

**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2021**

**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
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**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2021**

	Fiscal Year 2020				Adopted Budget FY 2021
	Adopted	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected Revenues & Expenditures	
<b>REVENUES</b>					
Assessment levy - gross	\$ 550,754				\$ 550,754
Allowable discounts (4%)	(22,030)				(22,030)
Assessment levy - net	528,724	\$ 414,081	\$ 114,643	\$ 528,724	528,724
Interest and miscellaneous	1,000	2,652	2,500	5,152	1,000
Total revenues	529,724	416,733	117,143	533,876	529,724
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	6,000	2,153	3,847	6,000	5,000
Management services	31,153	15,576	15,577	31,153	31,153
Accounting services	11,012	5,506	5,506	11,012	11,012
Assessment roll preparation	14,510	7,255	7,255	14,510	14,510
Audit	7,500	7,474	26	7,500	7,500
Legal	6,200	1,080	5,120	6,200	6,200
Engineering	18,000	-	18,000	18,000	13,280
Postage	1,775	351	1,424	1,775	1,775
Telephone	1,050	525	525	1,050	1,050
Website maintenance	750	-	750	750	750
ADA website compliance	200	139	61	200	210
Insurance	7,500	6,912	-	6,912	7,500
Printing and binding	1,500	750	750	1,500	1,500
Legal advertising	2,500	144	2,356	2,500	2,500
Other current charges	500	301	199	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
Total professional & admin	120,456	48,841	71,027	119,868	114,746
<b>Security</b>					
Security management services	170,273	55,993	114,280	170,273	175,383
Total security	170,273	55,993	114,280	170,273	175,383

**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2021**

	Fiscal Year 2020				Adopted Budget FY 2021
	Adopted	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected Revenues & Expenditures	
<b>EXPENDITURES (continued)</b>					
<b>Lake &amp; wetlands monitoring</b>					
Mitigation and monitoring					
Mitigation-prescribed burns/gyro	46,050	4,350	41,700	46,050	46,050
Ecologist	57,980	23,170	34,810	57,980	57,980
Total wetland & upland	<u>104,030</u>	<u>27,520</u>	<u>76,510</u>	<u>104,030</u>	<u>104,030</u>
<b>Roadway and landscape services</b>					
Bridge repairs and maintenance	25,000	41,700	-	41,700	25,000
Roadway repairs and maintenance	63,700	19,400	44,300	63,700	63,700
Total roadway services	<u>88,700</u>	<u>61,100</u>	<u>44,300</u>	<u>105,400</u>	<u>88,700</u>
<b>Stormwater management</b>					
Operations	17,250	1,535	15,715	17,250	17,250
Electric-lift stations	-	142	458	600	600
Stormwater system repairs	18,000	3,785	14,215	18,000	18,000
Total stormwater management	<u>35,250</u>	<u>5,462</u>	<u>30,388</u>	<u>35,850</u>	<u>35,850</u>

**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2021**

	Fiscal Year 2020				Adopted Budget FY 2021
	Adopted	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected Revenues & Expenditures	
<b>EXPENDITURES (continued)</b>					
<b>Other fees &amp; charges</b>					
Tax collector	11,015	8,282	2,733	11,015	11,015
Total other fees & charges	11,015	8,282	2,733	11,015	11,015
Total expenditures	529,724	207,198	339,238	546,436	529,724
Excess/(deficiency) of revenues over/(under) expenditures	-	209,535	(222,095)	(12,560)	-
Fund balance - beginning	1,479,814	1,498,694	1,708,229	1,498,694	1,486,134
Fund balance - ending					
Committed					
Disaster <sup>1</sup>	250,000	250,000	250,000	250,000	250,000
District bridge projects <sup>2</sup>	100,000	100,000	100,000	100,000	100,000
Road project 2022 <sup>3</sup>	300,000	300,000	300,000	300,000	300,000
Stormwater system upgrades <sup>4</sup>	200,000	200,000	200,000	20,000	200,000
Assigned					
3 Months Working Capital <sup>5</sup>	132,431	132,431	132,431	132,431	138,056
Unassigned	497,383	725,798	503,703	683,703	498,078
Fund balance- ending	<u>\$ 1,479,814</u>	<u>\$ 1,708,229</u>	<u>\$ 1,486,134</u>	<u>\$ 1,486,134</u>	<u>\$ 1,486,134</u>

<sup>1</sup>This 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.

