

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2022**

**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 - 10
Exhibit I - Maps Depicting CDD Asset Inventory	11

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 550,754				\$ 698,751
Allowable discounts (4%)	(22,030)				(27,950)
Assessment levy - net	528,724	\$ 420,178	\$ 108,546	\$ 528,724	670,801
Interest and miscellaneous	1,000	4,375	-	4,375	1,000
Total revenues	529,724	424,553	108,546	533,099	671,801
EXPENDITURES					
Professional & admin					
Supervisors	5,000	-	5,000	5,000	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	7,500	-	7,500	7,500
Legal	6,200	5,567	3,000	8,567	12,000
Engineering	13,280	-	13,280	13,280	13,280
Postage	1,775	843	932	1,775	1,775
Telephone	1,050	525	525	1,050	1,050
Website maintenance	750	-	750	750	750
ADA website compliance	210	-	210	210	210
Insurance	7,500	6,725	-	6,725	7,500
Printing and binding	1,500	750	750	1,500	1,500
Legal advertising	2,500	523	1,977	2,500	2,500
Other current charges	500	681	489	1,170	1,200
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	114,746	52,126	64,882	117,008	121,246
Security					
Security management services	175,383	74,379	101,004	175,383	153,000
Total security	175,383	74,379	101,004	175,383	153,000

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
EXPENDITURES (continued)					
Lake & wetlands monitoring					
Mitigation and monitoring					
Mitigation-prescribed burns/gyro	46,050	2,400	43,650	46,050	46,050
Ecologist and operations management	57,980	15,187	42,793	57,980	57,980
Total wetland & upland	<u>104,030</u>	<u>17,587</u>	<u>86,443</u>	<u>104,030</u>	<u>104,030</u>
Roadway and landscape services					
Road resurfacing	-	-	-	-	400,000
Bridge repairs and maintenance	25,000	-	25,000	25,000	50,000
Roadway repairs and maintenance	63,700	-	63,700	63,700	63,700
Storm clean-up	-	47,640	-	47,640	-
Total roadway services	<u>88,700</u>	<u>47,640</u>	<u>88,700</u>	<u>136,340</u>	<u>513,700</u>
Stormwater management					
Operations	17,250	13,038	4,212	17,250	17,250
Electric-lift stations	600	147	453	600	600
Stormwater system repairs	18,000	-	18,000	18,000	18,000
Total stormwater management	<u>35,850</u>	<u>13,185</u>	<u>22,665</u>	<u>35,850</u>	<u>65,850</u>

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
EXPENDITURES (continued)					
Other fees & charges					
Tax collector	11,015	8,404	2,611	11,015	13,975
Total other fees & charges	11,015	8,404	2,611	11,015	13,975
Total expenditures	529,724	213,321	366,305	579,626	971,801
Excess/(deficiency) of revenues over/(under) expenditures	-	211,232	(257,759)	(46,527)	(300,000)
Fund balance - beginning	1,486,134	1,557,829	1,769,061	1,557,829	1,511,302
Fund balance - ending					
Committed					
Disaster ¹	250,000	250,000	250,000	250,000	250,000
District bridge projects ²	100,000	100,000	100,000	100,000	100,000
Road projects ³	300,000	300,000	300,000	300,000	150,000
Stormwater system upgrades ⁴	200,000	200,000	200,000	200,000	50,000
Assigned					
3 Months Working Capital ⁵	138,056	138,056	138,056	138,056	248,575
Unassigned	498,078	781,005	523,246	523,246	412,727
Fund balance- ending	<u>\$ 1,486,134</u>	<u>\$ 1,769,061</u>	<u>\$ 1,511,302</u>	<u>\$ 1,511,302</u>	<u>\$ 1,211,302</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(s) include the CDD road leading to the guard gate and the CDD road(s) beyond the guard gate.

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

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>	\$ 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
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>	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 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>	7,500
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>	12,000
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>	1,200
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>	153,000
The District entered into an agreement with the Wild Heron POA to provide the management oversight of the District's interest in security services. The security services firm agreement is with the CDD.	

Lake & wetlands monitoring

<i>Mitigation and monitoring</i>	46,050
Mitigation-prescribed burns/gyro	
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 and operations management</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:	

<u>Task</u>	<u>Frequency</u>
WQ sampling	1
Prescribed	4
Monthly	12
Mitigation/AM	1
Monthly	4
Lake	54

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

Expenditures (continued)

Roadway and landscape services

<i>Road resurfacing</i>	400,000
<i>Bridge repairs and maintenance</i>	50,000
<i>Roadway repairs and maintenance</i>	63,700

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

Stormwater management

<i>Operations</i>	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

<i>Electric-lift stations</i>	600
<i>Pond aeration</i>	30,000
<i>Stormwater system repairs</i>	18,000

Other fees & charges

<i>Tax collector</i>	13,975
2% of the levied assessment.	

Total expenditures	\$ 971,801
---------------------------	-------------------

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2012 BONDS
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 447,933				\$ 447,933
Allowable discounts (4%)	(17,917)				(17,917)
Assessment levy - net	430,016	\$ 341,731	\$ 88,285	\$ 430,016	430,016
Interest	-	12	-	12	-
Total revenues	430,016	341,743	88,285	430,028	430,016
EXPENDITURES					
Debt service					
Principal	200,000	200,000	-	200,000	215,000
Interest	191,075	98,162	92,913	191,075	177,881
Total debt service	391,075	298,162	92,913	391,075	392,881
Other fees & charges					
Tax collector	8,959	6,835	2,124	8,959	8,959
Total other fees & charges	8,959	6,835	2,124	8,959	8,959
Total expenditures	400,034	304,997	95,037	400,034	401,840
Excess/(deficiency) of revenues over/(under) expenditures	29,982	36,746	(6,752)	29,994	28,176
Fund balance:					
Net increase/(decrease) in fund balance	29,982	36,746	(6,752)	29,994	28,176
Beginning fund balance (unaudited)	536,051	543,435	580,181	543,435	573,429
Ending fund balance (projected)	<u>\$566,033</u>	<u>\$580,181</u>	<u>\$573,429</u>	<u>\$ 573,429</u>	<u>601,605</u>
Use of fund balance					
Debt service reserve account balance (required)					(204,663)
Principal and interest expense - November 1, 2022					(311,119)
Projected fund balance surplus/(deficit) - as of September 30, 2022					<u>\$ 85,823</u>

Lake Powell

Community Development District

Series 2012

\$5,160,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	215,000.00	5.250%	91,762.50	306,762.50
05/01/2022	-	-	86,118.75	86,118.75
11/01/2022	225,000.00	5.250%	86,118.75	311,118.75
05/01/2023	-	-	80,212.50	80,212.50
11/01/2023	235,000.00	5.750%	80,212.50	315,212.50
05/01/2024	-	-	73,456.25	73,456.25
11/01/2024	245,000.00	5.750%	73,456.25	318,456.25
05/01/2025	-	-	66,412.50	66,412.50
11/01/2025	265,000.00	5.750%	66,412.50	331,412.50
05/01/2026	-	-	58,793.75	58,793.75
11/01/2026	275,000.00	5.750%	58,793.75	333,793.75
05/01/2027	-	-	50,887.50	50,887.50
11/01/2027	295,000.00	5.750%	50,887.50	345,887.50
05/01/2028	-	-	42,406.25	42,406.25
11/01/2028	310,000.00	5.750%	42,406.25	352,406.25
05/01/2029	-	-	33,493.75	33,493.75
11/01/2029	325,000.00	5.750%	33,493.75	358,493.75
05/01/2030	-	-	24,150.00	24,150.00
11/01/2030	345,000.00	5.750%	24,150.00	369,150.00
05/01/2031	-	-	14,231.25	14,231.25
11/01/2031	365,000.00	5.750%	14,231.25	379,231.25
05/01/2032	-	-	3,737.50	3,737.50
11/01/2032	130,000.00	5.750%	3,737.50	133,737.50
Total	\$3,230,000.00	-	\$1,159,562.50	\$4,389,562.50

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON
FISCAL YEAR 2021 ACTUAL AND FISCAL YEAR 2022 PROPOSED**

BOND-PAYING UNITS

	Units	Assessments Per Unit			Revenue Per Fund		
		General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
Resident							
Unit type: SF 120' Reduced							
FY 2022 (proposed)	73	\$ 1,152.29	\$ 1,069.62	\$ 2,221.91	\$ 84,117.17	\$ 78,082.26	\$ 162,199.43
FY 2021 (actual)	73	\$ 908.24	\$ 1,069.62	\$ 1,977.86	\$ 66,301.52	\$ 78,082.26	\$ 144,383.78
\$ Variance		\$ 244.05	\$ -	\$ 244.05	\$ 17,815.65	\$ -	\$ 17,815.65
% Variance		26.9%	0.0%	12.3%	26.9%	0.0%	12.3%
Unit type: SF 85' Full							
FY 2022 (proposed)	53	\$ 1,152.29	\$ 1,515.21	\$ 2,667.50	\$ 61,071.37	\$ 80,306.13	\$ 141,377.50
FY 2021 (actual)	53	\$ 908.24	\$ 1,515.21	\$ 2,423.45	\$ 48,136.72	\$ 80,306.13	\$ 128,442.85
\$ Variance		\$ 244.05	\$ -	\$ 244.05	\$ 12,934.65	\$ -	\$ 12,934.65
% Variance		26.9%	0.0%	10.1%	26.9%	0.0%	10.1%
Unit type: SF 85' Reduced							
FY 2022 (proposed)	106	\$ 1,152.29	\$ 757.61	\$ 1,909.90	\$ 122,142.74	\$ 80,306.66	\$ 202,449.40
FY 2021 (actual)	106	\$ 908.24	\$ 757.61	\$ 1,665.85	\$ 96,273.44	\$ 80,306.66	\$ 176,580.10
\$ Variance		\$ 244.05	\$ -	\$ 244.05	\$ 25,869.30	\$ -	\$ 25,869.30
% Variance		26.9%	0.0%	14.7%	26.9%	0.0%	14.7%
Unit type: SF 65' Reduced							
FY 2022 (proposed)	76	\$ 1,152.29	\$ 580.06	\$ 1,732.35	\$ 87,574.04	\$ 44,084.56	\$ 131,658.60
FY 2021 (actual)	76	\$ 908.24	\$ 580.06	\$ 1,488.30	\$ 69,026.24	\$ 44,084.56	\$ 113,110.80
\$ Variance		\$ 244.05	\$ -	\$ 244.05	\$ 18,547.80	\$ -	\$ 18,547.80
% Variance		26.9%	0.0%	16.4%	26.9%	0.0%	16.4%
Unit type: SF 55' Full							
FY 2022 (proposed)	37	\$ 1,152.29	\$ 891.20	\$ 2,043.49	\$ 42,634.73	\$ 32,974.40	\$ 75,609.13
FY 2021 (actual)	37	\$ 908.24	\$ 891.20	\$ 1,799.44	\$ 33,604.88	\$ 32,974.40	\$ 66,579.28
\$ Variance		\$ 244.05	\$ -	\$ 244.05	\$ 9,029.85	\$ -	\$ 9,029.85
% Variance		26.9%	0.0%	13.6%	26.9%	0.0%	13.6%
Unit type: SF 45' Full							
FY 2022 (proposed)	31	\$ 1,152.29	\$ 891.20	\$ 2,043.49	\$ 35,720.99	\$ 27,627.20	\$ 63,348.19
FY 2021 (actual)	31	\$ 908.24	\$ 891.20	\$ 1,799.44	\$ 28,155.44	\$ 27,627.20	\$ 55,782.64
\$ Variance		\$ 244.05	\$ -	\$ 244.05	\$ 7,565.55	\$ -	\$ 7,565.55
% Variance		26.9%	0.0%	13.6%	26.9%	0.0%	13.6%
Unit type: SF 45' Reduced							
FY 2022 (proposed)	49	\$ 1,152.29	\$ 445.60	\$ 1,597.89	\$ 56,462.21	\$ 21,834.40	\$ 78,296.61
FY 2021 (actual)	50	\$ 908.24	\$ 445.60	\$ 1,353.84	\$ 45,412.00	\$ 22,280.00	\$ 67,692.00
\$ Variance		\$ 244.05	\$ -	\$ 244.05	\$ 11,050.21	\$ (445.60)	\$ 10,604.61
% Variance		26.9%	0.0%	18.0%	24.3%	-2.0%	15.7%
Unit type: Condo Full							
FY 2022 (proposed)	76	\$ 1,152.29	\$ 712.79	\$ 1,865.08	\$ 87,574.04	\$ 54,172.04	\$ 141,746.08
FY 2021 (actual)	76	\$ 908.24	\$ 712.79	\$ 1,621.03	\$ 69,026.24	\$ 54,172.04	\$ 123,198.28
\$ Variance		\$ 244.05	\$ -	\$ 244.05	\$ 18,547.80	\$ -	\$ 18,547.80
% Variance		26.9%	0.0%	15.1%	26.9%	0.0%	15.1%
Unit type: Condo Reduced							
FY 2022 (proposed)	80	\$ 1,152.29	\$ 356.82	\$ 1,509.11	\$ 92,183.20	\$ 28,545.60	\$ 120,728.80
FY 2021 (actual)	81	\$ 908.24	\$ 356.82	\$ 1,265.06	\$ 73,567.44	\$ 28,902.42	\$ 102,469.86
\$ Variance		\$ 244.05	\$ -	\$ 244.05	\$ 18,615.76	\$ (356.82)	\$ 18,258.94
% Variance		26.9%	0.0%	19.3%	25.3%	-1.2%	17.8%
Golf							
FY 2022 (proposed)	-	\$ 8,526.95	\$ 8,914.59	\$ 17,441.54	\$ -	\$ -	\$ -
FY 2021 (actual)	-	\$ 6,720.98	\$ 8,914.59	\$ 15,635.57	\$ -	\$ -	\$ -
\$ Variance		\$ 1,805.97	\$ -	\$ 1,805.97	\$ -	\$ -	\$ -
% Variance		26.9%	0.0%	11.6%	n/a	n/a	n/a

Note: Unit counts are based on the FY 2021 Budget and will be updated after June 1, 2021 when new information is available from

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON
FISCAL YEAR 2021 ACTUAL AND FISCAL YEAR 2022 PROPOSED**

PRE-PAID UNITS

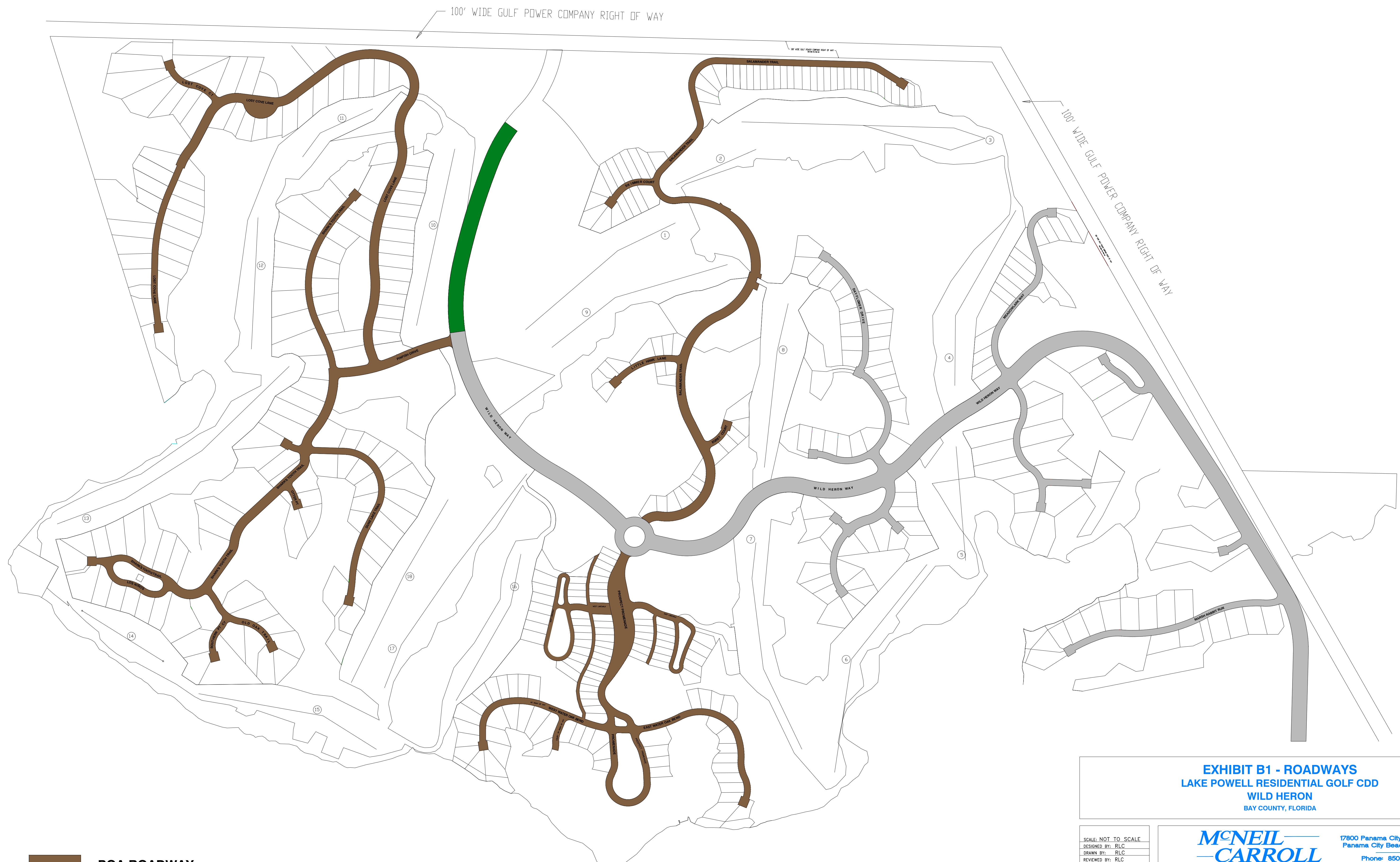
	Units	Assessments Per Unit			Revenue Per Fund		
		General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
Resident							
FY 2022 (proposed)	18	\$ 1,152.29	\$ -	\$ 1,152.29	\$ 20,741.22	\$ -	\$ 20,741.22
FY 2021 (actual)	16	\$ 908.24	\$ -	\$ 908.24	\$ 14,531.84	\$ -	\$ 14,531.84
\$ Variance		\$ 244.05	\$ -	\$ 244.05	\$ 6,209.38	\$ -	\$ 6,209.38
% Variance		26.9%	n/a	26.9%	42.7%	n/a	42.7%
Golf							
FY 2022 (proposed)	1	\$ 8,526.95	\$ -	\$ 8,526.95	\$ 8,526.95	\$ -	\$ 8,526.95
FY 2021 (actual)	1	\$ 6,720.98	\$ -	\$ 6,720.98	\$ 6,720.98	\$ -	\$ 6,720.98
\$ Variance		\$ 1,805.97	\$ -	\$ 1,805.97	\$ 1,805.97	\$ -	\$ 1,805.97
% Variance		26.9%	n/a	26.9%	26.9%	n/a	26.9%

Note: Unit counts are based on the FY 2021 Budget and will be updated after June 1, 2021 when new information is available from

**TOTAL REVENUE PER FUND
ALL UNIT TYPES**

	Revenue Per Fund		
	General Fund	Debt Service Fund	Total
FY 2022 (proposed)	\$ 698,749	\$ 447,933	\$ 1,146,682
FY 2021 (actual)	\$ 550,757	\$ 448,736	\$ 999,492
\$ Variance	\$ 147,992	\$ (803)	\$ 147,190
% Variance	26.9%	-0.2%	14.7%

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
EXHIBIT I
MAPS DEPICITING CDD ASSET INVENTORY
FISCAL YEAR 2022**



- 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: 10/3/2015
 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

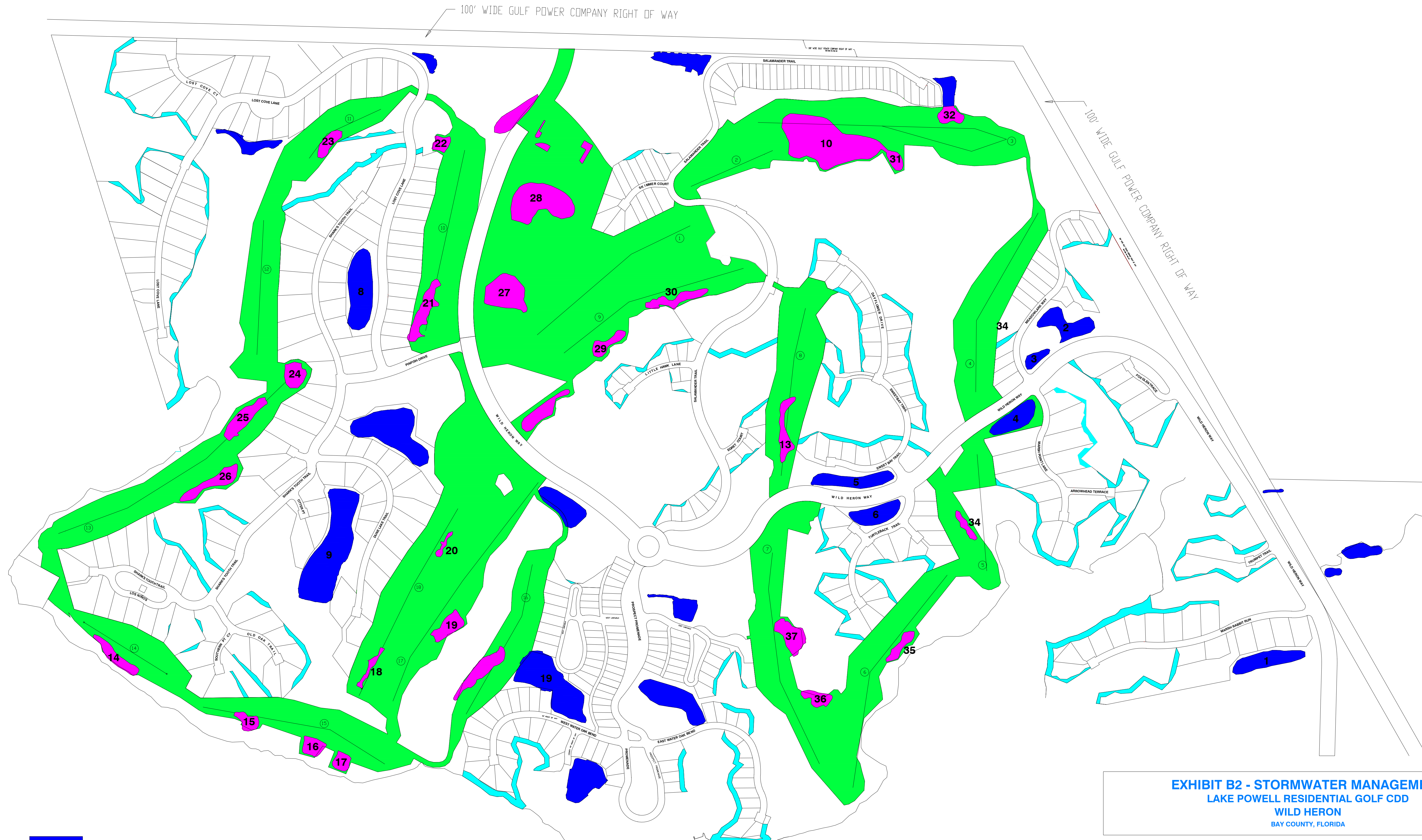
NO.	DATE	BY	REVISIONS
01			
02			
03			
04			
05			

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

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

EXHIBIT B1 - ROADWAYS
 LAKE POWELL RESIDENTIAL GOLF CDD
 WILD HERON
 BAY COUNTY, FLORIDA
 10/3/2015
 RLC
 RLC
 RLC
 10/3/2015
 CDD EXHIBIT
 NOT RELEASED FOR CONSTRUCTION
 DATE:

11118-01B - LAKE POWELL RESIDENTIAL GOLF CDD



- 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: 10/2/2015
 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

NO.	DATE	BY	REVISIONS
01			
02			
03			
04			
05			

Sean D. McNeil, P.E.
 PROFESSIONAL ENGINEER
 FL. LC # 49303

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

McNEIL CARROLL ENGINEERING, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF McNEIL CARROLL ENGINEERING, INC.



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
CDD - EXHIBIT
NOT RELEASED FOR CONSTRUCTION
DATE:

McNEIL
CARROLL
ENGINEERING, INC.

17800 Panama City Beach Parkway
Panama City Beach, Florida 32413

Phone: 850-234-1730
Fax: 850-234-1731

Professional Engineering Consultants
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 7288

NO.	DATE	BY	REVISIONS
01			
02			
03			
04			
05			

Sean D. McNeil, P.E.
PROFESSIONAL ENGINEER
FL. LIC. # 49363

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

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
 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

NO.	DATE	BY	REVISIONS
01			
02			
03			
04			
05			

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

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

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
 NOT RELEASED FOR CONSTRUCTION
 DATE: