LAKE POWELL RESIDENTIAL GOLF

COMMUNITY DEVELOPMENT DISTRICT

November 6, 2025

BOARD OF SUPERVISORS

SPECIAL MEETING AGENDA

LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Lake Powell Residential Golf Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W●Boca Raton, Florida 33431

Phone: (561) 571-0010●Fax: (561) 571-0013●Toll-Free: (877) 276-0889

https://lakepowellcdd.net/

October 29, 2025

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Lake Powell Residential Golf Community Development District

NOTE: Meeting Time

Dear Board Members:

The Board of Supervisors of the Lake Powell Residential Golf Community Development District will hold a Special Meeting on November 6, 2025 at 10:00 a.m. (Central Time), at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Discussion: Halff and Associates, Inc. ITE/Trip Generation Study

4. Public Comments

5. Discussion/Consideration: District Engineer Operations & Maintenance Report

6. Public Comments

7. Discussion/Consideration: Operations and Maintenance Special Assessment Methodology Report

   A. Consideration of Resolution 2026-02, Approving a Proposed Assessment Methodology for Operation and Maintenance Special Assessments; Setting a Public Hearing Thereon Pursuant to Chapter 190, Florida Statutes; Directing Publication of Notice of Such Hearing; Addressing Severability; and Providing an Effective Date

8. Public Comments

9. Consideration of Resolution 2026-03, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and Providing for an Effective Date

10. Public Comments

11. NEXT MEETING DATE: December 3, 2025 at 2:00 PM (Central Time)

    ○ QUORUM CHECK

SEAT 1	DAVID HOLT	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	DAVID DEAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	THOMAS BALDUF	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JOEL STEPHENS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	KEN BLACK	☐ IN PERSON	☐ PHONE	☐ NO

12. Board Member Comments

13. Public Comment

14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 354 2519

Sincerely,

Cindy Cerbone

Cindy Cerbone
District Manager

LAKE POWELL RESIDENTIAL GOLF

COMMUNITY DEVELOPMENT DISTRICT

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Memorandum

To: Robert Carroll, PE **Date:** 10/17/2025

From: David Muntean Jr., P.E. **AVO:** 062875.001

RE: Lake Powell CDD – Trip Generation Study

Introduction

The purpose of this memorandum is to document the methodology and findings of a Trip Generation Study prepared for the Lake Powell Residential Golf Community Development District (CDD), located along Wild Heron Way in Panama City Beach, Bay County, Florida. The intent of the study is to evaluate daily traffic volumes generated by the internal land use components within the CDD and determine the relative estimated percent contribution each use adds to the total daily traffic generation based on eventual total buildout (i.e., at full maturity) of the entire development.

This analysis estimates the trip generation characteristics associated with the following primary land uses at full development buildout:

- 161 Condominium residential dwelling units
- 436 Single-Family residential dwelling units
- One 18-hole Golf Course (Shark's Tooth)
- One 18-hole Golf Course (The Third)
- One restaurant
- Four Tennis courts
- 15-Station Skeet Range

The intent of this study is to quantify the proportion of total daily vehicular traffic attributable to each internal land use type during a typical weekday, consistent with the methodologies outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, based on the best available information. Results of this evaluation will assist the District in understanding existing and future traffic characteristics within the Lake Powell CDD, along Wild Heron Way, and at the community's gated entrance north of U.S. 98.

Trip Generation Analysis

A Trip Generation Analysis has been performed for the Lake Powell CDD, specifically to include all land uses included within the full buildout of the community. Daily trip generation estimates for most development uses were developed based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. ITE Land Use Codes (LUCs) were selected to represent each of the primary components within the Lake Powell CDD, including single-family detached housing (ITE LUC 210), condominium units (LUC 215), golf courses (LUC 430), and tennis courts (LUC 490). The on-site restaurant is located within the golf course clubhouse and functions as an amenity to the golf course; therefore, estimated trips associated with the restaurant are already included within available ITE data provided for the golf course land use. For each use, the corresponding fitted curve equation or average trip rate was applied depending on the available data, sample size, and correlation (R^2) provided in the ITE database. The resulting daily vehicle trip estimates represent total two-way traffic for an average weekday. Supporting ITE Trip Generation Data Sheets for each land use code utilized in this analysis are provided in **Attachment 1**.

Trip generation for the skeet range was estimated based on comparable data from a similar facility, as ITE does not provide a specific land use code for this type of use. The manager of Ravenwood Sporting Clays in Headland, Alabama reported that their 13-station course typically receives between 1 (min.) and 50 (max.) visitors on typical weekdays. Conservatively, it is assumed a private facility will generate no more than 50% of trips compared to a public facility (i.e. 25 visitors). Therefore, the estimated daily trip rate for the Alabama skeet range is calculated as 1.93 trips per station (25 divided by 13 stations), resulting in a calculation of 29 trips per day estimated for the Lake Powell CDD skeet range (15 stations x 1.93 trips/station) at full development buildout.

Total Project at Buildout

Table 1 summarizes the trip generation and percent contribution for all land uses within the Lake Powell CDD assuming full development buildout.

Table 1. Trip Generation Summary – Total Project at Buildout

Land Use		Development		Daily		Percent
Description	Code	Size	Units	Rate/Equation	Total	Contribution
Single-Family Detached Housing	210	436	DUs	T = 8.07(X) + 265.45	3784	62.18%
Single-Family Attached Housing	215	161	DUs	T = 6.57(X)	1058	17.38%
Golf Course (Shark's Tooth)	430	18	Holes	T = 30.38(X)*	547	8.99%
Golf Course (The Third)	430	18	Holes	T = 30.38(X)*	547	8.99%
Tennis Courts	490	4	Courts	T = 30.32(X)	121	1.99%
Skeet Range	---	15	Stations	T = 1.93(X)**	29	0.48%
Total					**6086**	**100.00%**

*Golf Course trip rate includes golf holes, driving range, clubhouse with pro shop, restaurant, lounge, and/or banquet facility.

**Skeet Range trip rate based on estimated usage at a similar facility.

Total Project at Buildout (without The Third Golf Course)

The “Third” Golf Course is located outside the Lake Powell CDD boundary; however, it was included in the preceding trip generation summary (**Table 1**) to illustrate the total potential traffic associated with the overall Lake Powell development area at buildout. For this analysis, as requested, an additional trip generation summary has been prepared which excludes the Third Golf Course. Resulting trip generation and percent contribution are presented in **Table 2**.

Table 2. Trip Generation Summary – Total Project at Buildout without the Third Golf Course

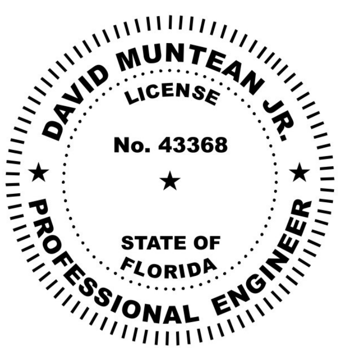
Land Use		Development		Daily		Percent
Description	Code	Size	Units	Rate/Equation	Total	Contribution
Single-Family Detached Housing	210	436	DUs	T = 8.07(X) + 265.45	3784	68.32%
Single-Family Attached Housing	215	161	DUs	T = 6.57(X)	1058	19.10%
Golf Course (Shark's Tooth)	430	18	Holes	T = 30.38(X)*	547	9.88%
Tennis Courts	490	4	Courts	T = 30.32(X)	121	2.18%
Skeet Range	---	15	Stations	T = 1.93(X)**	29	0.52%
Total					**5539**	**100.00%**

*Golf Course trip rate includes golf holes, driving range, clubhouse with pro shop, restaurant, lounge, and/or banquet facility.

**Skeet Range trip rate based on estimated usage at a similar facility.

Note that the Lake Powell CDD development, to date, remains under construction. Trips estimates for this analysis assume full (a) buildout of residential units and (b) usage of recreational facilities. Once the total development has been constructed (and occupied), and project maturity attained, it will then be possible to reassess land use percentage calculations based on actual measured traffic counts.

Prepared by:
David Muntean, Jr., PE
Florida License Number 43368



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

David Muntean Jr

Digitally signed by David Muntean Jr
DN: cn=David Muntean Jr, o=Unaffiliated, email=dmuntean@halff.com
Date: 2025.10.17 11:12:05 -04'00'

ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Attachment 1

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates, based on a small sample of sites, are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 215), and higher than those for senior adult housing—single-family (Land Use 251). (Source 1008)

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, British Columbia (CAN), California, Delaware, Illinois, Kentucky, Massachusetts, Minnesota, Montana, New Jersey, New York, North Carolina, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Vermont, and West Virginia.

Source Numbers

356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079, 1204, 1221, 1225, 1236, 1251, 1265, 1267

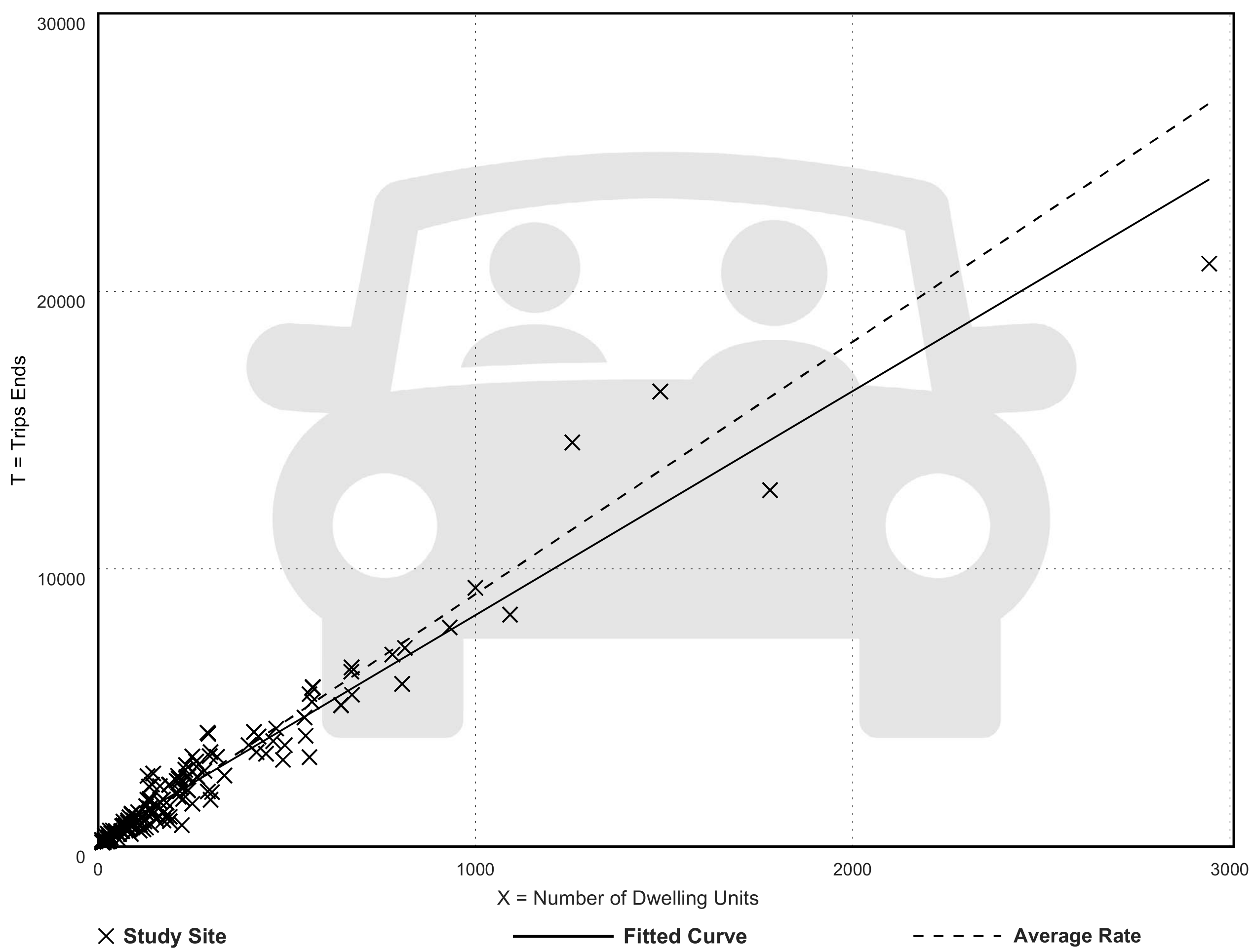
Single-Family Detached Housing (210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	155
Avg. Num. of Dwelling Units:	261
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Fitted Curve Equation: T = 8.07(X) + 265.45 R^2= 0.94

Land Use: 215
Single-Family Attached Housing

Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space. This land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

Additional Data

The sites were surveyed in the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, and Wisconsin.

Source Numbers

357, 390, 418, 525, 571, 583, 638, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

Single-Family Attached Housing
(215)

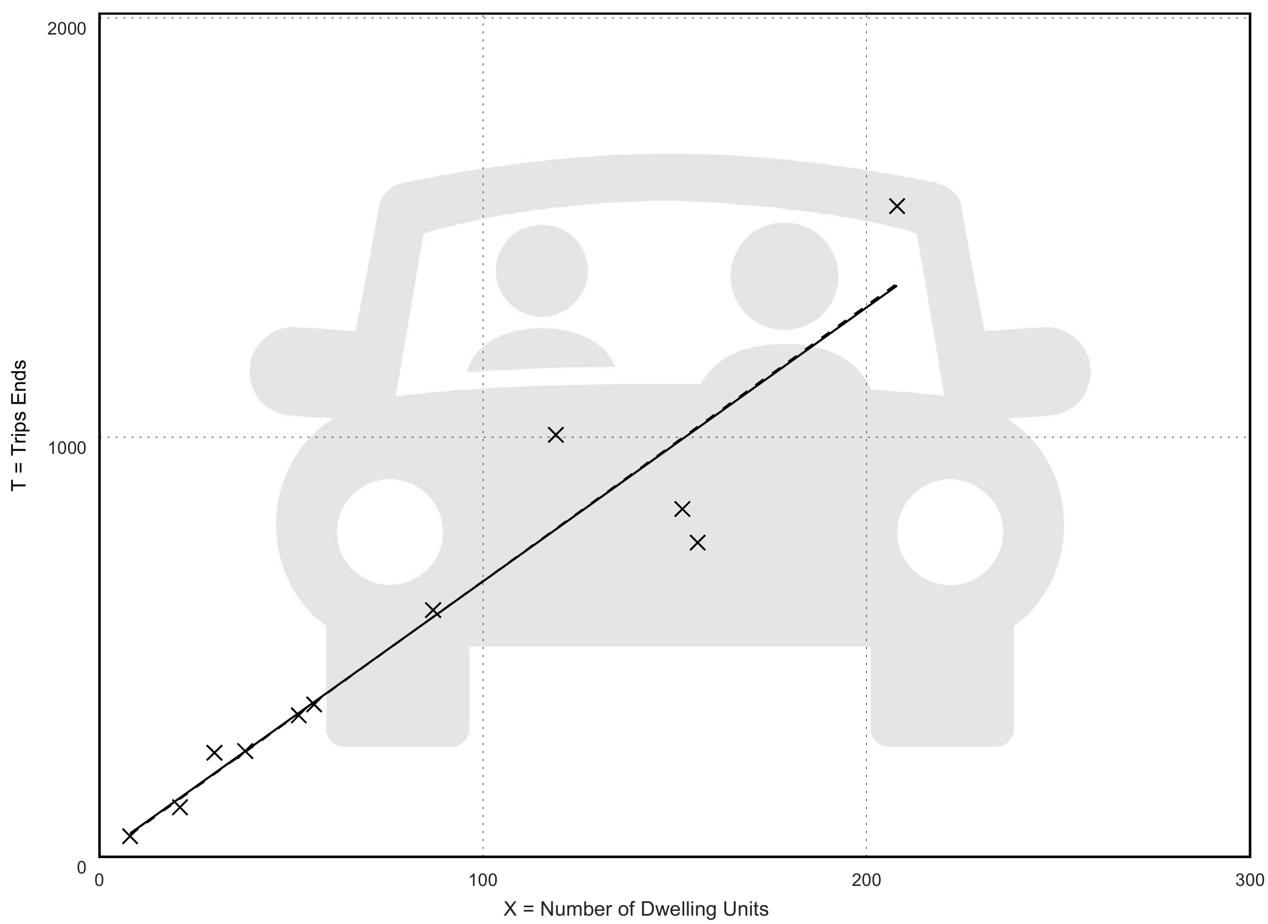
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 84
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.57	4.80 - 8.45	1.28

Data Plot and Equation



× **Study Site** —— **Fitted Curve** - - - - - **Average Rate**

Fitted Curve Equation: T = 6.53(X) + 3.25 **R^2= 0.91**

Land Use: 430
Golf Course

Description

A golf course is an expansive landscaped area that includes a series of golf holes, each consisting of a tee, fairway, and putting green. The site may have a driving range, clubhouse with a pro shop, restaurant, lounge, or banquet facility.

Additional Data

The golf courses in this land use are 9-, 18-, and 36-hole municipal courses.

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, New Jersey, New York, Oregon, Pennsylvania, and Vermont.

Source Numbers

378, 407, 440, 629, 728, 925, 940, 970

Golf Course
(430)

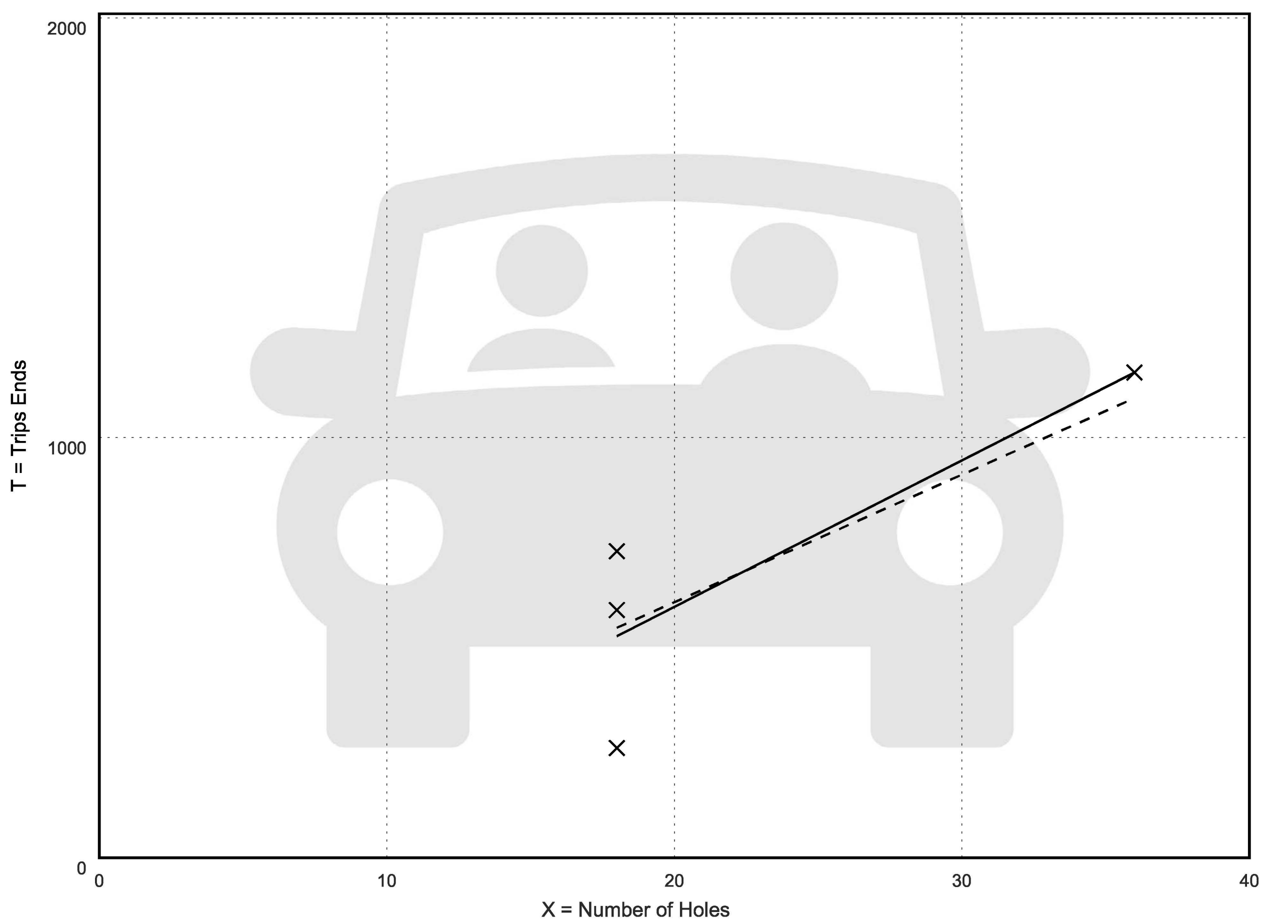
Vehicle Trip Ends vs: Holes
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Holes: 23
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
30.38	14.50 - 40.50	9.88

Data Plot and Equation



× **Study Site** ——— **Fitted Curve** - - - - - **Average Rate**

Fitted Curve Equation: T = 34.93(X) - 102.33 R^2 **= 0.72**

Land Use: 490
Tennis Courts

Description

Tennis courts are indoor or outdoor facilities specifically designed for playing tennis. Tennis courts can either be public or private facilities and do not typically include any ancillary facilities other than limited spectator seating.

Additional Data

The sites were surveyed in the 1990s in California.

Source Numbers

440, 441

Tennis Courts
(490)

Vehicle Trip Ends vs: **Courts**
On a: **Weekday**

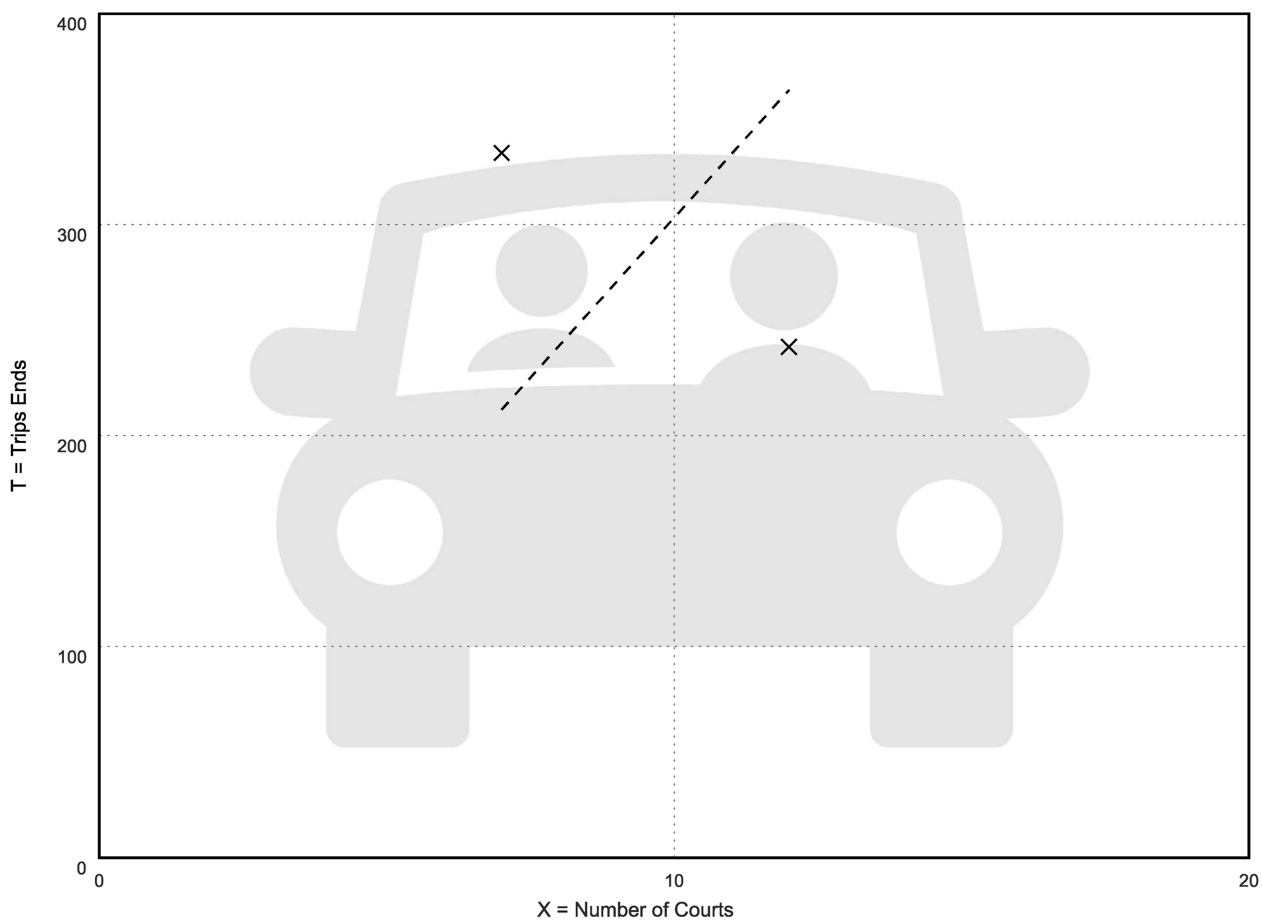
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Courts: 10
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Tennis Court

Average Rate	Range of Rates	Standard Deviation
30.32	20.17 - 47.71	***

Data Plot and Equation

Caution – Small Sample Size



× **Study Site**

- - - - - **Average Rate**

Fitted Curve Equation: Not Given

R^2= ***

LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

5

O&M ENGINEER REPORT

LAKE POWELL CDD

LAKE POWELL, FLORIDA
FILE NO. 1118.01B

PREPARED BY:

McNEIL CARROLL ENGINEERING, INC.

Robert Carroll, P.E.
FL LC # 57988
31 October 2025

17800 PANAMA CITY BEACH PARKWAY
PANAMA CITY BEACH, FLORIDA 32413
(850) 234-1730

INTRODUCTION

This report was prepared to evaluate the apportionment of the general fund expenditure to all units/land uses within the Lake Powell Community Development District (CDD). The original CDD contains 161 multi family units, 436 single family units and a golf course (Shark's Tooth). The CDD has evolved from the conceptual phase containing a single private golf course (Shark's Tooth) exclusive for the CDD homeowners to a private golf course with memberships available to the public, a second golf course known as The Third and a skeet range.

METHODOLOGY

The CDD retained Halff, a traffic consultant, to evaluate daily traffic volumes generated by the internal land use components within the CDD and determine the relative estimated percent contribution each use adds to the total daily traffic generation based on the eventual total buildout of the entire development. The uses within the CDD were as follows

- Single Family Detached Housing (436 units)
- Single Family Attached Housing (161 units)
- Golf Course (Shark's Tooth)
- Golf Course (The Third)
- Tennis Courts
- Skeet Range

Each use was identified within the traffic report and daily trips assigned and distributed based on their percentage for the FY2026 adopted budget categories benefitting the Golf Course(s) and amenities. Items not providing benefit to the golf course(s) and amenities such as the Lake & Wetlands ($104,030) and Stormwater Management ($76,150) were not considered to be apportioned.

The categories considered for the apportionment for all units/land uses were as follows:

• Professional and Admin	$132,782.00
• Security	$220,932.00
• Bridge Repair and Maintenance	$50,000.00
• Wild Heron Way Landscape Contract Services	$300,000.00
• Landscape Irrigation Agreement (POA/St. Joe)	$17,850.00
• Total amount	$721,564.00

All items with the exception of Professional and Admin were apportioned by percentage of trips. Professional and Admin were apportioned by unit/ERU

The categories of no benefit to the golf course(s) and amenity areas and only applicable to the residential units and were apportioned by trips are:

• Lake and Wetlands Monitoring	$104,030.00
• Roadway Repairs and Maintenance	$50,000.00
• Stormwater Management	$76,150.00
• Feral Swine Removal	$500.00

CONCLUSION

There were two evaluations prepared for the apportionment. The first analyzed a single golf course and the second included the impacts of a second golf course. The apportionment is as follows:

Single Golf Course

- Single Family Detached (per unit) $1,555.71
- Single Family Attached (per unit) $1,231.29
- Golf Course and Amenities $75,715.10

Two Golf Courses

- Single Family Detached (per unit) $1,472.80
- Single Family Attached (per unit) $1,168.51
- Golf Courses and Amenities $121,974.85

ERU WITH 1 GOLF COURSE

	Daily Trips	% of Trips	# units	Professional and Admin	Security	Bridge Repairs	Wild Heron Way Landscape	Landscape Irrigation Agreement	Total	Per unit/entity Apportioned	Per unit/entity Remaining	Total Per Unit
Single Family Detached Housing	3784	68.32%	436	$ 95,785.82	$ 150,930.98	$ 34,157.79	$ 204,946.74	$ 12,194.33	$ 498,015.66	$ 1,142.24	$ 413.48	$ 1,555.71
Single Family Attached Housing	1058	19.10%	161	$ 35,370.45	$ 42,200.05	$ 9,550.46	$ 57,302.76	$ 3,409.51	$ 147,833.24	$ 918.22	$ 313.07	$ 1,231.29
Golf Course (Shark's Tooth)	547	9.88%	7.4	$ 1,625.72	$ 21,817.98	$ 4,937.71	$ 29,626.29	$ 1,762.76	$ 59,770.47			
Tennis Courts	121	2.18%			$ 4,826.28	$ 1,092.25	$ 6,553.53	$ 389.94	$ 12,862.00			
Skeet Range	29	0.52%			$ 1,156.71	$ 261.78	$ 1,570.68	$ 93.46	$ 3,082.63	$ 75,715.10		$ 75,715.10
	5539	100.00%		$ 132,782.00	$ 220,932.00	$ 50,000.00	$ 300,000.00	$ 17,850.00	$ 721,564.00			
			604									
Total Budget	$ 952,244.00											

Professional and Admin	$ 132,782.00
Security	$ 220,932.00
Bridge Repairs	$ 50,000.00
Wild Heron Way Landscape	$ 300,000.00
Landscape Irrigation Agreement	$ 17,850.00
Budget to be apportioned	$ 721,564.00

ERU WITH 2 GOLF COURSES

	Daily Trips	% of Trips	# units	Professional and Admin	Security	Bridge Repairs	Wild Heron Way Landscape	Landscape Irrigation Agreement	Total	Per unit/entity Apportioned	Per unit/entity Remaining	Total Per Unit
Single Family Detached Housing	3784	62.18%	436	$ 95,785.82	$ 137,365.54	$ 31,087.74	$ 186,526.45	$ 11,098.32	$ 461,863.89	$ 1,059.32	$ 413.48	$ 1,472.80
Single Family Attached Housing	1058	17.38%	161	$ 35,370.45	$ 38,407.17	$ 8,692.08	$ 52,152.48	$ 3,103.07	$ 137,725.26	$ 855.44	$ 313.07	$ 1,168.51
Golf Course (Shark's Tooth)	547	8.99%	7.4	$ 1,625.72	$ 19,857.02	$ 4,493.92	$ 26,963.52	$ 1,604.33	$ 54,544.51			
Golf Course (The Third)	547	8.99%			$ 19,857.02	$ 4,493.92	$ 26,963.52	$ 1,604.33	$ 52,918.79			
Tennis Courts	121	1.99%			$ 4,392.50	$ 994.08	$ 5,964.51	$ 354.89	$ 11,705.98			
Skeet Range	29	0.48%			$ 1,052.75	$ 238.25	$ 1,429.51	$ 85.06	$ 2,805.57	$ 121,974.85		$ 121,974.85
	6086	100.00%		$ 132,782.00	$ 220,932.00	$ 50,000.00	$ 300,000.00	$ 17,850.00	$ 721,564.00			

Total Budget	$ 952,244.00	604.4

Professional and Admin	$ 132,782.00
Security	$ 220,932.00
Bridge Repairs	$ 50,000.00
Wild Heron Way Landscape	$ 300,000.00
Landscape Irrigation Agreement	$ 17,850.00
Budget to be apportioned	$ 721,564.00

LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS

LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy - gross	$ 692,622				$ 1,011,961
Allowable discounts (4%)	(27,705)				(40,478)
Assessment levy - net	664,917	$ 582,565	$ 82,352	$ 664,917	971,483
Interest and miscellaneous	1,000	13,716	-	13,716	1,000
Total revenues	665,917	596,281	82,352	678,633	972,483
EXPENDITURES					
Professional & admin					
Supervisors	9,689	4,306	5,383	9,689	12,918
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	7,800	1,500	6,300	7,800	7,800
Legal	12,000	2,700	9,300	12,000	12,000
Engineering	13,280	-	13,280	13,280	13,280
Postage	1,775	772	1,003	1,775	1,775
Telephone	1,050	525	525	1,050	1,050
Meeting room rental	4,500	600	3,900	4,500	-
Meeting Room - Lease Agreement	-	-	50,000	50,000	-
Website maintenance	750	-	750	750	750
ADA website compliance	210	-	210	210	210
Insurance	8,542	8,481	-	8,481	9,768
Printing and binding	1,500	750	750	1,500	1,500
Legal advertising	2,500	281	2,219	2,500	2,500
Other current charges	1,200	712	1,038	1,750	1,750
Office supplies	500	500	-	500	500
Special district annual fee	175	-	175	175	175
Trustee	7,431	-	7,431	7,431	7,431
EMMA software service	-	-	-	-	500
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent	1,000	-	1,000	1,000	1,000
Total professional & admin	131,777	49,464	132,802	182,266	132,782
Security					
Security management services	244,608	114,817	110,000	224,817	220,932
Total security	244,608	114,817	110,000	224,817	220,932

LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
EXPENDITURES (continued)					
Lake & wetlands monitoring					
Mitigation and monitoring					
Mitigation-prescribed burns/gyro	46,050	4,070	41,980	46,050	46,050
Ecologist and operations management	57,980	11,010	46,970	57,980	57,980
Upland mitigation area maintenance	-	849	-	849	-
Total wetland & upland monitoring	104,030	15,929	88,950	104,879	104,030
Roadway and landscape services					
Bridge repairs and maintenance	50,000	43,650	6,350	50,000	50,000
Roadway repairs and maintenance	50,000	2,850	47,150	50,000	50,000
Roadway resurfacing 98 to guard house	700,000	-	534,277	534,277	-
Road restriping, painting, other projects	30,000	1,530	28,470	30,000	-
Wild Heron Way landscape contract services	-	-	22,500	22,500	300,000
Landscape irrigation agreement with POA/ St. Joe	-	-	-	-	17,850
Total roadway services	830,000	48,030	638,747	686,777	417,850
Stormwater management					
Operations	17,250	-	17,250	17,250	17,250
Electric-lift stations	900	-	900	900	900
Pond aeration	5,000	4,822	4,000	8,822	10,000
Stormwater system repairs	18,000	5,700	12,300	18,000	48,000
Total stormwater management	41,150	10,522	34,450	44,972	76,150

LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
EXPENDITURES (continued)					
Other fees & charges					
Feral swine removal	500	-	500	500	500
Tax collector	13,852	11,651	2,201	13,852	20,239
Total other fees & charges	14,352	11,651	2,701	14,352	20,739
Total expenditures	1,365,917	250,413	1,007,650	1,258,063	972,483
Excess/(deficiency) of revenues over/(under) expenditures	(700,000)	345,868	(925,298)	(579,430)	-
Fund balance - beginning	1,515,887	1,805,602	2,151,470	1,805,602	1,226,172
Fund balance - ending					
Committed					
Disaster[1]	250,000	250,000	250,000	250,000	250,000
District bridge projects[2]	25,000	25,000	25,000	25,000	75,000
Road projects[3]	100,000	100,000	100,000	100,000	200,000
Stormwater system upgrades[4]	50,000	50,000	50,000	50,000	50,000
Assigned					
3 Months Working Capital[5]	347,886	260,646	260,646	260,646	250,447
Capital projects	-	-	-	-	-
Outside counsel					100,000
Unassigned	43,001	1,465,824	540,526	540,526	300,725
Fund balance- ending	$ 815,887	$ 2,151,470	$ 1,226,172	$ 1,226,172	$ 1,226,172

[1]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.

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

[3]Future road resurfacing or similar project(s) include the CDD road leading to the guard gate and the CDD road(s) beyond the guard gate and any CDD owned spine roads.

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

[5]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	
Supervisors	$ 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.	
Management services	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.	
Accounting services	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.	
Assessment roll preparation	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.	
Audit	7,800
The District is required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis.	
Legal	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.	
Engineering	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.	
Postage	1,775
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Telephone	1,050
Website maintenance	750
ADA website compliance	210
Insurance	9,768
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.	
Printing and binding	1,500
Letterhead, envelopes, copies, etc.	
Legal advertising	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)

Other current charges	1,750
Bank charges, automated AP routing and other miscellaneous expenses that incur during the year.	
Office supplies	500
Accounting and administrative supplies.	
Special district annual fee	175
Annual fee paid to the Department of Economic Opportunity.	
Trustee	7,431
Annual fee paid to US Bank for services provided as trustee, paying agent and registrar.	
EMMA software service	500
Arbitrage rebate calculation	1,200
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	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	
Security management services	220,932
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.	

Expenditures (continued)
Field operations
Lake & wetlands monitoring

Mitigation and monitoring	
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.	
Signage	-
Ecologist and operations management	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	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	
Bridge repairs and maintenance	50,000
Roadway repairs and maintenance	50,000
Operations and maintenance activities for District-owned roads. These expenditures include minor repairs and modifications, and future construction projects.	
Roadway resurfacing 98 to guard house	-
Road restriping, painting, other projects	-
Wild Heron Way landscape contract services	300,000
POA has bifurcated costs associated with Wild Heron Way. This includes current landscape contract service items.	
Landscape irrigation agreement with POA/ St. Joe	17,850
Based on the annual expense for the shared water agreement between the POA and CDD with St. Joe for landscape irrigation.	
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
FPL costs to power to pump stations	5,000

Electric-lift stations	900
Pond aeration	10,000
Includes electricity, pond treatment services by Lake Doctors and other pond enhancements	
Stormwater system repairs	48,000
Other fees & charges	
Feral swine removal	500
Tax collector	20,239
Total expenditures	$ 972,483

Memorandum

To: Robert Carroll, PE **Date:** 10/17/2025

From: David Muntean Jr., P.E. **AVO:** 062875.001

RE: **Lake Powell CDD – Trip Generation Study**

Introduction

The purpose of this memorandum is to document the methodology and findings of a Trip Generation Study prepared for the Lake Powell Residential Golf Community Development District (CDD), located along Wild Heron Way in Panama City Beach, Bay County, Florida. The intent of the study is to evaluate daily traffic volumes generated by the internal land use components within the CDD and determine the relative estimated percent contribution each use adds to the total daily traffic generation based on eventual total buildout (i.e., at full maturity) of the entire development.

This analysis estimates the trip generation characteristics associated with the following primary land uses at full development buildout:

- 161 Condominium residential dwelling units
- 436 Single-Family residential dwelling units
- One 18-hole Golf Course (Shark's Tooth)
- One 18-hole Golf Course (The Third)
- One restaurant
- Four Tennis courts
- 15-Station Skeet Range

The intent of this study is to quantify the proportion of total daily vehicular traffic attributable to each internal land use type during a typical weekday, consistent with the methodologies outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, based on the best available information. Results of this evaluation will assist the District in understanding existing and future traffic characteristics within the Lake Powell CDD, along Wild Heron Way, and at the community's gated entrance north of U.S. 98.

Trip Generation Analysis

A Trip Generation Analysis has been performed for the Lake Powell CDD, specifically to include all land uses included within the full buildout of the community. Daily trip generation estimates for most development uses were developed based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. ITE Land Use Codes (LUCs) were selected to represent each of the primary components within the Lake Powell CDD, including single-family detached housing (ITE LUC 210), condominium units (LUC 215), golf courses (LUC 430), and tennis courts (LUC 490). The on-site restaurant is located within the golf course clubhouse and functions as an amenity to the golf course; therefore, estimated trips associated with the restaurant are already included within available ITE data provided for the golf course land use. For each use, the corresponding fitted curve equation or average trip rate was applied depending on the available data, sample size, and correlation (R^2) provided in the ITE database. The resulting daily vehicle trip estimates represent total two-way traffic for an average weekday. Supporting ITE Trip Generation Data Sheets for each land use code utilized in this analysis are provided in **Attachment 1**.

Trip generation for the skeet range was estimated based on comparable data from a similar facility, as ITE does not provide a specific land use code for this type of use. The manager of Ravenwood Sporting Clays in Headland, Alabama reported that their 13-station course typically receives between 1 (min.) and 50 (max.) visitors on typical weekdays. Conservatively, it is assumed a private facility will generate no more than 50% of trips compared to a public facility (i.e. 25 visitors). Therefore, the estimated daily trip rate for the Alabama skeet range is calculated as 1.93 trips per station (25 divided by 13 stations), resulting in a calculation of 29 trips per day estimated for the Lake Powell CDD skeet range (15 stations x 1.93 trips/station) at full development buildout.

Total Project at Buildout

Table 1 summarizes the trip generation and percent contribution for all land uses within the Lake Powell CDD assuming full development buildout.

Table 1. Trip Generation Summary – Total Project at Buildout

Land Use		Development		Daily		Percent
Description	Code	Size	Units	Rate/Equation	Total	Contribution
Single-Family Detached Housing	210	436	DUs	T = 8.07(X) + 265.45	3784	62.18%
Single-Family Attached Housing	215	161	DUs	T = 6.57(X)	1058	17.38%
Golf Course (Shark's Tooth)	430	18	Holes	T = 30.38(X)*	547	8.99%
Golf Course (The Third)	430	18	Holes	T = 30.38(X)*	547	8.99%
Tennis Courts	490	4	Courts	T = 30.32(X)	121	1.99%
Skeet Range	---	15	Stations	T = 1.93(X)**	29	0.48%
Total					**6086**	**100.00%**

*Golf Course trip rate includes golf holes, driving range, clubhouse with pro shop, restaurant, lounge, and/or banquet facility.

**Skeet Range trip rate based on estimated usage at a similar facility.

Total Project at Buildout (without The Third Golf Course)

The “Third” Golf Course is located outside the Lake Powell CDD boundary; however, it was included in the preceding trip generation summary (**Table 1**) to illustrate the total potential traffic associated with the overall Lake Powell development area at buildout. For this analysis, as requested, an additional trip generation summary has been prepared which excludes the Third Golf Course. Resulting trip generation and percent contribution are presented in **Table 2**.

Table 2. Trip Generation Summary – Total Project at Buildout without the Third Golf Course

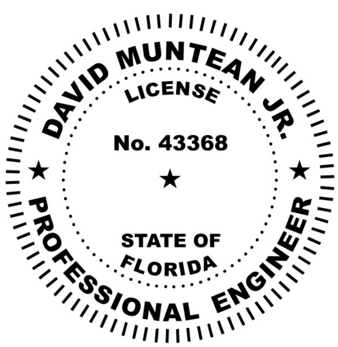
Land Use		Development		Daily		Percent
Description	Code	Size	Units	Rate/Equation	Total	Contribution
Single-Family Detached Housing	210	436	DUs	T = 8.07(X) + 265.45	3784	68.32%
Single-Family Attached Housing	215	161	DUs	T = 6.57(X)	1058	19.10%
Golf Course (Shark's Tooth)	430	18	Holes	T = 30.38(X)*	547	9.88%
Tennis Courts	490	4	Courts	T = 30.32(X)	121	2.18%
Skeet Range	---	15	Stations	T = 1.93(X)**	29	0.52%
Total					**5539**	**100.00%**

*Golf Course trip rate includes golf holes, driving range, clubhouse with pro shop, restaurant, lounge, and/or banquet facility.

**Skeet Range trip rate based on estimated usage at a similar facility.

Note that the Lake Powell CDD development, to date, remains under construction. Trips estimates for this analysis assume full (a) buildout of residential units and (b) usage of recreational facilities. Once the total development has been constructed (and occupied), and project maturity attained, it will then be possible to reassess land use percentage calculations based on actual measured traffic counts.

Prepared by:
David Muntean, Jr., PE
Florida License Number 43368



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

halff

Attachment 1

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates, based on a small sample of sites, are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 215), and higher than those for senior adult housing—single-family (Land Use 251). (Source 1008)

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, British Columbia (CAN), California, Delaware, Illinois, Kentucky, Massachusetts, Minnesota, Montana, New Jersey, New York, North Carolina, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Vermont, and West Virginia.

Source Numbers

356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079, 1204, 1221, 1225, 1236, 1251, 1265, 1267

Single-Family Detached Housing
(210)

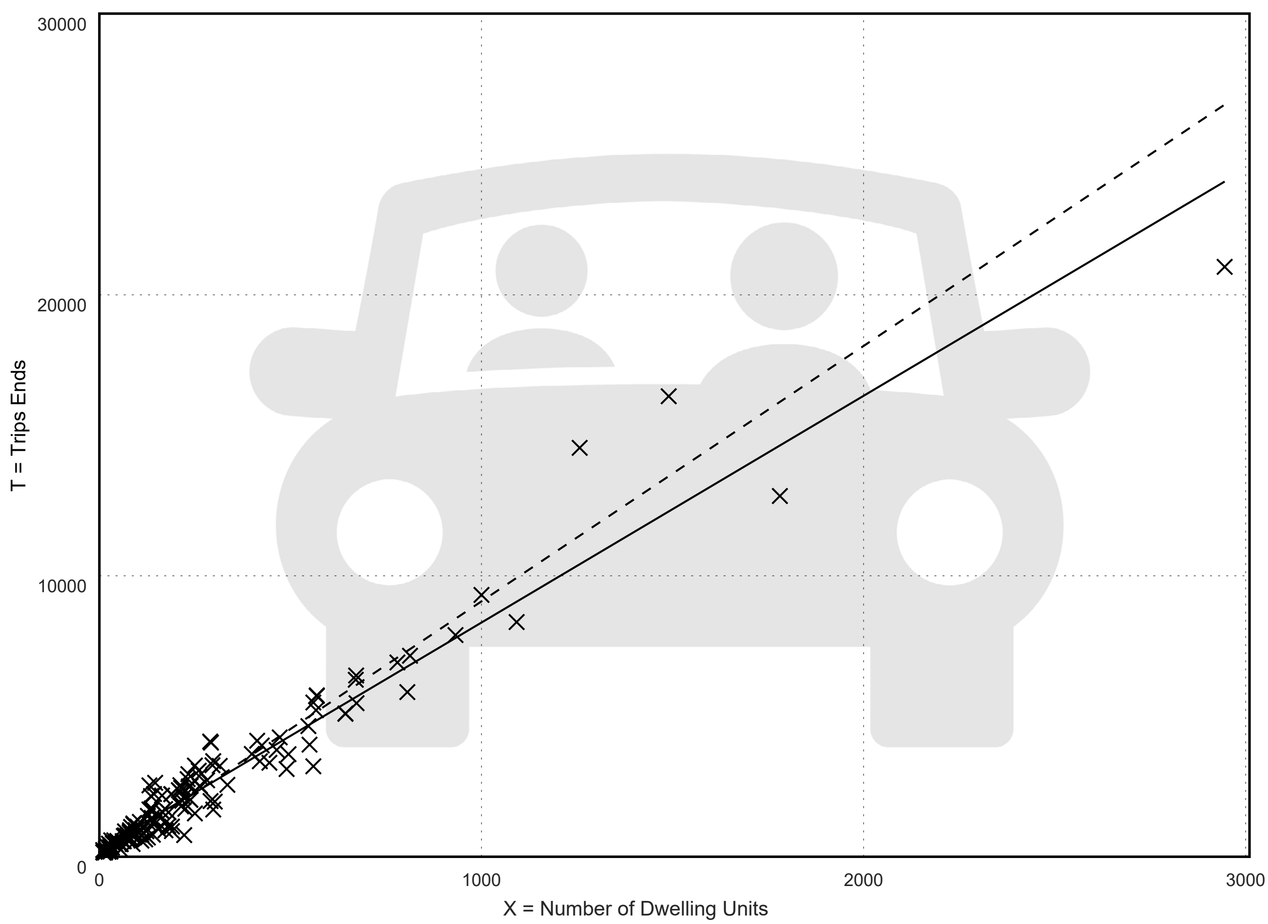
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



× **Study Site** —— **Fitted Curve** - - - - **Average Rate**

Fitted Curve Equation: T = 8.07(X) + 265.45 **R^2= 0.94**

Land Use: 215
Single-Family Attached Housing

Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space. This land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

Additional Data

The sites were surveyed in the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, and Wisconsin.

Source Numbers

357, 390, 418, 525, 571, 583, 638, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

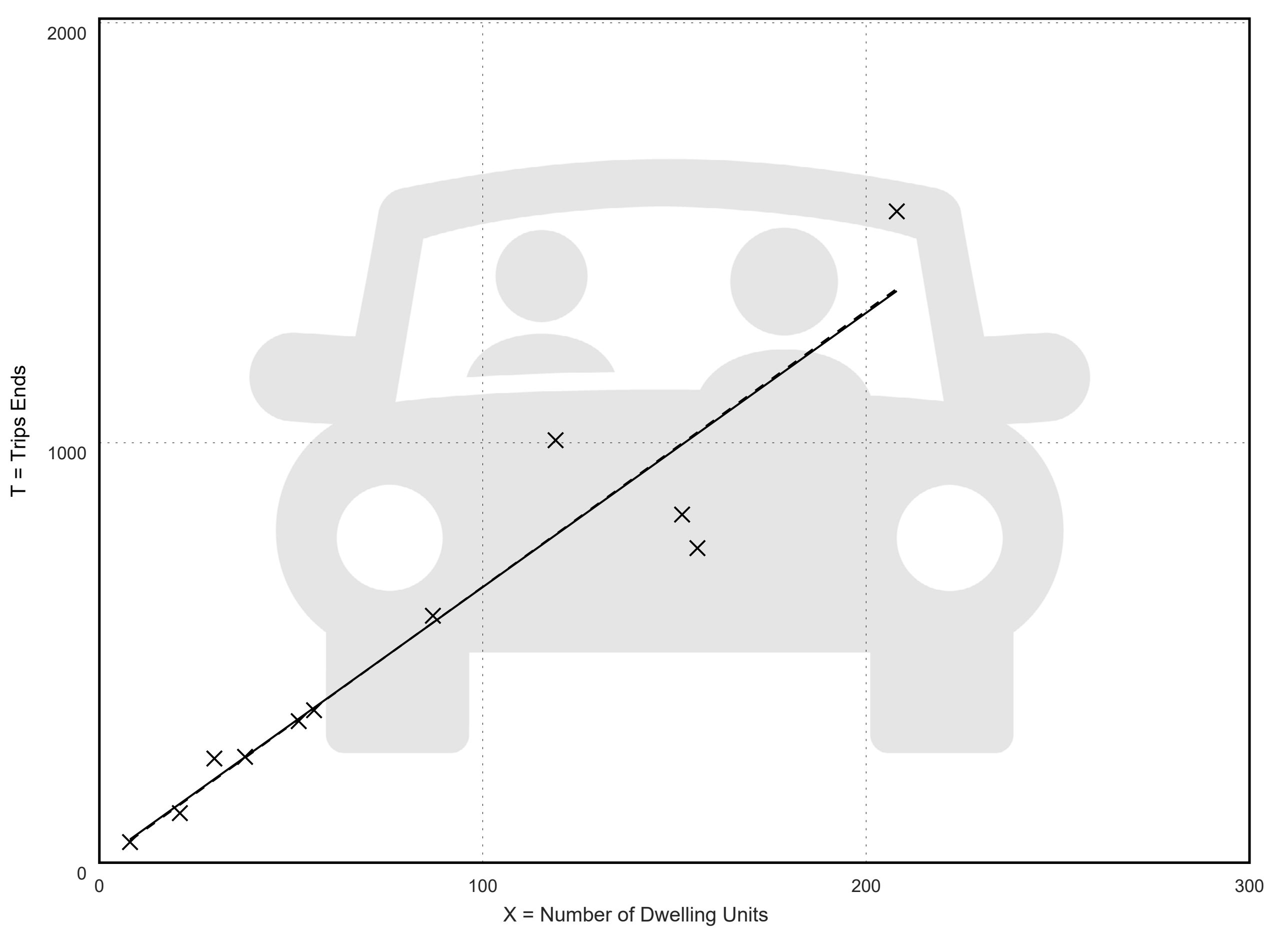
Single-Family Attached Housing (215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	11
Avg. Num. of Dwelling Units:	84
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.57	4.80 - 8.45	1.28

Data Plot and Equation



× **Study Site** ——— **Fitted Curve** - - - - - **Average Rate**

Fitted Curve Equation: $T = 6.53(X) + 3.25$ **$R^2 = 0.91$**

Land Use: 430
Golf Course

Description

A golf course is an expansive landscaped area that includes a series of golf holes, each consisting of a tee, fairway, and putting green. The site may have a driving range, clubhouse with a pro shop, restaurant, lounge, or banquet facility.

Additional Data

The golf courses in this land use are 9-, 18-, and 36-hole municipal courses.

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, New Jersey, New York, Oregon, Pennsylvania, and Vermont.

Source Numbers

378, 407, 440, 629, 728, 925, 940, 970

Golf Course
(430)

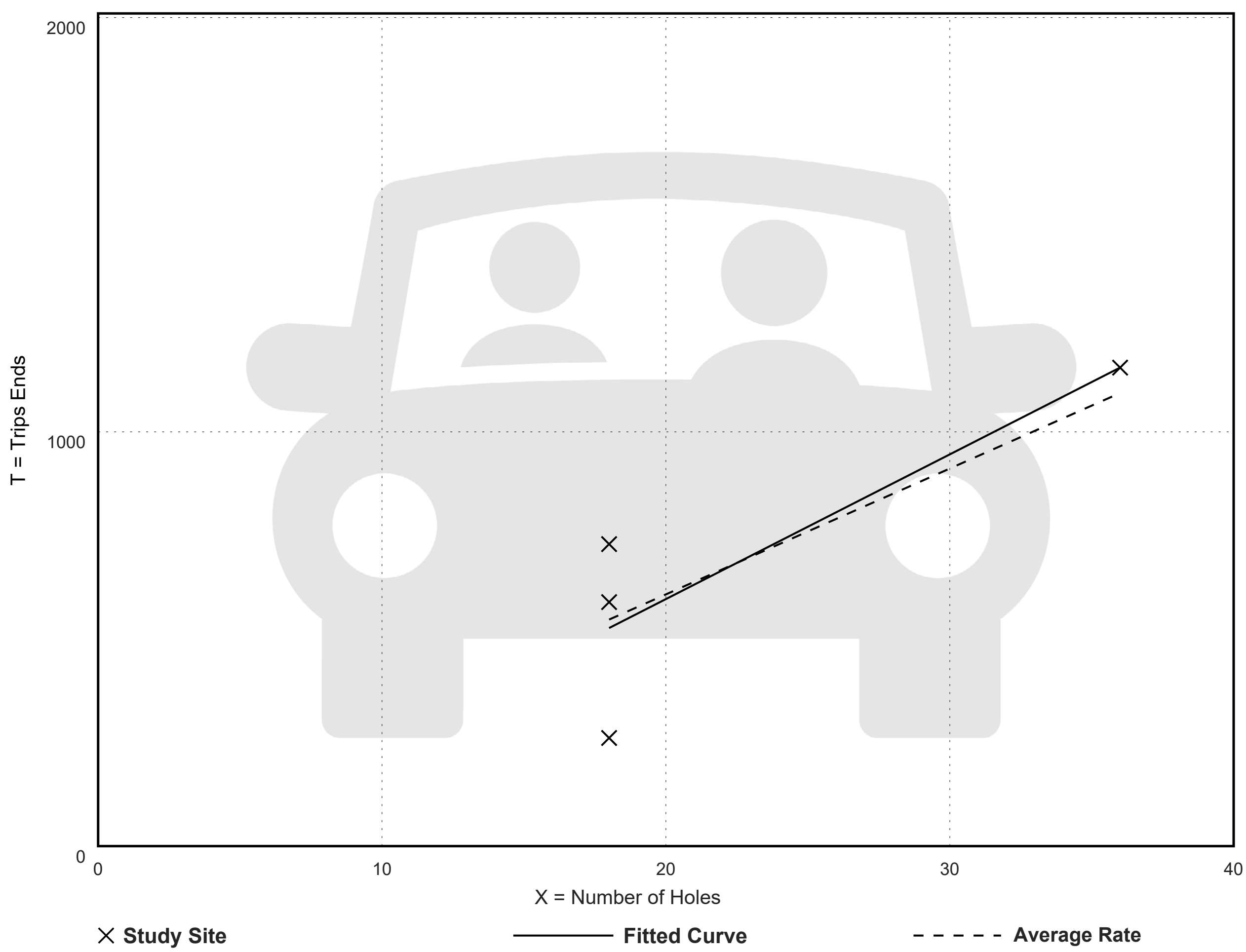
Vehicle Trip Ends vs: Holes
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Holes: 23
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
30.38	14.50 - 40.50	9.88

Data Plot and Equation



Fitted Curve Equation: T = 34.93(X) - 102.33 **R^2= 0.72**

Land Use: 490
Tennis Courts

Description

Tennis courts are indoor or outdoor facilities specifically designed for playing tennis. Tennis courts can either be public or private facilities and do not typically include any ancillary facilities other than limited spectator seating.

Additional Data

The sites were surveyed in the 1990s in California.

Source Numbers

440, 441

Tennis Courts
(490)

Vehicle Trip Ends vs: **Courts**
On a: **Weekday**

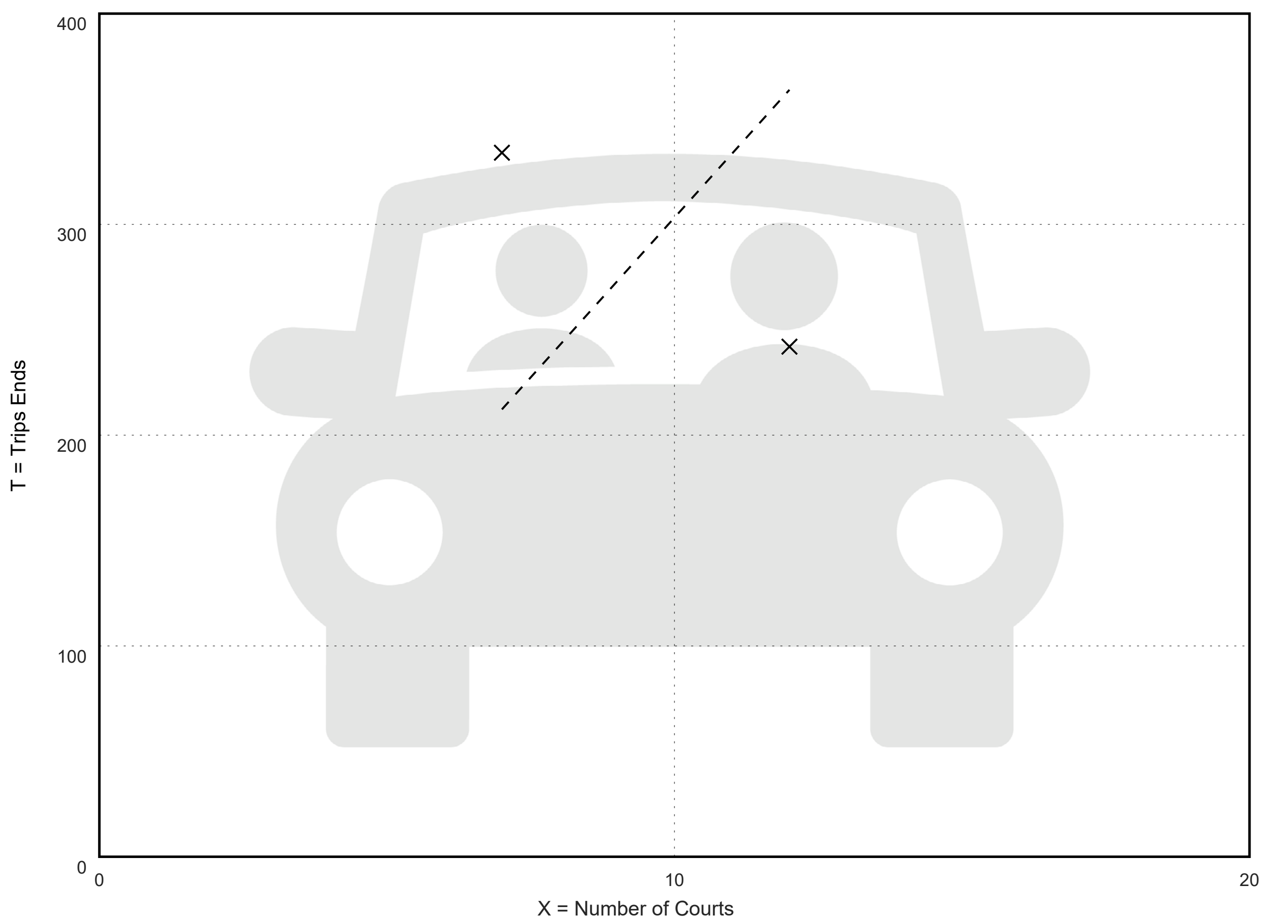
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Courts: 10
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Tennis Court

Average Rate	Range of Rates	Standard Deviation
30.32	20.17 - 47.71	***

Data Plot and Equation

Caution – Small Sample Size



× **Study Site**

– – – – – **Average Rate**

Fitted Curve Equation: Not Given

R^2= ***

LAKE POWELL RESIDENTIAL GOLF

COMMUNITY DEVELOPMENT DISTRICT

7

LAKE POWELL RESIDENTIAL GOLF

COMMUNITY DEVELOPMENT DISTRICT

7A

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED ASSESSMENT METHODOLOGY FOR OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS; SETTING A PUBLIC HEARING THEREON PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DIRECTING PUBLICATION OF NOTICE OF SUCH HEARING; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lake Powell Residential Golf Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and created by ordinance 00-19 of the Board of County Commissioners of Bay County, Florida, for the purpose of planning, financing, constructing, operating, and maintaining certain public infrastructure, facilities, and services for the benefit of the lands within the District; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to levy and collect special assessments to pay the costs of operations and maintenance ("O&M") of the District's facilities and services; and

WHEREAS, the Board of Supervisors ("Board") of the District has determined that is it in the best interests of the District to undertake the process of adopting an assessment methodology for the levy and collection of O&M assessments for Fiscal Year 2025-2026 which replaces the methodology previously used for the levy and collection of O&M assessments for Fiscal Year 2025-2026 as adopted in Resolution Nos. 2025-12 and 2025-13, and to set a public hearing thereon in accordance with the requirements of Florida law; and

WHEREAS, the District has caused to be prepared an assessment methodology report titled "Lake Powell Residential Golf Community Development District – Operation and Maintenance Assessment Methodology" (the "Assessment Methodology"), which allocates the O&M assessments among benefitted properties in accordance with the special and peculiar benefits conferred by the District's services and facilities; and

WHEREAS, the Board finds that the Assessment Methodology attached hereto is fair and reasonable, consistent with applicable law, and serves as a basis for the levy of the District's O&M special assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Approval of Assessment Methodology. The Assessment Methodology attached hereto as Exhibit A ("Assessment Methodology 2026") and incorporated herein by reference is hereby approved as the basis for the District's Fiscal Year 2025-2026 operation and maintenance special assessments and repeals and replaces any and all prior assessment methodology(ies) used by the District for the same purpose.

SECTION 2. **Setting Public Hearing.** A public hearing shall be held on the following date and time:

DATE:	
TIME:	2:00 PM (Central Time)
LOCATION:	POA Community Activity Room
	1110 Prospect Promenade
	Panama City Beach 32413

At said hearing, the Board will consider the adoption of a resolution approving the Assessment Methodology 2026.

Section 3. **Notice Of Public Hearing.** The District Manager is hereby directed to publish notice of such public hearing pursuant to the requirements of Sections 190.011, 190.022, and 197.3632, Florida Statutes, in a newspaper of general circulation within Bay County, Florida. The notice shall be in substantially the form prescribed by law and shall advise all interested persons of the nature of the hearing and their right to appear and be heard.

Section 4. **Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 5. **Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Lake Powell Residential Golf Community Development District.

Passed and Adopted this 6th day of November, 2025.

ATTEST:

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Assessment Methodology 2026

Exhibit A: Assessment Methodology 2026

LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

Operations and Maintenance Special Assessment Methodology Report

October 31, 2025

Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

Table of Contents

1.0 Introduction

1.1 Purpose

This Operations and Maintenance Special Assessment Methodology Report (the "O&M Report") was developed to provide special assessment methodology for the apportionment of Operations and Maintenance Special Assessments (the "O&M Assessments") that are proposed to be levied by the Lake Powell Residential Golf Community Development District (the "District") located in Bay County, Florida. This O&M Report allocates the District's O&M Assessments based on the benefits derived by properties already developed or proposed to be developed within the District from the services funded in the District's operating budget (the "O&M Budget"), which is adopted annually by the District.

1.2 Scope of the O&M Report

This O&M Report describes the method for the allocation of special benefits derived by the properties in the District as a result of the implementation of services described and expenditure of funds contained in the District's Adopted Fiscal Year 2026 O&M Budget and the apportionment of the O&M Assessments. The O&M Report references and relies on information contained within the Lake Powell CDD – Trip Generation Study dated October 17, 2025 prepared by Halff Associates, Inc. (the "Consultant's Report") as well as in the O&M Engineer's Report dated October 31, 2025 prepared by McNeill Carroll Engineering, Inc. (the "O&M Engineer's Report").

1.3 Special Benefits and General Benefits

The services funded in the District's O&M Budget create special benefits for properties within the borders of the District and general benefits for properties outside of the borders of the District and the public at large. Special benefits include, but are not limited to, added use of the District's public infrastructure, the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property. Property values in the District are also directly affected by the operations and maintenance of the District's infrastructure and provision of District's services, unlike the more generalized impact to properties outside the District. Furthermore, the District's O&M Budget will increase the use and enjoyment of property within District.

There is no doubt that the general public and property owners outside the District will benefit from the services funded in the O&M

Budget. However, these benefits will be incidental to the District's services funded in the O&M Budget, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend on the services funded in the O&M Budget. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Special Assessment Methodology

There are two main requirements for valid special assessments. First, special assessments can only be levied on those properties specially benefiting from the District's existence and operation and maintenance of the improvements and District's activities. Second, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the properties within the borders of the District. The allocation of responsibility for payment of the O&M Assessments to the properties within the borders of the District associated with the O&M Budget have been apportioned according to reasonable estimates of the special benefits provided consistent with each land use and product type. Accordingly, no property within the borders of the District will be assessed for the payment of O&M Assessments greater than the determined special benefit particular to that property.

2.0 Development Plan for the District

The development of land within the District has been on-going for many years and when completed is expected to consist of a mix of Single Family Detached (SF Detached) and Single Family Attached/Condominium (SF Attached/Condominium) residential dwelling units, as well as an 18-hole Golf Course known as Shark's Tooth along with associated tennis courts and skeet range. The owner of the Shark's Tooth golf course, STGC of PCB, LLC, located within the boundaries of the District also owns another 18-hole Golf Course known as The Third that is located directly to the north of, adjacent to, and outside of the boundaries of the District.

Table 1A in the *Appendix* illustrates the development plan for the land within the District with the Shark's Tooth golf course, while Table 1B in the *Appendix* illustrates the development plan for the land within the District with both the Shark's Tooth and The Third golf courses.

3.0 The Operations & Maintenance Expenditures of the District

3.1 General Matters

The O&M Budget expenditures of the District may vary from year-to-year in both scope and size and every year the District adopts an O&M Budget, which outlines the specific expenditures that is expects to fund in the upcoming year. At the time of writing of this O&M Report, the District adopted its Fiscal Year 2026 Budget for period beginning October 1, 2025 and ending September 30, 2026. Please note that all expenditures contained within this O&M Report relate to Fiscal Year 2026 and all calculations of O&M Assessments are based on funding the District's O&M expenditures during and for Fiscal Year 2026. While the dollar figures are specific to Fiscal Year 2026, this O&M Report provides a general method for calculating future O&M Assessments when future costs will be applied in accordance with the methods illustrated herein.

3.2 Professional & Administrative Expenditures

The O&M Budget expenditures of the District include Professional & Administrative Expenditures that provide for general governmental functions and as such provide benefits to all private lands within the District. As being located within the District endows private properties with the benefits of District public infrastructure improvements and operation and maintenance of same, it is proposed that the benefits of funding the Professional & Administrative Expenditures of the District be allocated to all residential dwelling units on a uniform and unitary Equivalent Residential Unit (ERU) basis, while for the Golf Couse it is proposed that its ERU factor be 7.4.

The rationale for the application of a uniform ERU factor of 1 to all residential dwelling units is that all residential dwelling units receive substantially similar benefits from the Professional & Administrative services contained in the District's O&M Budget. The rationale for the application of an ERU factor of 7.4 to the Golf Course is that while the Golf Course undoubtedly benefits more than a single residential dwelling unit, the exact amounts of benefits derived from the Professional & Administrative services are difficult to reliably estimate and the District may adopt its existing ERU factor of 7.4 as a proxy for the relative benefit derived by the Golf Course versus the benefit derived by a residential dwelling unit.

3.3 Operating Expenditures

In addition to the Professional & Administrative Expenditures, the O&M Budget expenditures of the District include other types of expenditures that can be cumulatively referred to as Operating Expenditures. These expenditures include such categories as Security, Lake & Wetlands Monitoring, Roadway and Landscape Services, Stormwater Management, and Other (which in addition to Feral Swine Removal also include Tax Collector, the expense of which will be set aside for the time being as it a fixed proportion of amount collected on the Bay County real estate tax bill).

The O&M Engineer's Report analyzed the benefits received by all private lands as a result of provision of the services funded by the Operating Expenditures and in conjunction with the trip generation information contained in the Consultant's Report determined which private lands receive benefit from services funded by specific expenditure categories and what is a fair and reasonable basis of allocating the benefits derived from services funded by said specific expenditure categories.

Table 2 in the *Appendix* illustrates the expenditure categories that comprise the Adopted Fiscal Year 2026 Budget, their dollar amounts, which private land uses benefit from services funded by a specific expenditure category and what the District Engineer deems to be a fair and reasonable basis for the allocating the benefit and also the cost of providing services funded by a specific expenditure category.

4.0 O&M Assessments Apportionment

The O&M Budget generally consists of Professional & Administrative Expenditures and Operation Expenditures that benefit all private properties within the District. The purpose of this O&M Report is to allocate the O&M Assessments based on the special benefits that the various private properties within the District derive from the various services funded in the O&M Budget.

Table 3A in the *Appendix* illustrates the benefit allocation factors applied to all private lands in the District and not accounting for any of the effects of The Third Golf Course, as these effects are outlined in the Consultant's Report, while Table 3B in the *Appendix* illustrates the benefit allocation factors applied to all private lands in the District and accounting for the effects of The Third Golf Course, as these effects are outlined in the Consultant's Report.

Based on the benefit allocation methods applied to specific Fiscal Year 2026 O&M Budget expenditure categories illustrated in Table 2 in the *Appendix* and utilizing the benefit allocation factors illustrated in Tables 3A and 3B in the *Appendix*, Table 4A in the *Appendix* illustrates the allocation of Fiscal Year 2026 O&M Budget costs in the various categories per unit of ERU or per Trip for the land within the District accounting for the effects of the inclusion of the Shark's Tooth golf course only, while Table 4B in the *Appendix* illustrates the same for the land within the District accounting for the effects of the inclusion of both the Shark's Tooth and The Third golf courses.

Finally, Tables 5A and 5B in the *Appendix* illustrate the proposed Fiscal Year 2025 O&M Assessment Apportionment for the District accounting for the effects of the inclusion of the Shark's Tooth golf course only and inclusion of both the Shark's Tooth and The Third golf courses respectively.

5.0 Appendix

Table 1A

Lake Powell

Community Development District

Development Plan within the District and Shark's Tooth Golf Course Only

Development Private Land Uses	Total Number of Residential Units/Holes of Golf
Residential	
SF Detached	436
SF Attached/Condominium	161
Total Residential	**597**
Non-Residential	
Golf Course	18
Total Non-Residential	**18**

Table 1B

Lake Powell
Community Development District

Development Plan within the District, Shark's Tooth and The Third Golf Courses

Development Private Land Uses	Total Number of Residential Units/Holes of Golf
Residential	
SF Detached	436
SF Attached/Condominium	161
Total Residential	**597**
Non-Residential	
Golf Course	36
Total Non-Residential	**36**

Table 2

Lake Powell
Community Development District

FY 2026 Budget Expenditure Benefit Allocation

Expenditure Category	FY 2026 Adopted Budget Expenditure Amount	Land Uses Benefited by Expenditure Category	Benefit Allocation Method
Professional & Administrative	$132,782	All Land Uses	ERU
Security	$220,932	All Land Uses	Trip Generation
Lake & Wetlands Monitoring	$104,030	Residential	Trip Generation
Roadway and Landscape Services			
Bridge Repairs and Maintenance	$50,000	All Land Uses	Trip Generation
Roadway Repairs and Maintenance	$50,000	Residential	Trip Generation
Wild Heron Way Landscape Contract Services	$300,000	All Land Uses	Trip Generation
Landscape Irrigation Agreement with POA/St. Joe	$17,850	All Land Uses	Trip Generation
Stormwater Management	$76,150	Residential	Trip Generation
Other			
Feral Swine Removal	$500	Residential	Trip Generation
Total	**$952,244**		

Table 3A

Lake Powell
Community Development District

Benefit Allocation Factors within the District and Shark's Tooth Golf Course Only

Development Private Land Uses	Total Number of Residential Units/Holes of Golf	ERU Benefit Factor per Residential Unit/Hole of Golf	Total Units/ERUs	Trip Generation per Residential Unit/Hole of Golf	Total Trip Generation
Residential					
SF Detached	436	1.0000	436.0000	8.6789	3,784.0000
SF Attached/Condominium	161	1.0000	161.0000	6.5714	1,058.0000
Total Residential	**597**		**597.0000**		**4,842.0000**
Non-Residential					
Golf Course*	18	0.4111	7.4000	38.7222	697.0000
Total Non-Residential	**18**		**7.4000**		**697.0000**
Grand Total			**604.4000**		**5,539.0000**

* Includes tennis courts and skeet range

Table 3B

Lake Powell
Community Development District

Benefit Allocation Factors within the District, Shark's Tooth and The Third Golf Courses

Development Private Land Uses	Total Number of Residential Units/Holes of Golf	ERU Benefit Factor per Residential Unit/Hole of Golf	Total Units/ERUs	Trip Generation per Residential Unit/Hole of Golf	Total Trip Generation
Residential					
SF Detached	436	1.0000	436.0000	8.6789	3,784.0000
SF Attached/Condominium	161	1.0000	161.0000	6.5714	1,058.0000
Total Residential	**597**		**597.0000**		**4,842.0000**
Non-Residential					
Golf Course*	36	0.2056	7.4000	34.5556	1244.0000
Total Non-Residential	**36**		**7.4000**		**1244.0000**
Grand Total			**604.4000**		**6,086.0000**

* Includes tennis courts and skeet range

Table 4A

Lake Powell

Community Development District

FY 2026 Budget Expenditure Cost Allocation within the District and Shark's Tooth Golf Course Only

Expenditure Category	FY 2026 Adopted Budget Expenditure Amount	Land Uses Benefited by Expenditure Category	Benefit Allocation Method	Applicable Number of Units/ERUs/Trips	FY 2026 Budget Expenditure Cost per Unit/ERU/Trip
Professional & Administrative	$132,782	All Land Uses	ERU	604.4000	$219.69
Security	$220,932	All Land Uses	Trip Generation	5,539.0000	$39.89
Lake & Wetlands Monitoring	$104,030	Residential	Trip Generation	4,842.0000	$21.48
Roadway and Landscape Services					
Bridge Repairs and Maintenance	$50,000	All Land Uses	Trip Generation	5,539.0000	$9.03
Roadway Repairs and Maintenance	$50,000	Residential	Trip Generation	4,842.0000	$10.33
Wild Heron Way Landscape Contract Services	$300,000	All Land Uses	Trip Generation	5,539.0000	$54.16
Landscape Irrigation Agreement with POA/St. Joe	$17,850	All Land Uses	Trip Generation	5,539.0000	$3.22
Stormwater Management	$76,150	Residential	Trip Generation	4,842.0000	$15.73
Other					
Feral Swine Removal	$500	Residential	Trip Generation	4,842.0000	$0.10

FY 2026 Budget Expenditure Cost Allocation within the District and Shark's Tooth Golf Course Only - Single Family Residential Unit

Expenditure Category	Land Uses Benefited by Expenditure Category	Benefit Allocation Method	Benefit Factor/Trips per Unit/Hole of Golf	FY 2026 Budget Expenditure Cost per Unit/ERU/Trip	FY 2026 Budget Expenditure Cost per Unit
Professional & Administrative	All Land Uses	ERU	1.0000	$219.69	$219.69
Security	All Land Uses	Trip Generation	8.6789	$39.89	$346.17
Lake & Wetlands Monitoring	Residential	Trip Generation	8.6789	$21.48	$186.47
Roadway and Landscape Services					
Bridge Repairs and Maintenance	All Land Uses	Trip Generation	8.6789	$9.03	$78.34
Roadway Repairs and Maintenance	Residential	Trip Generation	8.6789	$10.33	$89.62
Wild Heron Way Landscape Contract Services	All Land Uses	Trip Generation	8.6789	$54.16	$470.06
Landscape Irrigation Agreement with POA/St. Joe	All Land Uses	Trip Generation	8.6789	$3.22	$27.97
Stormwater Management	Residential	Trip Generation	8.6789	$15.73	$136.49
Other					
Feral Swine Removal	Residential	Trip Generation	8.6789	$0.10	$0.90
Total Single Family Unit					**$1,555.71**

FY 2026 Budget Expenditure Cost Allocation within the District and Shark's Tooth Golf Course Only - Condominium Residential Unit

Expenditure Category	Land Uses Benefited by Expenditure Category	Benefit Allocation Method	Benefit Factor/Trips per Unit/Hole of Golf	FY 2026 Budget Expenditure Cost per Unit/ERU/Trip	FY 2026 Budget Expenditure Cost per Unit
Professional & Administrative	All Land Uses	ERU	1.0000	$219.69	$219.69
Security	All Land Uses	Trip Generation	6.5714	$39.89	$262.11
Lake & Wetlands Monitoring	Residential	Trip Generation	6.5714	$21.48	$141.19
Roadway and Landscape Services					
Bridge Repairs and Maintenance	All Land Uses	Trip Generation	6.5714	$9.03	$59.32
Roadway Repairs and Maintenance	Residential	Trip Generation	6.5714	$10.33	$67.86
Wild Heron Way Landscape Contract Services	All Land Uses	Trip Generation	6.5714	$54.16	$355.92
Landscape Irrigation Agreement with POA/St. Joe	All Land Uses	Trip Generation	6.5714	$3.22	$21.18
Stormwater Management	Residential	Trip Generation	6.5714	$15.73	$103.35
Other					
Feral Swine Removal	Residential	Trip Generation	6.5714	$0.10	$0.68
Total Condominium Unit					**$1,231.29**

FY 2026 Budget Expenditure Cost Allocation within the District and Shark's Tooth Golf Course Only - Hole of Golf

Expenditure Category	Land Uses Benefited by Expenditure Category	Benefit Allocation Method	Benefit Factor/Trips per Unit/Hole of Golf	FY 2026 Budget Expenditure Cost per Unit/ERU/Trip	FY 2026 Budget Expenditure Cost per Hole of Golf
Professional & Administrative	All Land Uses	ERU	0.4111	$219.69	$90.32
Security	All Land Uses	Trip Generation	38.7222	$39.89	$1,544.50
Lake & Wetlands Monitoring	Residential	Trip Generation	0.0000	$21.48	$0.00
Roadway and Landscape Services					
Bridge Repairs and Maintenance	All Land Uses	Trip Generation	38.7222	$9.03	$349.54
Roadway Repairs and Maintenance	Residential	Trip Generation	0.0000	$10.33	$0.00
Wild Heron Way Landscape Contract Services	All Land Uses	Trip Generation	38.7222	$54.16	$2,097.25
Landscape Irrigation Agreement with POA/St. Joe	All Land Uses	Trip Generation	38.7222	$3.22	$124.79
Stormwater Management	Residential	Trip Generation	0.0000	$15.73	$0.00
Other					
Feral Swine Removal	Residential	Trip Generation	0.0000	$0.10	$0.00
Total Hole of Golf					**$4,206.39**

Table 4B

Lake Powell

Community Development District

FY 2026 Budget Expenditure Cost Allocation within the District, Shark's Tooth and The Third Golf Courses

Expenditure Category	FY 2026 Adopted Budget Expenditure Amount	Land Uses Benefited by Expenditure Category	Benefit Allocation Method	Applicable Number of Units/ERUs/Trips	FY 2026 Budget Expenditure Cost per Unit/ERU/Trip
Professional & Administrative	$132,782	All Land Uses	ERU	604.4000	$219.69
Security	$220,932	All Land Uses	Trip Generation	6,086.0000	$36.30
Lake & Wetlands Monitoring	$104,030	Residential	Trip Generation	4,842.0000	$21.48
Roadway and Landscape Services					
Bridge Repairs and Maintenance	$50,000	All Land Uses	Trip Generation	6,086.0000	$8.22
Roadway Repairs and Maintenance	$50,000	Residential	Trip Generation	4,842.0000	$10.33
Wild Heron Way Landscape Contract Services	$300,000	All Land Uses	Trip Generation	6,086.0000	$49.29
Landscape Irrigation Agreement with POA/St. Joe	$17,850	All Land Uses	Trip Generation	6,086.0000	$2.93
Stormwater Management	$76,150	Residential	Trip Generation	4,842.0000	$15.73
Other					
Feral Swine Removal	$500	Residential	Trip Generation	4,842.0000	$0.10

FY 2026 Budget Expenditure Cost Allocation within the District, Shark's Tooth and The Third Golf Courses - Single Family Residential Uni

Expenditure Category	Land Uses Benefited by Expenditure Category	Benefit Allocation Method	Benefit Factor/Trips per Unit/Hole of Golf	FY 2026 Budget Expenditure Cost per Unit/ERU/Trip	FY 2026 Budget Expenditure Cost per Unit
Professional & Administrative	All Land Uses	ERU	1.0000	$219.69	$219.69
Security	All Land Uses	Trip Generation	8.6789	$36.30	$315.06
Lake & Wetlands Monitoring	Residential	Trip Generation	8.6789	$21.48	$186.47
Roadway and Landscape Services					
Bridge Repairs and Maintenance	All Land Uses	Trip Generation	8.6789	$8.22	$71.30
Roadway Repairs and Maintenance	Residential	Trip Generation	8.6789	$10.33	$89.62
Wild Heron Way Landscape Contract Services	All Land Uses	Trip Generation	8.6789	$49.29	$427.81
Landscape Irrigation Agreement with POA/St. Joe	All Land Uses	Trip Generation	8.6789	$2.93	$25.45
Stormwater Management	Residential	Trip Generation	8.6789	$15.73	$136.49
Other					
Feral Swine Removal	Residential	Trip Generation	8.6789	$0.10	$0.90
Total Single Family Unit					**$1,472.80**

FY 2026 Budget Expenditure Cost Allocation within the District, Shark's Tooth and The Third Golf Courses - Condominium Residential Un

Expenditure Category	Land Uses Benefited by Expenditure Category	Benefit Allocation Method	Benefit Factor/Trips per Unit/Hole of Golf	FY 2026 Budget Expenditure Cost per Unit/ERU/Trip	FY 2026 Budget Expenditure Cost per Unit
Professional & Administrative	All Land Uses	ERU	1.0000	$219.69	$219.69
Security	All Land Uses	Trip Generation	6.5714	$36.30	$238.55
Lake & Wetlands Monitoring	Residential	Trip Generation	6.5714	$21.48	$141.19
Roadway and Landscape Services				$0.00	$0.00
Bridge Repairs and Maintenance	All Land Uses	Trip Generation	6.5714	$8.22	$53.99
Roadway Repairs and Maintenance	Residential	Trip Generation	6.5714	$10.33	$67.86
Wild Heron Way Landscape Contract Services	All Land Uses	Trip Generation	6.5714	$49.29	$323.93
Landscape Irrigation Agreement with POA/St. Joe	All Land Uses	Trip Generation	6.5714	$2.93	$19.27
Stormwater Management	Residential	Trip Generation	6.5714	$15.73	$103.35
Other					
Feral Swine Removal	Residential	Trip Generation	6.5714	$0.10	$0.68
Total Condominium Unit					**$1,168.51**

FY 2026 Budget Expenditure Cost Allocation within the District, Shark's Tooth and The Third Golf Courses - Hole of Golf

Expenditure Category	Land Uses Benefited by Expenditure Category	Benefit Allocation Method	Benefit Factor/Trips per Unit/Hole of Golf	FY 2026 Budget Expenditure Cost per Unit/ERU/Trip	FY 2026 Budget Expenditure Cost per Hole of Golf
Professional & Administrative	All Land Uses	ERU	0.2056	$219.69	$45.16
Security	All Land Uses	Trip Generation	34.5556	$36.30	$1,254.42
Lake & Wetlands Monitoring	Residential	Trip Generation	0.0000	$21.48	$0.00
Roadway and Landscape Services				$0.00	$0.00
Bridge Repairs and Maintenance	All Land Uses	Trip Generation	34.5556	$8.22	$283.89
Roadway Repairs and Maintenance	Residential	Trip Generation	0.0000	$10.33	$0.00
Wild Heron Way Landscape Contract Services	All Land Uses	Trip Generation	34.5556	$49.29	$1,703.36
Landscape Irrigation Agreement with POA/St. Joe	All Land Uses	Trip Generation	34.5556	$2.93	$101.35
Stormwater Management	Residential	Trip Generation	0.0000	$15.73	$0.00
Other					
Feral Swine Removal	Residential	Trip Generation	0.0000	$0.10	$0.00
Total Hole of Golf					**$3,388.19**

Table 5A

Lake Powell

Community Development District

FY 2026 Budget O&M Assessment Apportionment within the District and Shark's Tooth Golf Course Only

Development Private Land Uses	Total Number of Residential Units/Holes of Golf	FY 2026 Budget Assessment Rate per Unit/Hole of Golf	Total FY 2026 Budget Assessments	Credit for Interest and Miscellaneous Revenues	FY 2026 Budget On-Roll Assessment Rate per Unit/Hole of Golf*	Total FY 2026 On-Roll Budget Assessments*
Residential						
SF Detached	436	$1,555.71	$678,290.99	-$712.31	$1,653.28	$720,828.38
SF Attached/Condominium	161	$1,231.29	$198,237.91	-$208.18	$1,308.51	$210,669.93
Total Residential	**597**		**$876,528.90**	**-$920.49**		**$931,498.31**
Non-Residential						
Golf Course	18	$4,206.39	$75,715.10	-$79.51	$4,470.19	$80,463.39
Total Non-Residential	**18**		**$75,715.10**	**-$79.51**		**$80,463.39**
Grand Total			**$952,244.00**	**-$1,000.00**		**$1,011,961.70**

* Includes early payment discount allocation and Bay County costs of collection of 6% and assumes **payment in March**

Table 5B

Lake Powell

Community Development District

FY 2026 Budget O&M Assessment Apportionment within the District, Shark's Tooth and The Third Golf Courses

Development Private Land Uses	Total Number of Residential Units/Holes of Golf	FY 2026 Budget Assessment Rate per Unit/Hole of Golf	Total FY 2026 Budget Assessments	Credit for Interest and Miscellaneous Revenues	FY 2026 Budget On-Roll Assessment Rate per Unit/Hole of Golf*	Total FY 2026 On-Roll Budget Assessments*
Residential						
SF Detached	436	$1,472.80	$642,139.21	-$674.34	$1,565.16	$682,409.43
SF Attached/Condominium	161	$1,168.51	$188,129.94	-$197.56	$1,241.79	$199,928.05
Total Residential	**597**		**$830,269.15**	**-$871.91**		**$882,337.49**
Non-Residential						
Golf Course	36	$3,388.19	$121,974.85	-$128.09	$3,600.67	$129,624.21
Total Non-Residential	**36**		**$121,974.85**	**-$128.09**		**$129,624.21**
			$952,244.00	**-$1,000.00**		**$1,011,961.70**

* Includes early payment discount allocation and Bay County costs of collection of 6% and assumes **payment in March**

LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lake Powell Residential Golf Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and created by ordinance of the Board of County Commissioners of Bay County, Florida; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to adopt and amend an annual budget for the operation and maintenance of the District's facilities and services; and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted a budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2025-2026 Budget"); and

WHEREAS, the Board has determined that it is necessary and appropriate to amend the Fiscal Year 2025-2026 Budget to reflect changes in anticipated revenues and expenditures, as detailed in the amended budget attached hereto as Exhibit A ("Amended Budget"); and

WHEREAS, Section 190.008(2)(c), Florida Statutes, authorizes the Board to amend the District's budget at any time within the fiscal year or within 60 days following the end of the fiscal year for which the budget was adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. APPROVAL OF AMENDED BUDGET. The Amended Budget for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved and adopted.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, the sums set forth in the Amended Budget, which sums are deemed necessary to defray all expenditures and meet all obligations incurred by the District during said fiscal year.

SECTION 3. BUDGET AMENDMENTS. The District Manager is authorized to administratively make line-item adjustments within the Amended Budget as may be necessary and proper, provided that the total appropriations shall not be increased. Any increase in total appropriations shall require further approval by the Board.

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

PASSED AND ADOPTED this 6th day of November, 2025.

ATTEST:

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

EXHIBIT A

Amended Budget for Fiscal Year 2025-2026 (to be attached)

EXHIBIT A

Amended Budget for Fiscal Year 2025-2026 (to be attached)

LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2026

LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON
OPTION A: SHARK'S TOOTH GOLF COURSE ONLY

BOND-PAYING UNITS

	Units	Adopted Budget Assessments Per Unit: General Fund	Adopted: Debt Service Fund	Adopted: Total	Amended Budget Assessments Per Unit: General Fund	Amended: Debt Service Fund	Amended: Total
Resident							
Unit type: SF 120' Reduced							
FY 2026 (adopted/amended)	73	$ 1,674.32	$ 769.01	$ 2,443.33	$ 1,653.28	$ 769.01	$ 2,422.29
FY 2025 (actual)	73	$ 1,145.97	$ 1,069.62	$ 2,215.59	$ 1,145.97	$ 1,069.62	$ 2,215.59
$ Variance		$ 528.35	$ (300.61)	$ 227.74	$ 507.31	$ (300.61)	$ 206.70
% Variance		46.1%	-28.1%	10.3%	44.3%	-28.1%	9.3%
Unit type: SF 85' Full							
FY 2026 (adopted/amended)	52	$ 1,674.32	$ 1,089.37	$ 2,763.69	$ 1,653.28	$ 1,089.37	$ 2,742.65
FY 2025 (actual)	52	$ 1,145.97	$ 1,515.21	$ 2,661.18	$ 1,145.97	$ 1,515.21	$ 2,661.18
$ Variance		$ 528.35	$ (425.84)	$ 102.51	$ 507.31	$ (425.84)	$ 81.47
% Variance		46.1%	-28.1%	3.9%	44.3%	-28.1%	3.1%
Unit type: SF 85' Reduced							
FY 2026 (adopted/amended)	106	$ 1,674.32	$ 544.69	$ 2,219.01	$ 1,653.28	$ 544.69	$ 2,197.97
FY 2025 (actual)	106	$ 1,145.97	$ 757.61	$ 1,903.58	$ 1,145.97	$ 757.61	$ 1,903.58
$ Variance		$ 528.35	$ (212.92)	$ 315.43	$ 507.31	$ (212.92)	$ 294.39
% Variance		46.1%	-28.1%	16.6%	44.3%	-28.1%	15.5%
Unit type: SF 65' Reduced							
FY 2026 (adopted/amended)	74	$ 1,674.32	$ 417.04	$ 2,091.36	$ 1,653.28	$ 417.04	$ 2,070.32
FY 2025 (actual)	74	$ 1,145.97	$ 580.06	$ 1,726.03	$ 1,145.97	$ 580.06	$ 1,726.03
$ Variance		$ 528.35	$ (163.02)	$ 365.33	$ 507.31	$ (163.02)	$ 344.29
% Variance		46.1%	-28.1%	21.2%	44.3%	-28.1%	19.9%
Unit type: SF 55' Full							
FY 2026 (adopted/amended)	31	$ 1,674.32	$ 640.73	$ 2,315.05	$ 1,653.28	$ 640.73	$ 2,294.01
FY 2025 (actual)	31	$ 1,145.97	$ 891.20	$ 2,037.17	$ 1,145.97	$ 891.20	$ 2,037.17
$ Variance		$ 528.35	$ (250.47)	$ 277.88	$ 507.31	$ (250.47)	$ 256.84
% Variance		46.1%	-28.1%	13.6%	44.3%	-28.1%	12.6%
Unit type: SF 45' Full							
FY 2026 (adopted/amended)	34	$ 1,674.32	$ 640.73	$ 2,315.05	$ 1,653.28	$ 640.73	$ 2,294.01
FY 2025 (actual)	34	$ 1,145.97	$ 891.20	$ 2,037.17	$ 1,145.97	$ 891.20	$ 2,037.17
$ Variance		$ 528.35	$ (250.47)	$ 277.88	$ 507.31	$ (250.47)	$ 256.84
% Variance		46.1%	-28.1%	13.6%	44.3%	-28.1%	12.6%
Unit type: SF 45' Reduced							
FY 2026 (adopted/amended)	49	$ 1,674.32	$ 320.37	$ 1,994.69	$ 1,653.28	$ 320.37	$ 1,973.65
FY 2025 (actual)	49	$ 1,145.97	$ 445.60	$ 1,591.57	$ 1,145.97	$ 445.60	$ 1,591.57
$ Variance		$ 528.35	$ (125.23)	$ 403.12	$ 507.31	$ (125.23)	$ 382.08
% Variance		46.1%	-28.1%	25.3%	44.3%	-28.1%	24.0%
Unit type: Condo Full							
FY 2026 (adopted/amended)	76	$ 1,674.32	$ 512.47	$ 2,186.79	$ 1,308.51	$ 512.47	$ 1,820.98
FY 2025 (actual)	76	$ 1,145.97	$ 712.79	$ 1,858.76	$ 1,145.97	$ 712.79	$ 1,858.76
$ Variance		$ 528.35	$ (200.32)	$ 328.03	$ 162.54	$ (200.32)	$ (37.78)
% Variance		46.1%	-28.1%	17.6%	14.2%	-28.1%	-2.0%
Unit type: Condo Reduced							
FY 2026 (adopted/amended)	78	$ 1,674.32	$ 256.54	$ 1,930.86	$ 1,308.51	$ 256.54	$ 1,565.05
FY 2025 (actual)	78	$ 1,145.97	$ 356.82	$ 1,502.79	$ 1,145.97	$ 356.82	$ 1,502.79
$ Variance		$ 528.35	$ (100.28)	$ 428.07	$ 162.54	$ (100.28)	$ 62.26
% Variance		46.1%	-28.1%	28.5%	14.2%	-28.1%	4.1%
Golf							
FY 2026 (adopted/amended)	-	$ 12,389.99	$ -	$ 12,389.99	$ 80,463.39	$ -	$ 80,463.39
FY 2025 (actual)	-	$ 8,480.18	$ 8,914.59	$ 17,394.77	$ 8,480.18	$ 8,914.59	$ 17,394.77
$ Variance		$ 3,909.81	$ (8,914.59)	$ (5,004.78)	$ 71,983.21	$ (8,914.59)	$ 63,068.62
% Variance		46.1%	-100.0%	-28.8%	848.8%	-100.0%	362.6%

LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON
OPTION A: SHARK'S TOOTH GOLF COURSE ONLY

PRE-PAID UNITS

		Adopted Budget Assessments Per Unit			Amended Budget Assessments Per Unit		
	Units	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
SF Detached							
FY 2026 (adopted/amended)	17	$ 1,674.32	$ -	$ 1,674.32	$ 1,653.28	$ -	$ 1,653.28
FY 2025 (actual)	17	$ 1,145.97	$ -	$ 1,145.97	$ 1,145.97	$ -	$ 1,145.97
$ Variance		$ 528.35	$ -	$ 528.35	$ 507.31	$ -	$ 507.31
% Variance		46.1%	n/a	46.1%	44.3%	n/a	44.3%
SF Attached/Condominium							
FY 2026 (adopted/amended)	7	$ 1,674.32	$ -	$ 1,674.32	$ 1,308.51	$ -	$ 1,308.51
FY 2025 (actual)	7	$ 1,145.97	$ -	$ 1,145.97	$ 1,145.97	$ -	$ 1,145.97
$ Variance		$ 528.35	$ -	$ 528.35	$ 162.54	$ -	$ 162.54
% Variance		46.1%	n/a	46.1%	14.2%	n/a	14.2%
Golf							
FY 2026 (adopted/amended)	1	$ 12,389.99	$ -	$ 12,389.99	$ 80,463.39	$ -	$ 80,463.39
FY 2025 (actual)	1	$ 8,480.18	$ -	$ 8,480.18	$ 8,480.18	$ -	$ 8,480.18
$ Variance		$ 3,909.81	$ -	$ 3,909.81	$ 71,983.21	$ -	$ 71,983.21
% Variance		46.1%	n/a	46.1%	848.8%	n/a	848.8%

LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON
OPTION B: SHARK'S TOOTH AND THE THIRD GOLF COURSES

BOND-PAYING UNITS

		Adopted Budget Assessments Per Unit			Amended Budget Assessments Per Unit		
	Units	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
Resident							
Unit type: SF 120' Reduced							
FY 2026 (adopted/amended)	73	$ 1,674.32	$ 769.01	$ 2,443.33	$ 1,565.16	$ 769.01	$ 2,334.17
FY 2025 (actual)	73	$ 1,145.97	$ 1,069.62	$ 2,215.59	$ 1,145.97	$ 1,069.62	$ 2,215.59
$ Variance		$ 528.35	$ (300.61)	$ 227.74	$ 419.19	$ (300.61)	$ 118.58
% Variance		46.1%	-28.1%	10.3%	36.6%	-28.1%	5.4%
Unit type: SF 85' Full							
FY 2026 (adopted/amended)	52	$ 1,674.32	$ 1,089.37	$ 2,763.69	$ 1,565.16	$ 1,089.37	$ 2,654.53
FY 2025 (actual)	52	$ 1,145.97	$ 1,515.21	$ 2,661.18	$ 1,145.97	$ 1,515.21	$ 2,661.18
$ Variance		$ 528.35	$ (425.84)	$ 102.51	$ 419.19	$ (425.84)	$ (6.65)
% Variance		46.1%	-28.1%	3.9%	36.6%	-28.1%	-0.2%
Unit type: SF 85' Reduced							
FY 2026 (adopted/amended)	106	$ 1,674.32	$ 544.69	$ 2,219.01	$ 1,565.16	$ 544.69	$ 2,109.85
FY 2025 (actual)	106	$ 1,145.97	$ 757.61	$ 1,903.58	$ 1,145.97	$ 757.61	$ 1,903.58
$ Variance		$ 528.35	$ (212.92)	$ 315.43	$ 419.19	$ (212.92)	$ 206.27
% Variance		46.1%	-28.1%	16.6%	36.6%	-28.1%	10.8%
Unit type: SF 65' Reduced							
FY 2026 (adopted/amended)	74	$ 1,674.32	$ 417.04	$ 2,091.36	$ 1,565.16	$ 417.04	$ 1,982.20
FY 2025 (actual)	74	$ 1,145.97	$ 580.06	$ 1,726.03	$ 1,145.97	$ 580.06	$ 1,726.03
$ Variance		$ 528.35	$ (163.02)	$ 365.33	$ 419.19	$ (163.02)	$ 256.17
% Variance		46.1%	-28.1%	21.2%	36.6%	-28.1%	14.8%
Unit type: SF 55' Full							
FY 2026 (adopted/amended)	31	$ 1,674.32	$ 640.73	$ 2,315.05	$ 1,565.16	$ 640.73	$ 2,205.89
FY 2025 (actual)	31	$ 1,145.97	$ 891.20	$ 2,037.17	$ 1,145.97	$ 891.20	$ 2,037.17
$ Variance		$ 528.35	$ (250.47)	$ 277.88	$ 419.19	$ (250.47)	$ 168.72
% Variance		46.1%	-28.1%	13.6%	36.6%	-28.1%	8.3%
Unit type: SF 45' Full							
FY 2026 (adopted/amended)	34	$ 1,674.32	$ 640.73	$ 2,315.05	$ 1,565.16	$ 640.73	$ 2,205.89
FY 2025 (actual)	34	$ 1,145.97	$ 891.20	$ 2,037.17	$ 1,145.97	$ 891.20	$ 2,037.17
$ Variance		$ 528.35	$ (250.47)	$ 277.88	$ 419.19	$ (250.47)	$ 168.72
% Variance		46.1%	-28.1%	13.6%	36.6%	-28.1%	8.3%
Unit type: SF 45' Reduced							
FY 2026 (adopted/amended)	49	$ 1,674.32	$ 320.37	$ 1,994.69	$ 1,565.16	$ 320.37	$ 1,885.53
FY 2025 (actual)	49	$ 1,145.97	$ 445.60	$ 1,591.57	$ 1,145.97	$ 445.60	$ 1,591.57
$ Variance		$ 528.35	$ (125.23)	$ 403.12	$ 419.19	$ (125.23)	$ 293.96
% Variance		46.1%	-28.1%	25.3%	36.6%	-28.1%	18.5%
Unit type: Condo Full							
FY 2026 (adopted/amended)	76	$ 1,674.32	$ 512.47	$ 2,186.79	$ 1,241.79	$ 512.47	$ 1,754.26
FY 2025 (actual)	76	$ 1,145.97	$ 712.79	$ 1,858.76	$ 1,145.97	$ 712.79	$ 1,858.76
$ Variance		$ 528.35	$ (200.32)	$ 328.03	$ 95.82	$ (200.32)	$ (104.50)
% Variance		46.1%	-28.1%	17.6%	8.4%	-28.1%	-5.6%
Unit type: Condo Reduced							
FY 2026 (adopted/amended)	78	$ 1,674.32	$ 256.54	$ 1,930.86	$ 1,241.79	$ 256.54	$ 1,498.33
FY 2025 (actual)	78	$ 1,145.97	$ 356.82	$ 1,502.79	$ 1,145.97	$ 356.82	$ 1,502.79
$ Variance		$ 528.35	$ (100.28)	$ 428.07	$ 95.82	$ (100.28)	$ (4.46)
% Variance		46.1%	-28.1%	28.5%	8.4%	-28.1%	-0.3%
Golf							
FY 2026 (adopted/amended)	-	$ 12,389.99	$ -	$ 12,389.99	$ 129,624.21	$ -	$129,624.21
FY 2025 (actual)	-	$ 8,480.18	$ 8,914.59	$ 17,394.77	$ 8,480.18	$ 8,914.59	$ 17,394.77
$ Variance		$ 3,909.81	$ (8,914.59)	$ (5,004.78)	$ 121,144.03	$ (8,914.59)	$112,229.44
% Variance		46.1%	-100.0%	-28.8%	1428.6%	-100.0%	645.2%

LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON
OPTION B: SHARK'S TOOTH AND THE THIRD GOLF COURSES

PRE-PAID UNITS

		Adopted Budget Assessments Per Unit			Amended Budget Assessments Per Unit		
	Units	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
SF Detached							
FY 2026 (adopted/amended)	17	$ 1,674.32	$ -	$ 1,674.32	$ 1,565.16	$ -	$ 1,565.16
FY 2025 (actual)	17	$ 1,145.97	$ -	$ 1,145.97	$ 1,145.97	$ -	$ 1,145.97
$ Variance		$ 528.35	$ -	$ 528.35	$ 419.19	$ -	$ 419.19
% Variance		46.1%	n/a	46.1%	36.6%	n/a	36.6%
SF Attached/Condominium							
FY 2026 (adopted/amended)	7	$ 1,674.32	$ -	$ 1,674.32	$ 1,241.79	$ -	$ 1,241.79
FY 2025 (actual)	7	$ 1,145.97	$ -	$ 1,145.97	$ 1,145.97	$ -	$ 1,145.97
$ Variance		$ 528.35	$ -	$ 528.35	$ 95.82	$ -	$ 95.82
% Variance		46.1%	n/a	46.1%	8.4%	n/a	8.4%
Golf							
FY 2026 (adopted/amended)	1	$ 12,389.99	$ -	$ 12,389.99	$ 129,624.21	$ -	$ 129,624.21
FY 2025 (actual)	1	$ 8,480.18	$ -	$ 8,480.18	$ 8,480.18	$ -	$ 8,480.18
$ Variance		$ 3,909.81	$ -	$ 3,909.81	$ 121,144.04	$ -	$ 121,144.04
% Variance		46.1%	n/a	46.1%	1428.6%	n/a	1428.6%

LAKE POWELL RESIDENTIAL GOLF

COMMUNITY DEVELOPMENT DISTRICT

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Lake Powell Residential Golf Community Development District		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION *POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach, Florida 32413*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 1, 2025 *rescheduled to October 8, 2025*	**Regular Meeting**	**2:00 PM (Central Time)**
October 8, 2025	**Regular Meeting**	**2:00 PM (Central Time)**
November 5, 2025	**Regular Meeting**	**10:00 AM (Central Time)**
November 6, 2025	**Special Meeting**	**10:00 AM (Central Time)**
December 3, 2025	**Public Hearing and Regular Meeting** *Adoption of Parking and Towing Rules*	**2:00 PM (Central Time)**
February 4, 2026	**Regular Meeting**	**2:00 PM (Central Time)**
March 4, 2026	**Regular Meeting**	**2:00 PM (Central Time)**
April 1, 2026	**Regular Meeting**	**2:00 PM (Central Time)**
May 6, 2026	**Regular Meeting**	**2:00 PM (Central Time)**
June 3, 2026	**Regular Meeting**	**2:00 PM (Central Time)**
August 5, 2026	**Public Hearing and Regular Meeting** *Adoption of FY2027 Budget*	**2:00 PM (Central Time)**