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

<sup>3</sup>The 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.

<sup>4</sup>This item is partial/expected costs associated with upgrading and connecting remaining stormwater pumps as needed.

<sup>5</sup>This 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>	\$ 5,000
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>	31,153
<b>Wrathell, Hunt and Associates, LLC</b> 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>	11,012
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>	14,510
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 <b>Wrathell, Hunt and Associates, LLC</b> includes assessment roll preparation services. The District anticipates all assessments to be levied on the November county tax bill.	
<i>Audit</i>	7,500
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>	13,280
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>ADA website compliance</i>	210
<i>Insurance</i>	7,500
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, automated AP routing 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>	175,383
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>	57,980
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*

63,700

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

**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*

11,015

2% of the levied assessment.

**Total expenditures**

\$ 529,724



**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2012 BONDS  
FISCAL YEAR 2021**

	Fiscal Year 2020				Adopted Budget FY 2021
	Adopted	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected Revenues & Expenditures	
<b>REVENUES</b>					
Assessment levy - gross	\$ 448,736				\$ 447,933
Allowable discounts (4%)	(17,949)				(17,917)
Assessment levy - net	430,787	\$ 337,113	\$ 93,674	\$ 430,787	430,016
Assessment prepayments	-	3,314	-	3,314	-
Interest	-	2,945	2,500	5,445	-
Total revenues	430,787	343,372	96,174	439,546	430,016
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	200,000	200,000	-	200,000	200,000
Interest	205,788	105,519	98,163	203,682	191,075
Principal prepayment	-	15,000	60,000	75,000	-
Total debt service	405,788	320,519	158,163	478,682	391,075
<b>Other fees &amp; charges</b>					
Tax collector	8,975	6,742	2,233	8,975	8,959
Total other fees & charges	8,975	6,742	2,233	8,975	8,959
Total expenditures	414,763	327,261	160,396	487,657	400,034
Excess/(deficiency) of revenues over/(under) expenditures	16,024	16,111	(64,222)	(48,111)	29,982
Fund balance:					
Net increase/(decrease) in fund balance	16,024	16,111	(64,222)	(48,111)	29,982
Beginning fund balance (unaudited)	524,630	584,162	600,273	584,162	536,051
Ending fund balance (projected)	\$540,654	\$ 600,273	\$ 536,051	\$ 536,051	566,033
Use of fund balance					
Debt service reserve account balance (required)					(210,269)
Principal and interest expense - November 1, 2021					(307,913)
Projected fund balance surplus/(deficit) - as of September 30, 2021					\$ 47,851

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

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2020	200,000.00	5.250%	98,162.50	298,162.50
05/01/2021	-	-	92,912.50	92,912.50
11/01/2021	215,000.00	5.250%	92,912.50	307,912.50
05/01/2022	-	-	87,268.75	87,268.75
11/01/2022	225,000.00	5.250%	87,268.75	312,268.75
05/01/2023	-	-	81,362.50	81,362.50
11/01/2023	235,000.00	5.750%	81,362.50	316,362.50
05/01/2024	-	-	74,606.25	74,606.25
11/01/2024	250,000.00	5.750%	74,606.25	324,606.25
05/01/2025	-	-	67,418.75	67,418.75
11/01/2025	265,000.00	5.750%	67,418.75	332,418.75
05/01/2026	-	-	59,800.00	59,800.00
11/01/2026	280,000.00	5.750%	59,800.00	339,800.00
05/01/2027	-	-	51,750.00	51,750.00
11/01/2027	300,000.00	5.750%	51,750.00	351,750.00
05/01/2028	-	-	43,125.00	43,125.00
11/01/2028	315,000.00	5.750%	43,125.00	358,125.00
05/01/2029	-	-	34,068.75	34,068.75
11/01/2029	330,000.00	5.750%	34,068.75	364,068.75
05/01/2030	-	-	24,581.25	24,581.25
11/01/2030	355,000.00	5.750%	24,581.25	379,581.25
05/01/2031	-	-	14,375.00	14,375.00
11/01/2031	370,000.00	5.750%	14,375.00	384,375.00
05/01/2032	-	-	3,737.50	3,737.50
11/01/2032	130,000.00	5.750%	3,737.50	133,737.50
<b>Total</b>	<b>\$3,470,000.00</b>	<b>-</b>	<b>\$1,368,175.00</b>	<b>\$4,838,175.00</b>

**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON  
FISCAL YEAR 2020 ACTUAL AND FISCAL YEAR 2021 PROPOSED**

**BOND-PAYING UNITS**

	Units	Assessments Per Unit			Revenue Per Fund		
		General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
<b>Resident</b>							
Unit type: SF 120' Reduced							
FY 2021 (proposed)	73	\$ 908.24	\$ 1,069.62	\$ 1,977.86	\$ 66,301.52	\$ 78,082.26	\$ 144,383.78
FY 2020 (actual)	73	\$ 908.24	\$ 1,069.62	\$ 1,977.86	\$ 66,301.52	\$ 78,082.26	\$ 144,383.78
\$ Variance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% Variance		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit type: SF 85' Full							
FY 2021 (proposed)	53	\$ 908.24	\$ 1,515.21	\$ 2,423.45	\$ 48,136.72	\$ 80,306.13	\$ 128,442.85
FY 2020 (actual)	53	\$ 908.24	\$ 1,515.21	\$ 2,423.45	\$ 48,136.72	\$ 80,306.13	\$ 128,442.85
\$ Variance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% Variance		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit type: SF 85' Reduced							
FY 2021 (proposed)	106	\$ 908.24	\$ 757.61	\$ 1,665.85	\$ 96,273.44	\$ 80,306.66	\$ 176,580.10
FY 2020 (actual)	106	\$ 908.24	\$ 757.61	\$ 1,665.85	\$ 96,273.44	\$ 80,306.66	\$ 176,580.10
\$ Variance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% Variance		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit type: SF 65' Reduced							
FY 2021 (proposed)	76	\$ 908.24	\$ 580.06	\$ 1,488.30	\$ 69,026.24	\$ 44,084.56	\$ 113,110.80
FY 2020 (actual)	76	\$ 908.24	\$ 580.06	\$ 1,488.30	\$ 69,026.24	\$ 44,084.56	\$ 113,110.80
\$ Variance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% Variance		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit type: SF 55' Full							
FY 2021 (proposed)	37	\$ 908.24	\$ 891.20	\$ 1,799.44	\$ 33,604.88	\$ 32,974.40	\$ 66,579.28
FY 2020 (actual)	37	\$ 908.24	\$ 891.20	\$ 1,799.44	\$ 33,604.88	\$ 32,974.40	\$ 66,579.28
\$ Variance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% Variance		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit type: SF 45' Full							
FY 2021 (proposed)	31	\$ 908.24	\$ 891.20	\$ 1,799.44	\$ 28,155.44	\$ 27,627.20	\$ 55,782.64
FY 2020 (actual)	31	\$ 908.24	\$ 891.20	\$ 1,799.44	\$ 28,155.44	\$ 27,627.20	\$ 55,782.64
\$ Variance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% Variance		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit type: SF 45' Reduced							
FY 2021 (proposed)	49	\$ 908.24	\$ 445.60	\$ 1,353.84	\$ 44,503.76	\$ 21,834.40	\$ 66,338.16
FY 2020 (actual)	50	\$ 908.24	\$ 445.60	\$ 1,353.84	\$ 45,412.00	\$ 22,280.00	\$ 67,692.00
\$ Variance		\$ -	\$ -	\$ -	\$ (908.24)	\$ (445.60)	\$ (1,353.84)
% Variance		0.0%	0.0%	0.0%	-2.0%	-2.0%	-2.0%
Unit type: Condo Full							
FY 2021 (proposed)	76	\$ 908.24	\$ 712.79	\$ 1,621.03	\$ 69,026.24	\$ 54,172.04	\$ 123,198.28
FY 2020 (actual)	76	\$ 908.24	\$ 712.79	\$ 1,621.03	\$ 69,026.24	\$ 54,172.04	\$ 123,198.28
\$ Variance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% Variance		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit type: Condo Reduced							
FY 2021 (proposed)	80	\$ 908.24	\$ 356.82	\$ 1,265.06	\$ 72,659.20	\$ 28,545.60	\$ 101,204.80
FY 2020 (actual)	81	\$ 908.24	\$ 356.82	\$ 1,265.06	\$ 73,567.44	\$ 28,902.42	\$ 102,469.86
\$ Variance		\$ -	\$ -	\$ -	\$ (908.24)	\$ (356.82)	\$ (1,265.06)
% Variance		0.0%	0.0%	0.0%	-1.2%	-1.2%	-1.2%
<b>Golf</b>							
FY 2021 (proposed)	-	\$ 6,720.98	\$ 8,914.59	\$ 15,635.57	\$ -	\$ -	\$ -
FY 2020 (actual)	-	\$ 6,720.98	\$ 8,914.59	\$ 15,635.57	\$ -	\$ -	\$ -
\$ Variance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% Variance		0.0%	0.0%	0.0%	n/a	n/a	n/a

**Note: Unit counts are based on the FY 2020 Budget and will be updated after June 1, 2020 when new information is available from**

**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON  
FISCAL YEAR 2020 ACTUAL AND FISCAL YEAR 2021 PROPOSED**

**PRE-PAID UNITS**

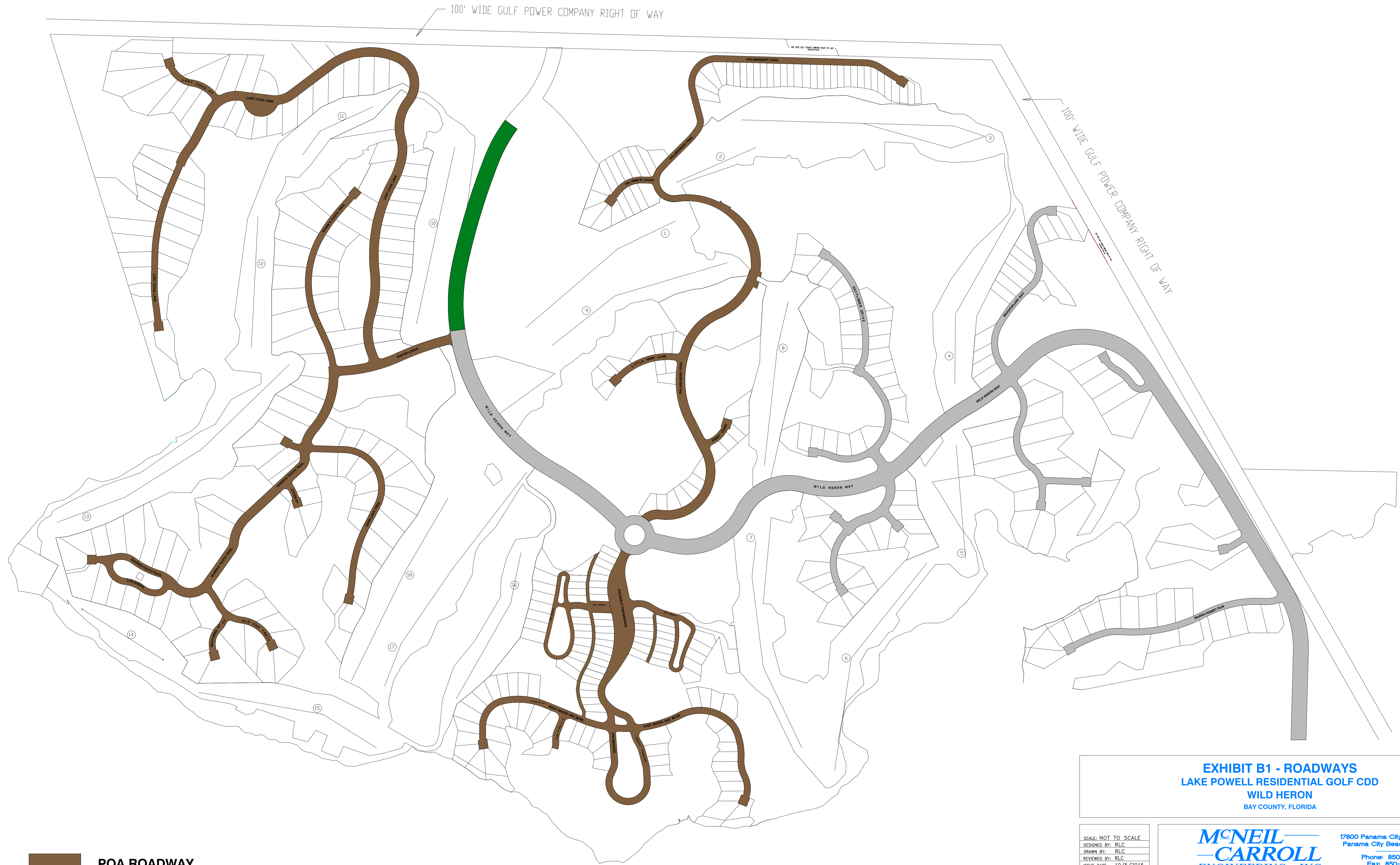
	Units	Assessments Per Unit			Revenue Per Fund		
		General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
<b>Resident</b>							
FY 2021 (proposed)	18	\$ 908.24	\$ -	\$ 908.24	\$ 16,348.32	\$ -	\$ 16,348.32
FY 2020 (actual)	16	\$ 908.24	\$ -	\$ 908.24	\$ 14,531.84	\$ -	\$ 14,531.84
\$ Variance		\$ -	\$ -	\$ -	\$ 1,816.48	\$ -	\$ 1,816.48
% Variance		0.0%	n/a	0.0%	12.5%	n/a	12.5%
<b>Golf</b>							
FY 2021 (proposed)	1	\$ 6,720.98	\$ -	\$ 6,720.98	\$ 6,720.98	\$ -	\$ 6,720.98
FY 2020 (actual)	1	\$ 6,720.98	\$ -	\$ 6,720.98	\$ 6,720.98	\$ -	\$ 6,720.98
\$ Variance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% Variance		0.0%	n/a	0.0%	0.0%	n/a	0.0%

**Note: Unit counts are based on the FY 2019 Budget and will be updated after June 1, 2019 when new information is available from**

**TOTAL REVENUE PER FUND  
ALL UNIT TYPES**

	Revenue Per Fund		
	General Fund	Debt Service Fund	Total
FY 2021 (proposed)	\$ 550,757	\$ 447,933	\$ 998,690
FY 2020 (actual)	\$ 550,757	\$ 448,736	\$ 999,492
\$ Variance	\$ -	\$ (803)	\$ (802)
% Variance	0.0%	-0.2%	-0.1%

**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
EXHIBIT I  
MAPS DEPICITING CDD ASSET INVENTORY  
FISCAL YEAR 2021**



- POA ROADWAY
- CDD ROADWAY
- GOLF COURSE ROADWAY

**NOTE:**  
 FOR ILLUSTRATION PURPOSES ONLY.  
 RECORDED DOCUMENTS TAKE PRECEDENCE OVER EXHIBIT.

**EXHIBIT B1 - ROADWAYS**  
**LAKE POWELL RESIDENTIAL GOLF CDD**  
**WILD HERON**  
 BAY COUNTY, FLORIDA

SCALE: NOT TO SCALE  
 DESIGNED BY: RLC  
 DRAWN BY: RLC  
 REVIEWED BY: RLC  
 ISSUE DATE: 10/21/2015  
 CDD: CDD-EXHIBIT  
 NOT RELEASED FOR CONSTRUCTION  
 DATE:

**MCNEIL**  
**CARROLL**  
**ENGINEERING, INC.**  
*Professional Engineering Consultants*  
 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 7288

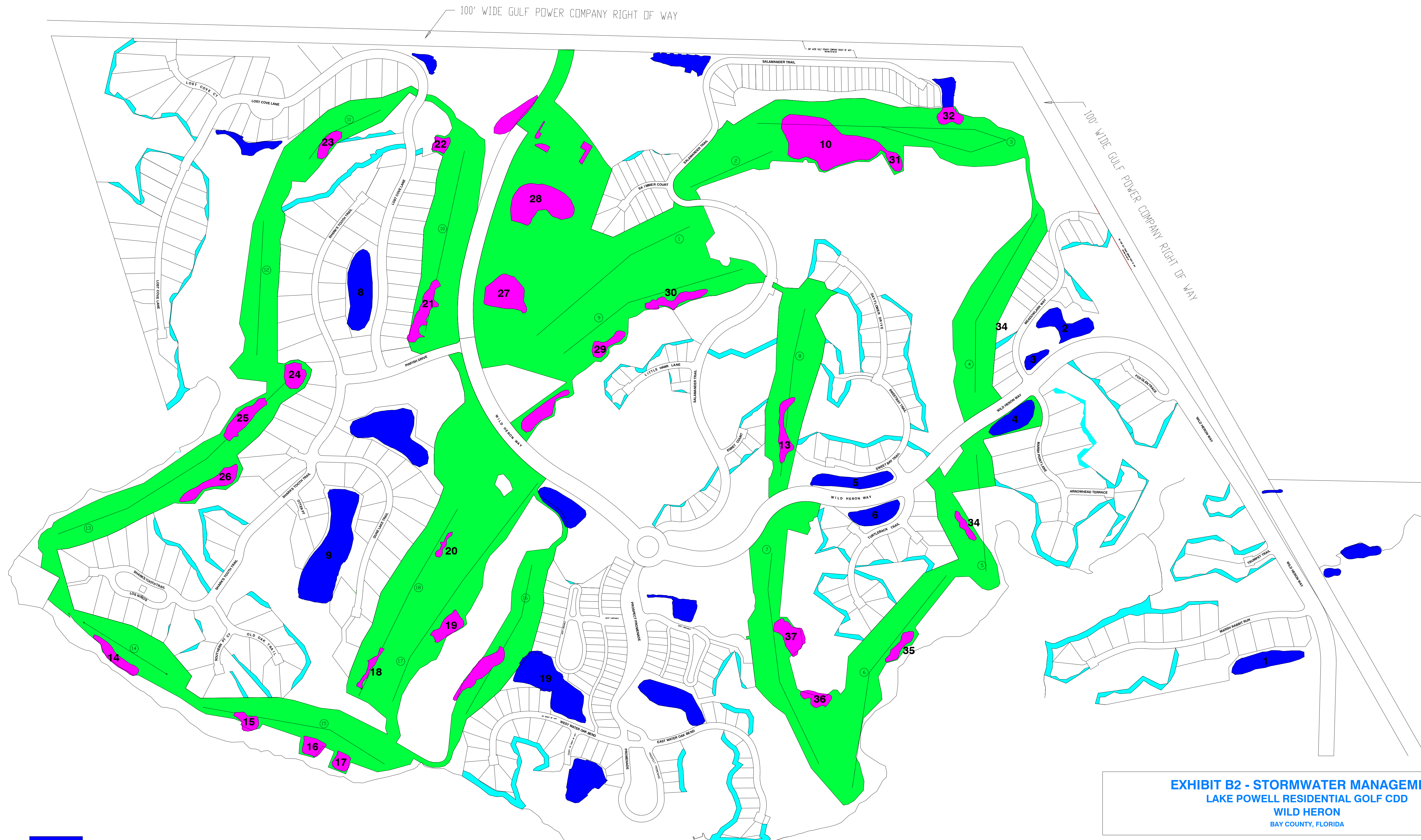
17800 Panama City Beach Parkway  
 Panama City Beach, Florida 32413  
 Phone: 850-234-1730  
 Fax: 850-234-1731

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Sean D. McNeil, P.E.  
 PROFESSIONAL ENGINEER  
 FL. LIC. # 48903

Robert L. Carroll, P.E.  
 PROFESSIONAL ENGINEER  
 FL. LIC. # 57988





- CDD STORMWATER MANAGEMENT
- POA VEGETATIVE NATURAL BUFFER
- GOLF COURSE STORMWATER MANAGEMENT
- GOLF COURSE ENVELOPE

**NOTE:**  
 FOR ILLUSTRATION PURPOSES ONLY.  
 RECORDED DOCUMENTS TAKE PRECEDENCE OVER EXHIBIT.

STORMWATER PUMP STATIONS ARE OWNED AND MAINTAINED BY THE CDD.

POA IS RESPONSIBLE FOR MAINTENANCE/ENFORCEMENT OF VEGETATIVE NATURAL BUFFERS WITHIN BUILDING LOTS AND GRASSED ROAD SIDE SWALES IN POA RIGHT OF WAYS.

**EXHIBIT B2 - STORMWATER MANAGEMENT**  
**LAKE POWELL RESIDENTIAL GOLF CDD**  
**WILD HERON**  
 BAY COUNTY, FLORIDA

SCALE: NOT TO SCALE  
 DESIGNED BY: RLC  
 DRAWN BY: RLC  
 REVIEWED BY: RLC  
 ISSUE DATE: 10/3/2015  
 CDD EXHIBIT  
 NOT RELEASED FOR CONSTRUCTION  
 DATE:

**McNEIL CARROLL**  
**ENGINEERING, INC.**  
*Professional Engineering Consultants*  
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Sean D. McNeil, P.E.  
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CDD UTILITY PARCELS

LS - LIFT STATION

MLS - MASTER LIFTSTATION

**NOTE:**  
FOR ILLUSTRATION PURPOSES ONLY.  
RECORDED DOCUMENTS TAKE PRECEDENCE OVER EXHIBIT.

**EXHIBIT B3 - CDD UTILITY PARCELS**  
**LAKE POWELL RESIDENTIAL GOLF CDD**  
**WILD HERON**  
BAY COUNTY, FLORIDA

SCALE: NOT TO SCALE  
DESIGNED BY: RLC  
DRAWN BY: RLC  
REVIEWED BY: RLC  
ISSUE DATE: 10/3/2015  
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**McNEIL**  
**CARROLL**  
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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 7288

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Robert L. Carroll, P.E.  
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SHEET NUMBER  
**3 OF 5**





CDD WETLANDS & PRESERVED LANDS

**NOTE:**  
FOR ILLUSTRATION PURPOSES ONLY.  
RECORDED DOCUMENTS TAKE PRECEDENCE OVER EXHIBIT.

**EXHIBIT B4 - CDD WETLAND & PRESERVATION LANDS**  
LAKE POWELL RESIDENTIAL GOLF CDD  
WILD HERON  
BAY COUNTY, FLORIDA

SCALE: NOT TO SCALE  
DESIGNED BY: RLC  
DRAWN BY: RLC  
REVIEWED BY: RLC  
ISSUE DATE: 10/5/2015  
CDD EXHIBIT  
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**McNEIL CARROLL**  
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EXHIBIT B4 - CDD WETLAND & PRESERVATION LANDS  
 LAKE POWELL RESIDENTIAL GOLF CDD  
 WILD HERON  
 BAY COUNTY, FLORIDA  
 10/5/2015  
 RLC  
 RLC  
 RLC  
 10/5/2015  
 CDD EXHIBIT  
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 DATE: