01/2022	235,000.00	5.250%	90,406.25	325,406.25
05/01/2023	-	-	84,237.50	84,237.50
11/01/2023	245,000.00	5.750%	84,237.50	329,237.50
05/01/2024	-	-	77,193.75	77,193.75
11/01/2024	260,000.00	5.750%	77,193.75	337,193.75
05/01/2025	-	-	69,718.75	69,718.75
11/01/2025	275,000.00	5.750%	69,718.75	344,718.75
05/01/2026	-	-	61,812.50	61,812.50
11/01/2026	290,000.00	5.750%	61,812.50	351,812.50
05/01/2027	-	-	53,475.00	53,475.00
11/01/2027	310,000.00	5.750%	53,475.00	363,475.00
05/01/2028	-	-	44,562.50	44,562.50
11/01/2028	325,000.00	5.750%	44,562.50	369,562.50
05/01/2029	-	-	35,218.75	35,218.75
11/01/2029	345,000.00	5.750%	35,218.75	380,218.75
05/01/2030	-	-	25,300.00	25,300.00
11/01/2030	365,000.00	5.750%	25,300.00	390,300.00
05/01/2031	-	-	14,806.25	14,806.25
11/01/2031	385,000.00	5.750%	14,806.25	399,806.25
05/01/2032	-	-	3,737.50	3,737.50
11/01/2032	130,000.00	5.750%	3,737.50	133,737.50
Total	\$3,985,000.00	-	\$1,842,506.25	\$5,827,506.25

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON
FISCAL YEAR 2018 ACTUAL AND FISCAL YEAR 2019 PROPOSED**

DEVELOPED UNITS

	Units	Assessments Per Unit				Revenue Per Fund			
		General Fund	Debt Service Fund	Enterprise Fund	Total	General Fund	Debt Service Fund	Enterprise Fund	Total
Resident									
Unit type: SF 120' Reduced									
FY 2019 (proposed)	13	\$ 926.74	\$ 1,069.62	\$ -	\$ 1,996.36	\$ 12,047.62	\$ 13,905.06	\$ -	\$ 25,952.68
FY 2018 (actual)	13	\$ 1,246.33	\$ 1,069.62	\$ -	\$ 2,315.95	\$ 16,202.29	\$ 13,905.06	\$ -	\$ 30,107.35
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (4,154.67)	\$ -	\$ -	\$ (4,154.67)
% Variance		-25.6%	0.0%	n/a	-13.8%	-25.6%	0.0%	n/a	-13.8%
Unit type: SF 85' Full									
FY 2019 (proposed)	1	\$ 926.74	\$ 1,515.21	\$ -	\$ 2,441.95	\$ 926.74	\$ 1,515.21	\$ -	\$ 2,441.95
FY 2018 (actual)	1	\$ 1,246.33	\$ 1,515.21	\$ -	\$ 2,761.54	\$ 1,246.33	\$ 1,515.21	\$ -	\$ 2,761.54
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (319.59)	\$ -	\$ -	\$ (319.59)
% Variance		-25.6%	0.0%	n/a	-11.6%	-25.6%	0.0%	n/a	-11.6%
Unit type: SF 85' Reduced									
FY 2019 (proposed)	10	\$ 926.74	\$ 757.61	\$ -	\$ 1,684.35	\$ 9,267.40	\$ 7,576.10	\$ -	\$ 16,843.50
FY 2018 (actual)	10	\$ 1,246.33	\$ 757.61	\$ -	\$ 2,003.94	\$ 12,463.30	\$ 7,576.10	\$ -	\$ 20,039.40
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (3,195.90)	\$ -	\$ -	\$ (3,195.90)
% Variance		-25.6%	0.0%	n/a	-15.9%	-25.6%	0.0%	n/a	-15.9%
Unit type: SF 65' Reduced									
FY 2019 (proposed)	13	\$ 926.74	\$ 580.06	\$ -	\$ 1,506.80	\$ 12,047.62	\$ 7,540.78	\$ -	\$ 19,588.40
FY 2018 (actual)	13	\$ 1,246.33	\$ 580.06	\$ -	\$ 1,826.39	\$ 16,202.29	\$ 7,540.78	\$ -	\$ 23,743.07
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (4,154.67)	\$ -	\$ -	\$ (4,154.67)
% Variance		-25.6%	0.0%	n/a	-17.5%	-25.6%	0.0%	n/a	-17.5%
Unit type: SF 55' Full									
FY 2019 (proposed)	22	\$ 926.74	\$ 891.20	\$ -	\$ 1,817.94	\$ 20,388.28	\$ 19,606.40	\$ -	\$ 39,994.68
FY 2018 (actual)	23	\$ 1,246.33	\$ 891.20	\$ -	\$ 2,137.53	\$ 28,665.59	\$ 20,497.60	\$ -	\$ 49,163.19
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (8,277.31)	\$ (891.20)	\$ -	\$ (9,168.51)
% Variance		-25.6%	0.0%	n/a	-15.0%	-28.9%	-4.3%	n/a	-18.6%
Unit type: SF 45' Full									
FY 2019 (proposed)	12	\$ 926.74	\$ 891.20	\$ -	\$ 1,817.94	\$ 11,120.88	\$ 10,694.40	\$ -	\$ 21,815.28
FY 2018 (actual)	12	\$ 1,246.33	\$ 891.20	\$ -	\$ 2,137.53	\$ 14,955.96	\$ 10,694.40	\$ -	\$ 25,650.36
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (3,835.08)	\$ -	\$ -	\$ (3,835.08)
% Variance		-25.6%	0.0%	n/a	-15.0%	-25.6%	0.0%	n/a	-15.0%
Unit type: SF 45' Reduced									
FY 2019 (proposed)	50	\$ 926.74	\$ 445.60	\$ -	\$ 1,372.34	\$ 46,337.00	\$ 22,280.00	\$ -	\$ 68,617.00
FY 2018 (actual)	50	\$ 1,246.33	\$ 445.60	\$ -	\$ 1,691.93	\$ 62,316.50	\$ 22,280.00	\$ -	\$ 84,596.50
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (15,979.50)	\$ -	\$ -	\$ (15,979.50)
% Variance		-25.6%	0.0%	n/a	-18.9%	-25.6%	0.0%	n/a	-18.9%
Unit type: Condo Full									
FY 2019 (proposed)	36	\$ 926.74	\$ 712.79	\$ -	\$ 1,639.53	\$ 33,362.64	\$ 25,660.44	\$ -	\$ 59,023.08
FY 2018 (actual)	36	\$ 1,246.33	\$ 712.79	\$ -	\$ 1,959.12	\$ 44,867.88	\$ 25,660.44	\$ -	\$ 70,528.32
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (11,505.24)	\$ -	\$ -	\$ (11,505.24)
% Variance		-25.6%	0.0%	n/a	-16.3%	-25.6%	0.0%	n/a	-16.3%
Unit type: Condo Reduced									
FY 2019 (proposed)	81	\$ 926.74	\$ 356.82	\$ -	\$ 1,283.56	\$ 75,065.94	\$ 28,902.42	\$ -	\$ 103,968.36
FY 2018 (actual)	81	\$ 1,246.33	\$ 356.82	\$ -	\$ 1,603.15	\$ 100,952.73	\$ 28,902.42	\$ -	\$ 129,855.15
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (25,886.79)	\$ -	\$ -	\$ (25,886.79)
% Variance		-25.6%	0.0%	n/a	-19.9%	-25.6%	0.0%	n/a	-19.9%

LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON
FISCAL YEAR 2018 ACTUAL AND FISCAL YEAR 2019 PROPOSED

UNDEVELOPED UNITS

	Units	Assessments Per Unit				Revenue Per Fund			
		General Fund	Debt Service Fund	Enterprise Fund	Total	General Fund	Debt Service Fund	Enterprise Fund	Total
Resident									
Unit type: SF 120' Reduced									
FY 2019 (proposed)	60	\$ 926.74	\$ 1,069.62	\$ -	\$ 1,996.36	\$ 55,604.40	\$ 64,177.20	\$ -	\$ 119,781.60
FY 2018 (actual)	61	\$ 1,246.33	\$ 1,069.62	\$ -	\$ 2,315.95	\$ 76,026.13	\$ 65,246.82	\$ -	\$ 141,272.95
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (20,421.73)	\$ (1,069.62)	\$ -	\$ (21,491.35)
% Variance		-25.6%	0.0%	n/a	-13.8%	-26.9%	-1.6%	n/a	-15.2%
Unit type: SF 85' Full									
FY 2019 (proposed)	52	\$ 926.74	\$ 1,515.21	\$ -	\$ 2,441.95	\$ 48,190.48	\$ 78,790.92	\$ -	\$ 126,981.40
FY 2018 (actual)	52	\$ 1,246.33	\$ 1,515.21	\$ -	\$ 2,761.54	\$ 64,809.16	\$ 78,790.92	\$ -	\$ 143,600.08
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (16,618.68)	\$ -	\$ -	\$ (16,618.68)
% Variance		-25.6%	0.0%	n/a	-11.6%	-25.6%	0.0%	n/a	-11.6%
Unit type: SF 85' Reduced									
FY 2019 (proposed)	96	\$ 926.74	\$ 757.61	\$ -	\$ 1,684.35	\$ 88,967.04	\$ 72,730.56	\$ -	\$ 161,697.60
FY 2018 (actual)	96	\$ 1,246.33	\$ 757.61	\$ -	\$ 2,003.94	\$ 119,647.68	\$ 72,730.56	\$ -	\$ 192,378.24
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (30,680.64)	\$ -	\$ -	\$ (30,680.64)
% Variance		-25.6%	0.0%	n/a	-15.9%	-25.6%	0.0%	n/a	-15.9%
Unit type: SF 65' Reduced									
FY 2019 (proposed)	63	\$ 926.74	\$ 580.06	\$ -	\$ 1,506.80	\$ 58,384.62	\$ 36,543.78	\$ -	\$ 94,928.40
FY 2018 (actual)	63	\$ 1,246.33	\$ 580.06	\$ -	\$ 1,826.39	\$ 78,518.79	\$ 36,543.78	\$ -	\$ 115,062.57
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (20,134.17)	\$ -	\$ -	\$ (20,134.17)
% Variance		-25.6%	0.0%	n/a	-17.5%	-25.6%	0.0%	n/a	-17.5%
Unit type: SF 55' Full									
FY 2019 (proposed)	15	\$ 926.74	\$ 891.20	\$ -	\$ 1,817.94	\$ 13,901.10	\$ 13,368.00	\$ -	\$ 27,269.10
FY 2018 (actual)	15	\$ 1,246.33	\$ 891.20	\$ -	\$ 2,137.53	\$ 18,694.95	\$ 13,368.00	\$ -	\$ 32,062.95
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (4,793.85)	\$ -	\$ -	\$ (4,793.85)
% Variance		-25.6%	0.0%	n/a	-15.0%	-25.6%	0.0%	n/a	-15.0%
Unit type: SF 45' Full									
FY 2019 (proposed)	19	\$ 926.74	\$ 891.20	\$ -	\$ 1,817.94	\$ 17,608.06	\$ 16,932.80	\$ -	\$ 34,540.86
FY 2018 (actual)	19	\$ 1,246.33	\$ 891.20	\$ -	\$ 2,137.53	\$ 23,680.27	\$ 16,932.80	\$ -	\$ 40,613.07
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (6,072.21)	\$ -	\$ -	\$ (6,072.21)
% Variance		-25.6%	0.0%	n/a	-15.0%	-25.6%	0.0%	n/a	-15.0%
Unit type: SF 45' Reduced									
FY 2019 (proposed)	-	\$ 926.74	\$ 445.60	\$ -	\$ 1,372.34	\$ -	\$ -	\$ -	\$ -
FY 2018 (actual)	-	\$ 1,246.33	\$ 445.60	\$ -	\$ 1,691.93	\$ -	\$ -	\$ -	\$ -
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ -	\$ -	\$ -	\$ -
% Variance		-25.6%	0.0%	n/a	-18.9%	n/a	n/a	n/a	n/a
Unit type: Condo Full									
FY 2019 (proposed)	40	\$ 926.74	\$ 712.79	\$ -	\$ 1,639.53	\$ 37,069.60	\$ 28,511.60	\$ -	\$ 65,581.20
FY 2018 (actual)	40	\$ 1,246.33	\$ 712.79	\$ -	\$ 1,959.12	\$ 49,853.20	\$ 28,511.60	\$ -	\$ 78,364.80
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (12,783.60)	\$ -	\$ -	\$ (12,783.60)
% Variance		-25.6%	0.0%	n/a	-16.3%	-25.6%	0.0%	n/a	-16.3%
Unit type: Condo Reduced									
FY 2019 (proposed)	-	\$ 926.74	\$ 356.82	\$ -	\$ 1,283.56	\$ -	\$ -	\$ -	\$ -
FY 2018 (actual)	-	\$ 1,246.33	\$ 356.82	\$ -	\$ 1,603.15	\$ -	\$ -	\$ -	\$ -
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ -	\$ -	\$ -	\$ -
% Variance		-25.6%	0.0%	n/a	-19.9%	n/a	n/a	n/a	n/a

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON
FISCAL YEAR 2018 ACTUAL AND FISCAL YEAR 2019 PROPOSED**

PRE-PAID UNITS

	Units	Assessments Per Unit				Revenue Per Fund			
		General Fund	Debt Service Fund	Enterprise Fund	Total	General Fund	Debt Service Fund	Enterprise Fund	Total
Resident									
Unit type: Developed and Pre-Paid									
FY 2019 (proposed)	13	\$ 926.74	\$ -	\$ -	\$ 926.74	\$ 12,047.62	\$ -	\$ -	\$ 12,047.62
FY 2018 (actual)	12	\$ 1,246.33	\$ -	\$ -	\$ 1,246.33	\$ 14,955.96	\$ -	\$ -	\$ 14,955.96
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ (2,908.34)	\$ -	\$ -	\$ (2,908.34)
% Variance		-25.6%	n/a	n/a	-25.6%	-19.4%	n/a	n/a	-19.4%
Unit type: Undeveloped and Pre-Paid									
FY 2019 (proposed)	3	\$ 926.74	\$ -	\$ -	\$ 926.74	\$ 2,780.22	\$ -	\$ -	\$ 2,780.22
FY 2018 (actual)	2	\$ 1,246.33	\$ -	\$ -	\$ 1,246.33	\$ 2,492.66	\$ -	\$ -	\$ 2,492.66
\$ Variance		\$ (319.59)	\$ -	\$ -	\$ (319.59)	\$ 287.56	\$ -	\$ -	\$ 287.56
% Variance		-25.6%	n/a	n/a	-25.6%	11.5%	n/a	n/a	11.5%
Golf									
Unit type: Developed and Pre-Paid									
FY 2019 (proposed)	1	\$ 6,857.88	\$ -	\$ -	\$ 6,857.88	\$ 6,857.88	\$ -	\$ -	\$ 6,857.88
FY 2018 (actual)	1	\$ 9,222.84	\$ -	\$ -	\$ 9,222.84	\$ 9,222.84	\$ -	\$ -	\$ 9,222.84
\$ Variance		\$ (2,364.96)	\$ -	\$ -	\$ (2,364.96)	\$ (2,364.96)	\$ -	\$ -	\$ (2,364.96)
% Variance		-25.6%	n/a	n/a	-25.6%	-25.6%	n/a	n/a	-25.6%

Note: Unit counts are based on the FY 2018 Budget and will be updated after June 1, 2018 when new information is available from Bay County.

0.0%

**TOTAL REVENUE PER FUND
ALL UNIT TYPES**

	Revenue Per Fund			
	General Fund	Debt Service Fund	Enterprise Fund	Total
FY 2019 (proposed)	\$ 561,975	\$ 448,736	\$ -	\$ 1,010,711
FY 2018 (actual)	\$ 755,775	\$ 450,696	\$ -	\$ 1,206,471
\$ Variance	\$ (193,800)	\$ (1,960)	\$ -	\$ (195,760)
% Variance	-25.6%	-0.4%	n/a	-16.2%

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
EXHIBIT II
MAPS DEPICITING CDD ASSET INVENTORY
FISCAL YEAR 2019**