

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT  
DISTRICT**

**February 4, 2026**

**BOARD OF SUPERVISORS  
CONTINUED PUBLIC  
HEARINGS, PUBLIC  
HEARING AND REGULAR  
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/>

January 28, 2026

Board of Supervisors

Lake Powell Residential Golf Community Development District

### ATTENDEES:

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

### **NOTE: Meeting Time**

Dear Board Members:

The Board of Supervisors of the Lake Powell Residential Golf Community Development District will hold Continued Public Hearings, a Public Hearing and a Regular Meeting on February 4, 2026 at 2:00 p.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. Continued Public Hearing to Consider the Adoption of an O&M Methodology for Operation and Maintenance Special Assessments
  - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
  - A. Proof/Affidavit of Publication
  - B. Mailed Notice(s) to Property Owners
  - C. Halff Associates, Inc. ITE/Trip Generation Study *(for informational purposes)*
  - D. District Engineer Operations & Maintenance Reports *(for informational purposes)*
    - I. Option 1: Two Golf Courses
    - II. Option 2: One Golf Course, No Skeet Range
  - E. Operations and Maintenance Special Assessment Methodology Report *(for informational purposes)*
    - I. Option 1: Two Golf Courses
    - II. Option 2: One Golf Course, No Skeet Range
  - F. Consideration of Resolution 2026-04, Adopting an Assessment Methodology for Operation and Maintenance Special Assessments; Addressing Severability; and Providing an Effective Date

4. Continued Public Hearing on Adoption of Fiscal Year 2025/2026 Amended Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
    - I. Option 1: Two Golf Courses
    - II. Option 2: One Golf Course, No Skeet Range
5. Public Hearing on Rule Relating to Parking and Parking Enforcement
  - A. Proofs/Affidavits of Publication
  - B. Consideration of Resolution 2026-07, Approving Rules Relating to Parking Enforcement Policy; Providing for Conflicts; and Providing for an Effective Date
6. Update/Report: Guardhouse
7. Update: Security Services
8. Update: Walking Trails and Map
9. District Engineer: Discussion/Consideration/Update/Ratification
  - A. Discussion: Exploring Cost Share for Engineering Red Light at Hwy 98/WHW
  - B. Update: Hydrant Reflectors
10. District Counsel: Discussion/Consideration/Update/Ratification
  - A. Discussion: Potential Turnover of Wild Heron Way, Guard House to 98
  - B. Update: Cease-and-Desist Letter to Homeowner Regarding Conservation Easement Violation
  - C. Status of Agreement with POA and Bay County Sheriff's Office
  - D. POA Maintenance Shed Installation on CDD Property
11. District Ecologist: Discussion/Consideration/Update
  - A. Discussion: Unmanaged Conservation Lands in Wild Heron
  - B. Update: Conservation Easement Swap - Survey & Legal Status
  - C. FPL Line/Tree Trimming and Other Applicable Fire Wise Protocol
  - D. Update: North Zone One Road

12. Continued Discussion: Speeding on WHW
13. Acceptance of Unaudited Financial Statements as of December 31, 2025
14. Approval of January 9, 2026 Public Hearings and Regular Meeting Minutes
15. Staff Reports
  - A. Ecologist/Operations: *Cypress Environmental of Bay County, LLC*
  - B. District Counsel: *Burke Blue*
  - C. District Engineer: *McNeil Carroll Engineering, Inc.*
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*

I. UPCOMING MEETINGS

- March 4, 2026 at 2:00 PM (Central Time)
- April 1, 2026 at 2:00 PM (Central Time)

○ QUORUM CHECK

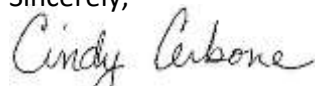
SEAT 1	DAVID HOLT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	DAVID DEAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	THOMAS BALDUF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOEL STEPHENS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	KEN BLACK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

II. Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 *(for informational purposes)*

16. Board Member Comments
  - Discussion: Additional Documents (Not Required Under FL Statues) for CDD Website
17. Public Comment
18. 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.

Sincerely,



Cindy Cerbone  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094  
PARTICIPANT PASSCODE: 801 901 3513**

**LAKE POWELL**  
**RESIDENTIAL GOLF**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3**

**LAKE POWELL**  
**RESIDENTIAL GOLF**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3A**

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## **AFFIDAVIT OF PUBLICATION**

Daphne Gillyard  
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Lake Powell Residential  
2300 Glades RD  
STE 410W  
Boca Raton FL 33431-7386

STATE OF WISCONSIN, COUNTY OF BROWN

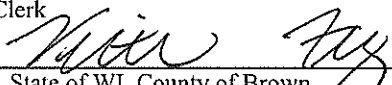
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Panama City News Herald, published in Bay County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of Bay County, Florida, or in a newspaper by print in the issues of, on:

PAN Panama City News Herald 12/14/2025, 12/21/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/21/2025

  
\_\_\_\_\_  
Legal Clerk

  
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Notary, State of WI, County of Brown

  
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**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

KAITLYN FELTY  
Notary Public  
State of Wisconsin



**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN OPERATION AND MAINTENANCE ASSESSMENT METHODOLOGY; ADOPTION OF FISCAL YEAR 2026 AMENDED BUDGET; ADOPTION OF AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR DISTRICT FISCAL YEAR BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") for the Lake Powell Residential Golf Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time and location.

Time: 10.00 a.m. Central Time  
Location: POA Community Activity Room  
1110 Prospect Promenade  
Panama City Beach, FL 32413

### Description of Assessments

The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing

Development Private Land Uses*	Total # of Units/ Holes of Golf	ERU Factor per Unit/Hole of Golf	Current Annual O&M Assessment per Unit/Hole of Golf**	Proposed Annual O&M Assessment per Unit/ Hole of Golf**	Change in Annual Dollar Amount per Unit/ Hole of Golf**
SF Detached	436	1.0000	\$233.72	\$233.72	\$0.00
SF Attached	161	1.0000	\$233.72	\$233.72	\$0.00
Golf Course	35	0.2056	\$48.04	\$48.04	\$0.00

<sup>22</sup> Including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.

Development Private Land Uses*	Total # of Units/ Holes of Golf	Trips per Unit/ Hole of Golf	Current Annual G&M Assessment per Unit/Hole of Golf**	Proposed Annual G&M Assessment per Unit/ Hole of Golf**	Change in Annual Dollar Amount per Unit/ Hole of Golf**
SF Detached	436	8,6789	\$1,440.61	\$1,261.29	(\$179.32)
SF Attached	161	6,5274	\$1,440.61	\$954.96	(\$485.65)
Golf Course	36	34,5556	\$290.13	\$4,639.83	\$4,343.70

*\*\* Including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.*

Product Type*	Total # of Units/ Holes of Golf	Current Annual O&M Assessment per Unit/Hole of Golf**	Proposed Annual O&M Assessment per Unit/ Hole of Golf**	Change in Annual Dollar Amount per Unit/ Hole of Golf**
5F Detached	436	\$1,674.32	\$1,495.01	(\$179.32)
5F Attached	161	\$1,674.32	\$1,198.67	(\$485.65)
Golf Course	36	\$344.17	\$4,687.97	\$4,343.70

\*\* Including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.

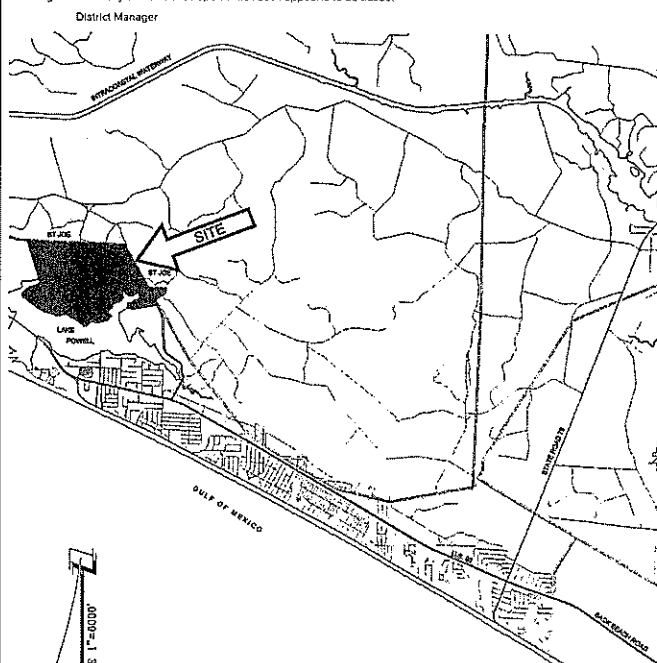
The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Bay County ("County") may impose. Assessments that are collected on a County tax bill. Moreover, pursuant to Section 197.363(2)(a), *Florida Statutes*, the amount shall serve as the "maximum rate" authorized by law for O&M Assessments, and that an assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.363(2)(a), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2025/2026.

For Fiscal Year 2025/2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will direct the collector to assess the assessments imposed on the remaining benefited property by sending out a bill for the assessments. The District will not bill for the assessments imposed on the property that is to be sold or transferred during Fiscal Year 2026. It is important to pay the assessments because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the 2024 Methodology, Amended Budget, Assessment Gap, and agenda for the hearing and meeting may be obtained from the District Manager's Office, located at 2301 S. US Highway 41W, Boca Raton, Florida 33431, 9:00 a.m. to 5:00 p.m. or District **Manager's Office**, during normal business hours, or on the District's website at <https://www.boca-raton.com/government>. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearing and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



**LAKE POWELL**  
**RESIDENTIAL GOLF**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

# 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 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

<https://lakepowellcdd.net/>

### **THIS IS NOT A BILL – DO NOT PAY**

December 10, 2025

### **VIA FIRST CLASS MAIL**

STGC OF PCB, LLC  
Sharks Tooth Golf Course  
Attn: Tax Department  
130 Richard Jackson Blvd, Suite 200  
Panama City Beach, FL 32407-2512  
Parcel ID Number(s): 35159-070-000  
Product Type: Golf Course

RE: Lake Powell Residential Golf Community Development District  
Fiscal Year 2026 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within the Lake Powell Residential Golf Community Development District (“**District**”). The District is in the process of amending its budget (“**Amended Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). Florida law requires the District to hold public hearings on the Amended Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it as well as when the District adopts a methodology by which units of measurement for purposes of applying benefit change. The District is proposing to adopt a methodology by which it will apportion benefit and impose its O&M Assessments. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

Date:	January 9, 2026
Time:	10:00 a.m. Central Time
Location:	POA Community Activity Room 1110 Prospect Promenade Panama City Beach, FL 32413

The hearings will be conducted pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed operation and maintenance assessment methodology (“**O&M Methodology**”), and (2) determine O&M Assessments at the statutory caps herein provided (“**O&M Assessment Cap**”) in order to ultimately fund the District’s budget for Fiscal Year 2026 and annual future budgets, subject to such O&M Assessments Cap. The District is a special purpose unit of local government established under

Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information, including unit of measurement, for your property is set forth in **Exhibit A**. Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the O&M Assessment Cap is proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at 561-571-0010 (“**District Manager’s Office**”), or by visiting the District’s website at <https://lakepowellcdd.net>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of the date of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone".

Cindy Cerbone

District Manager

Lake Powell Residential Golf Community Development District

*Enclosure*

**EXHIBIT A**  
***Summary of O&M Assessments***

1. **Budget / Total Revenue.** For all O&M Assessments levied to fund the budget for assessment cap purposes, the District expects to collect no more than **\$1,011,961.70** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for the Professional and Administrative expenditures while other expenditures are allocated on a Trip Generation (“Trips”) basis based on the below measurements. Your property is classified as **36** holes of golf with a total **7.4 ERUs** and **1,244 Trips** and the amount of the Proposed Annual O&M Assessment for your property is **\$168,763.32**.
3. **Schedule of O&M Assessments:**

**Professional & Administrative Cost Benefit Allocation**

Development Private Land Uses*	Total # of Units/Holes of Golf	ERU Factor per Unit/Hole of Golf	Current Annual O&M Assessment per Unit/Hole of Golf**	Proposed Annual O&M Assessment per Unit/ Hole of Golf**	Change in Annual Dollar Amount per Unit/ Hole of Golf**
SF Detached	436	1.0000	\$233.72	\$233.72	\$0.00
SF Attached	161	1.0000	\$233.72	\$233.72	\$0.00
Golf Course	36	0.2056	\$48.04	\$48.04	\$0.00

*\*Your land use type is provided on page 1 of this notice.*

*\*\* Including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.*

**Operating Expenditures and Credit for Interest and Miscellaneous Revenue Cost Benefit Allocation**

Development Private Land Uses*	Total # of Units/Holes of Golf	Trips per Unit/Hole of Golf	Current Annual O&M Assessment per Unit/Hole of Golf**	Proposed Annual O&M Assessment per Unit/ Hole of Golf**	Change in Annual Dollar Amount per Unit/ Hole of Golf**
SF Detached	436	8.6789	\$1,440.61	\$1,261.29	(\$179.32)
SF Attached	161	6.5714	\$1,440.61	\$954.96	(\$485.65)
Golf Course	36	34.5556	\$296.13	\$4,639.83	\$4,343.70

*\*Your land use type is provided on page 1 of this notice.*

*\*\* Including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.*

## Combined Benefit Allocation

Product Type*	Total # of Units/Holes of Golf	Current Annual O&M Assessment per Unit/Hole of Golf**	Proposed Annual O&M Assessment per Unit/ Hole of Golf**	Change in Annual Dollar Amount per Unit/ Hole of Golf**
SF Detached	436	\$1,674.32	\$1,495.01	(\$179.32)
SF Attached	161	\$1,674.32	\$1,188.67	(\$485.65)
Golf Course	36	\$344.17	\$4,687.87	\$4,343.70

\*Your land use type is provided on page 1 of this notice.

\*\* Including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.

Note that the O&M Assessments discussed in this notice are separate from and do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026 and thereafter. **Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met.**

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2026, the District intends to have the Bay County Tax Collector collect the assessments on the tax roll, or, alternatively, the District may choose to directly collect and enforce the assessments or portions of assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**LAKE POWELL**  
**RESIDENTIAL GOLF**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3C**



# 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

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## 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 Contribution
Description	Code	Size	Units	Rate/Equation	Total	
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%
<b>Total</b>					<b>6086</b>	<b>100.00%</b>

\*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**

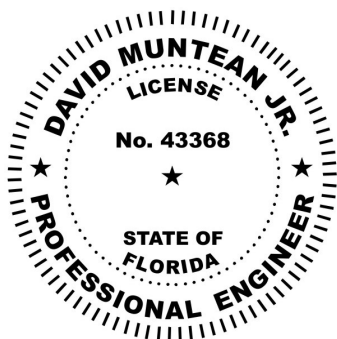
Land Use		Development		Daily		Percent Contribution
Description	Code	Size	Units	Rate/Equation	Total	
Single-Family Detached Housing	210	436	DUs	$T = 8.07(X) + 265.45$	3784	68.32%
Single-Family Attached Housing	215	161	DUs	$T = 6.57(X)$	1058	19.10%
Golf Course (Shark's Tooth)	430	18	Holes	$T = 30.38(X)^*$	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%
<b>Total</b>					<b>5539</b>	<b>100.00%</b>

\*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

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### 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

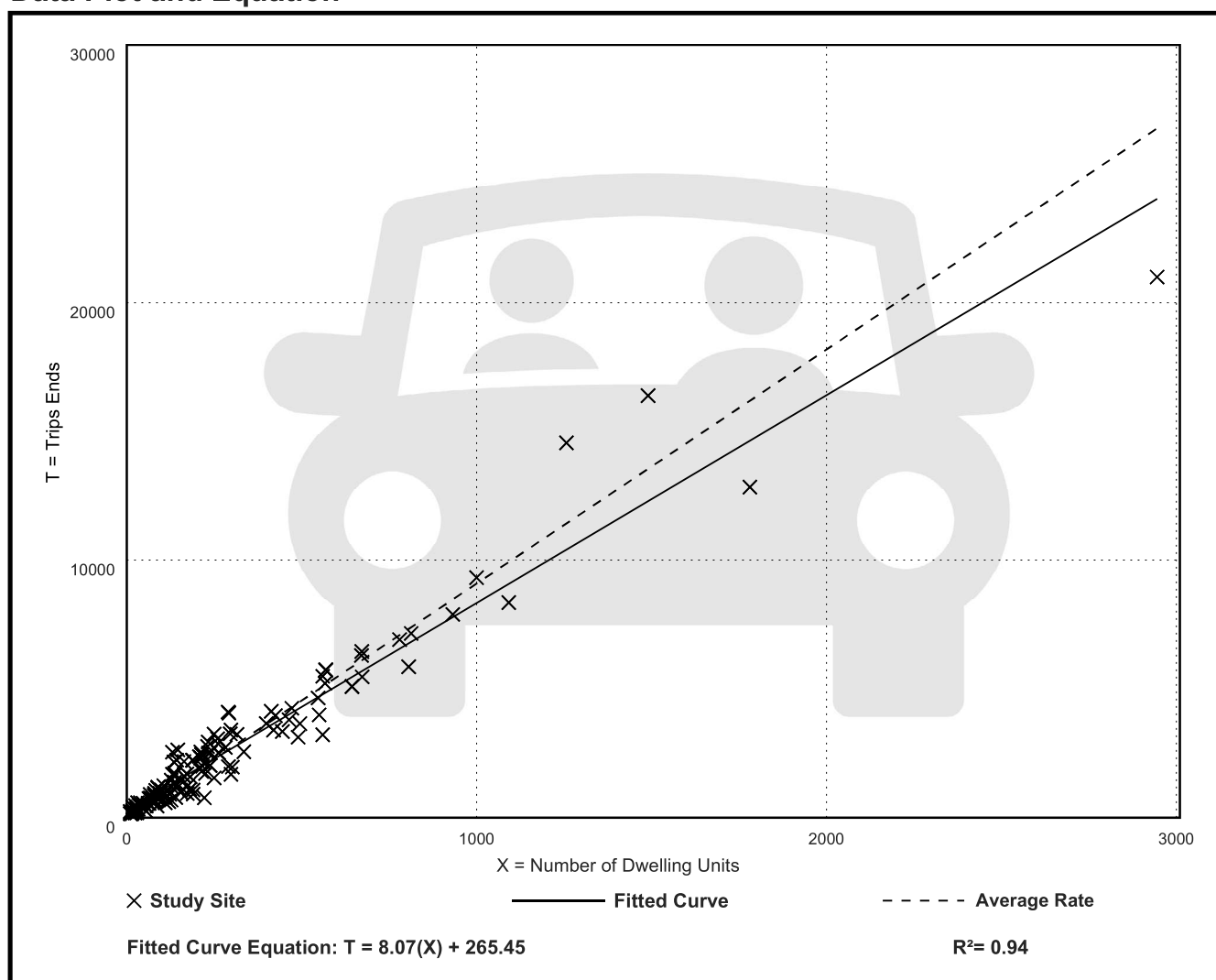
Avg. Num. of Dwelling Units: 261

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



# 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

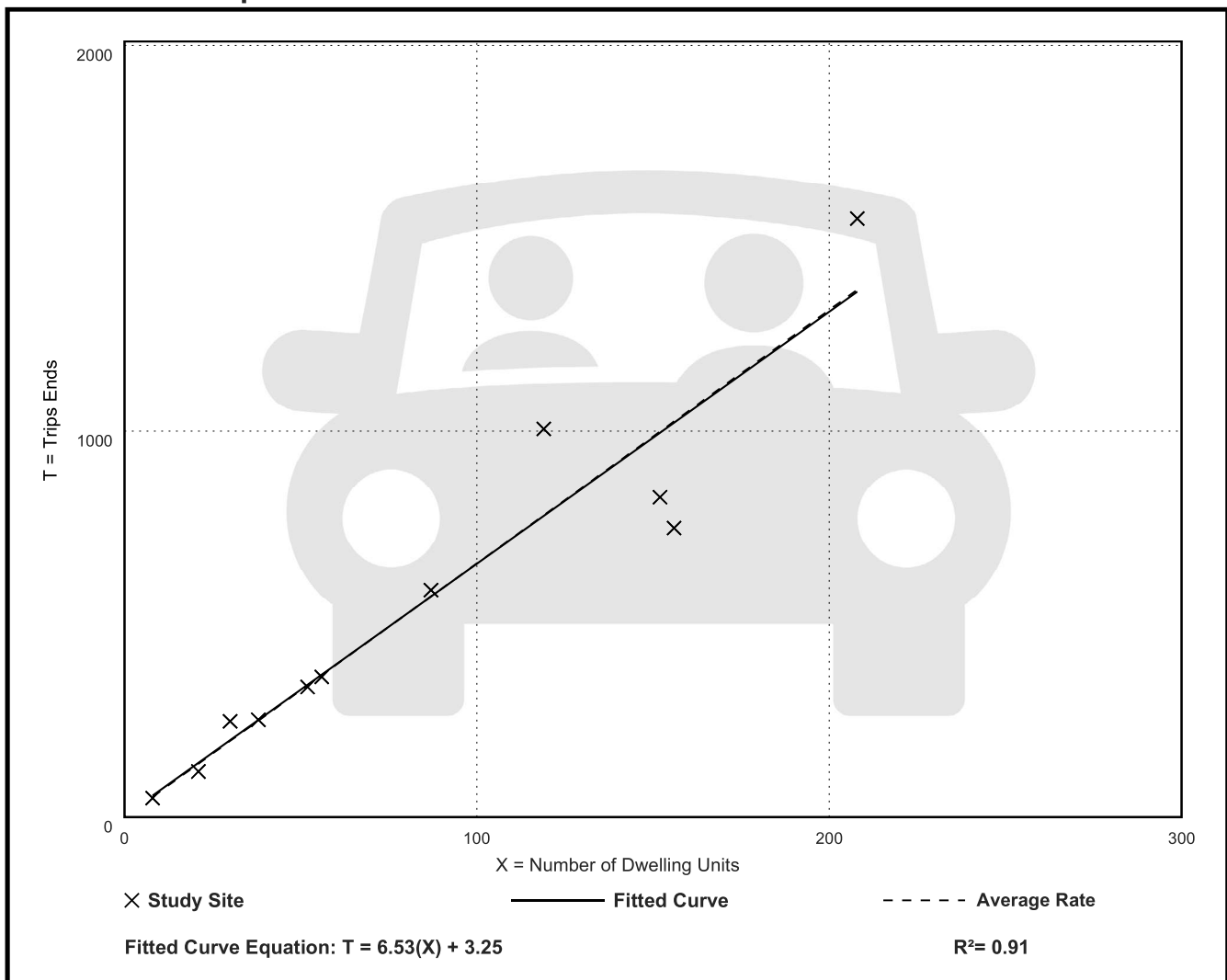
Avg. Num. of Dwelling Units: 84

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



# 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

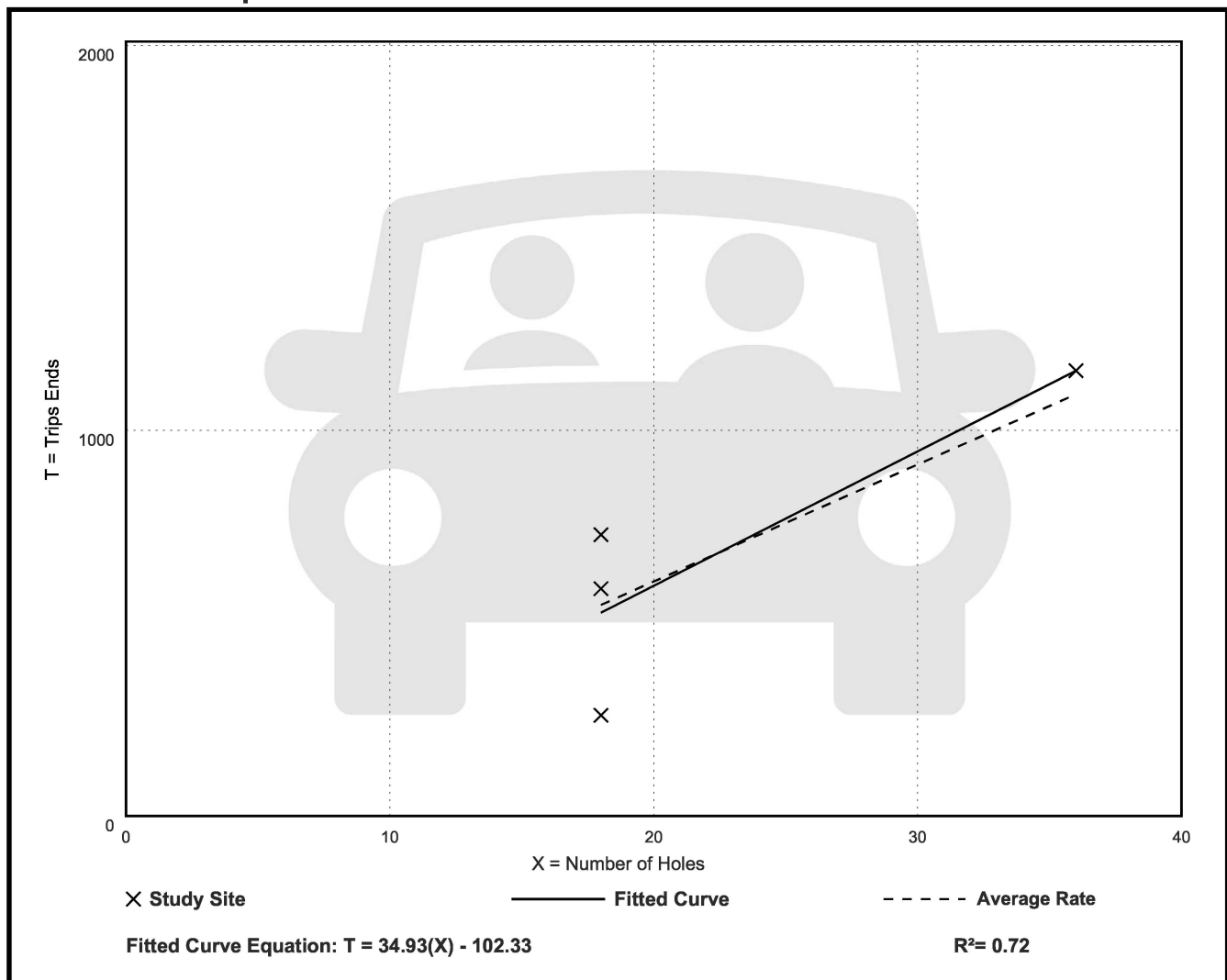
Avg. Num. of Holes: 23

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



# 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

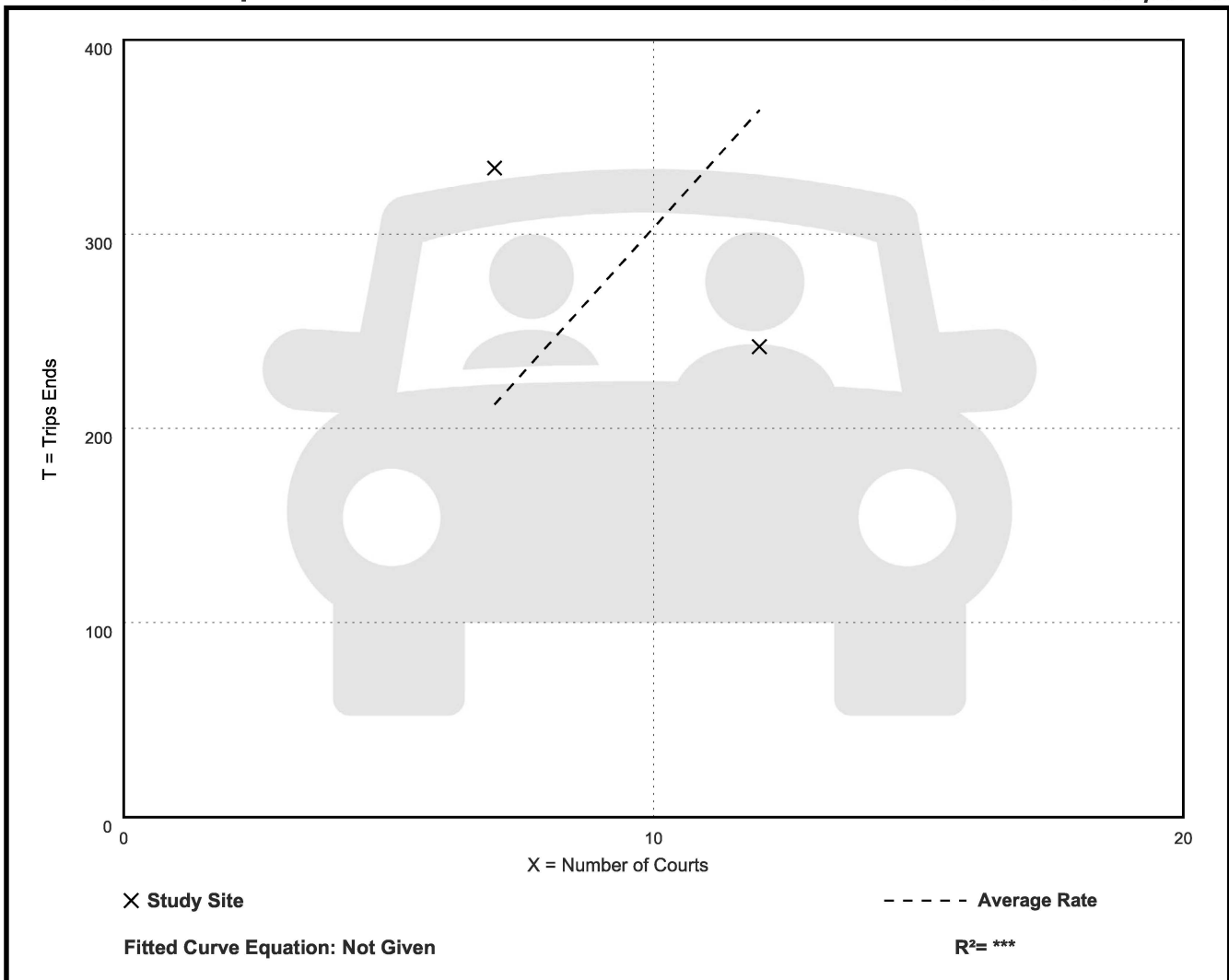
Directional Distribution: 50% entering, 50% exiting

## 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*



**LAKE POWELL**  
**RESIDENTIAL GOLF**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3D**

**LAKE POWELL**  
**RESIDENTIAL GOLF**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3DI**

# 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  
4 December 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 along with 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.

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
• Lake and Wetlands Monitoring	\$104,030.00
• Stormwater Management	\$76,150.00
• Total amount	\$901,744.00

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 units are:

- Roadway Repairs and Maintenance \$50,000.00
- Feral Swine Removal \$500.00

## **CONCLUSION**

The evaluation was prepared for the annual apportionment that included the impacts of a second golf course. Table 1 depicts the breakdown per category.

The apportionment annually is as follows:

- |                                     |              |
|-------------------------------------|--------------|
| • Single Family Detached (per unit) | \$1,406.78   |
| • Single Family Attached (per unit) | \$1,118.53   |
| • Golf Courses and Amenities        | \$158,804.28 |



TABLE 1  
ERU WITH 2 GOLF COURSES

	Daily Trips	% of Trips	# units	Professional and Admin	Security	Bridge Repairs	Wild Heron Way Landscape	Landscape Irrigation Agreement	Lake and Wetlands Monitorinig	Roadway Repairs & Maintenance	Stormwater Management	Feral Swine Removal	Total	Per unit/entity
Single Family Detached Housing	3784	62.18%	436	\$ 95,785.82	\$ 137,365.54	\$ 31,087.74	\$ 186,526.45	\$ 11,098.32	\$ 64,681.16	\$ 39,074.76	\$ 47,346.63	\$ 390.75	\$ 613,357.18	\$ 1,406.78
Single Family Attached Housing	1058	17.38%	161	\$ 35,370.45	\$ 38,407.17	\$ 8,692.08	\$ 52,152.48	\$ 3,103.07	\$ 18,084.74	\$ 10,925.24	\$ 13,238.04	\$ 109.25	\$ 180,082.53	\$ 1,118.53
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	\$ 9,350.05		\$ 6,844.24		\$ 70,738.80	
Golf Course (The Third)	547	8.99%			\$ 19,857.02	\$ 4,493.92	\$ 26,963.52	\$ 1,604.33	\$ 9,350.05		\$ 6,844.24		\$ 69,113.08	
Tennis Courts	121	1.99%			\$ 4,392.50	\$ 994.08	\$ 5,964.51	\$ 354.89	\$ 2,068.29		\$ 1,513.99		\$ 15,288.27	
Skeet Range	29	0.48%			\$ 1,052.75	\$ 238.25	\$ 1,429.51	\$ 85.06	\$ 495.71		\$ 362.86		\$ 3,664.13	\$ 158,804.28
	6086	100.00%		\$ 132,782.00	\$ 220,932.00	\$ 50,000.00	\$ 300,000.00	\$ 17,850.00	\$ 104,030.00	\$ 50,000.00	\$ 76,150.00	\$ 500.00	\$ 952,244.00	
			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
Lake and Wetlands Monitoring	\$ 104,030.00
Roadway Repairs and Maintenance	\$ 50,000.00
Stormwater Management	\$ 76,150.00
Feral Swine Removal	\$ 500.00

**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2026**

**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
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**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
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
<b>Security</b>					
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 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>EXPENDITURES (continued)</b>					
<b>Lake &amp; wetlands monitoring</b>					
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
 <b>Roadway and landscape services</b>					
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
 <b>Stormwater management</b>					
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 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>EXPENDITURES (continued)</b>					
<b>Other fees &amp; charges</b>					
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 <sup>1</sup>	250,000	250,000	250,000	250,000	250,000
District bridge projects <sup>2</sup>	25,000	25,000	25,000	25,000	75,000
Road projects <sup>3</sup>	100,000	100,000	100,000	100,000	200,000
Stormwater system upgrades <sup>4</sup>	50,000	50,000	50,000	50,000	50,000
Assigned					
3 Months Working Capital <sup>5</sup>	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	<u>\$ 815,887</u>	<u>\$ 2,151,470</u>	<u>\$ 1,226,172</u>	<u>\$ 1,226,172</u>	<u>\$ 1,226,172</u>

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

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

<sup>3</sup>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.

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

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

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

**Expenditures**

**Professional Services**

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
<b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, administer the issuance of tax exempt bond financing, and finally operate and maintain the assets of the community.	
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 <b>Wrathell, Hunt and Associates, LLC</b> includes assessment roll preparation services. The District anticipates all assessments to be levied on the November county tax bill.	
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
<b>Total expenditures</b>	<b>\$ 972,483</b>



# 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 Contribution
Description	Code	Size	Units	Rate/Equation	Total	
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%
<b>Total</b>					<b>6086</b>	<b>100.00%</b>

\*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**

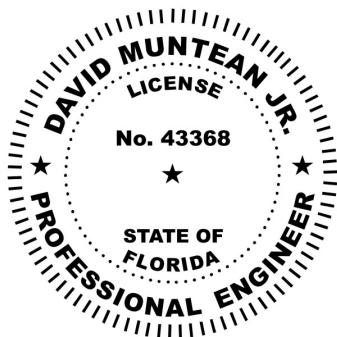
Land Use		Development		Daily		Percent Contribution
Description	Code	Size	Units	Rate/Equation	Total	
Single-Family Detached Housing	210	436	DUs	$T = 8.07(X) + 265.45$	3784	68.32%
Single-Family Attached Housing	215	161	DUs	$T = 6.57(X)$	1058	19.10%
Golf Course (Shark's Tooth)	430	18	Holes	$T = 30.38(X)^*$	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%
<b>Total</b>					<b>5539</b>	<b>100.00%</b>

\*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



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ON THE DATE ADJACENT TO THE SEAL.

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## **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

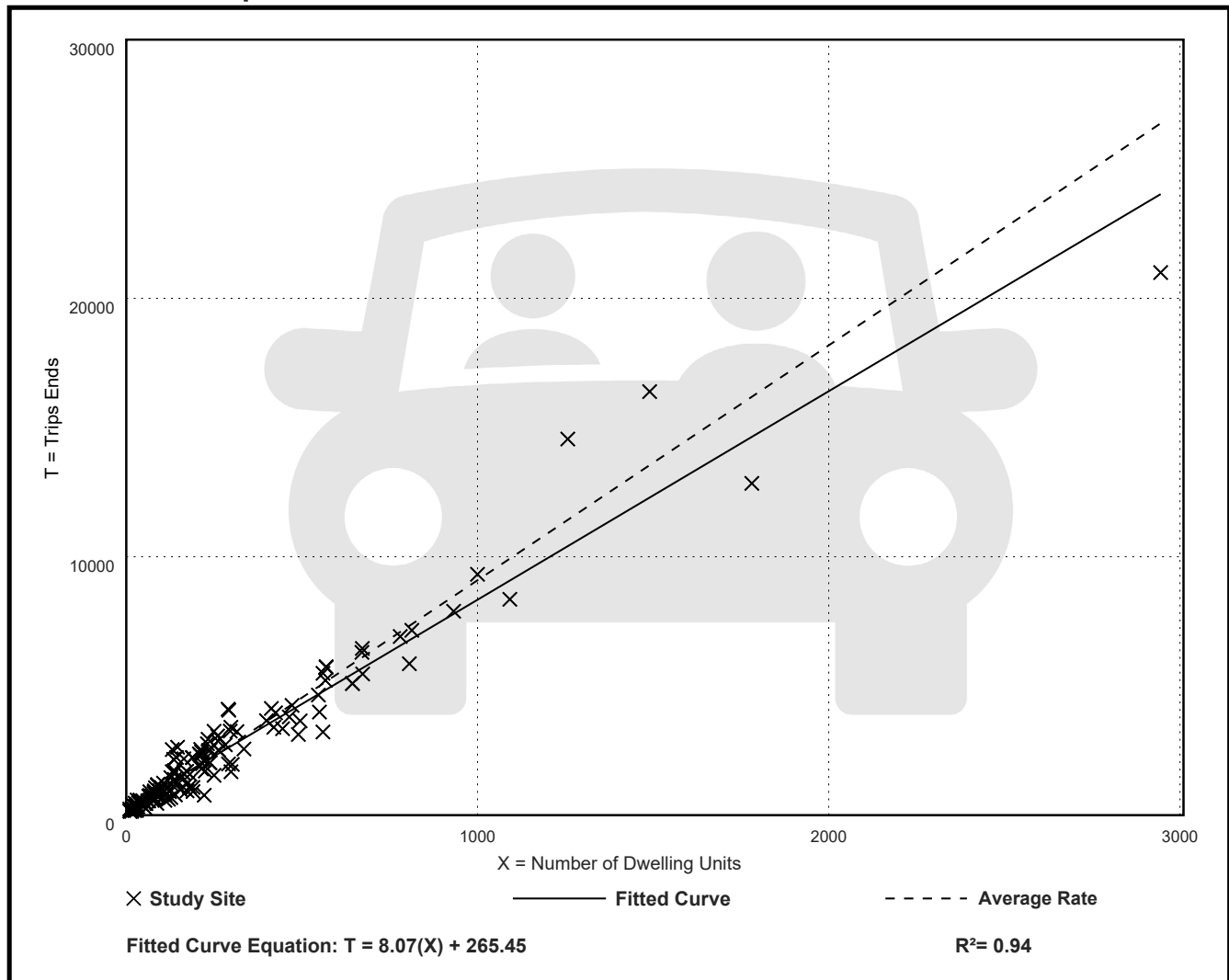
Avg. Num. of Dwelling Units: 261

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



# 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

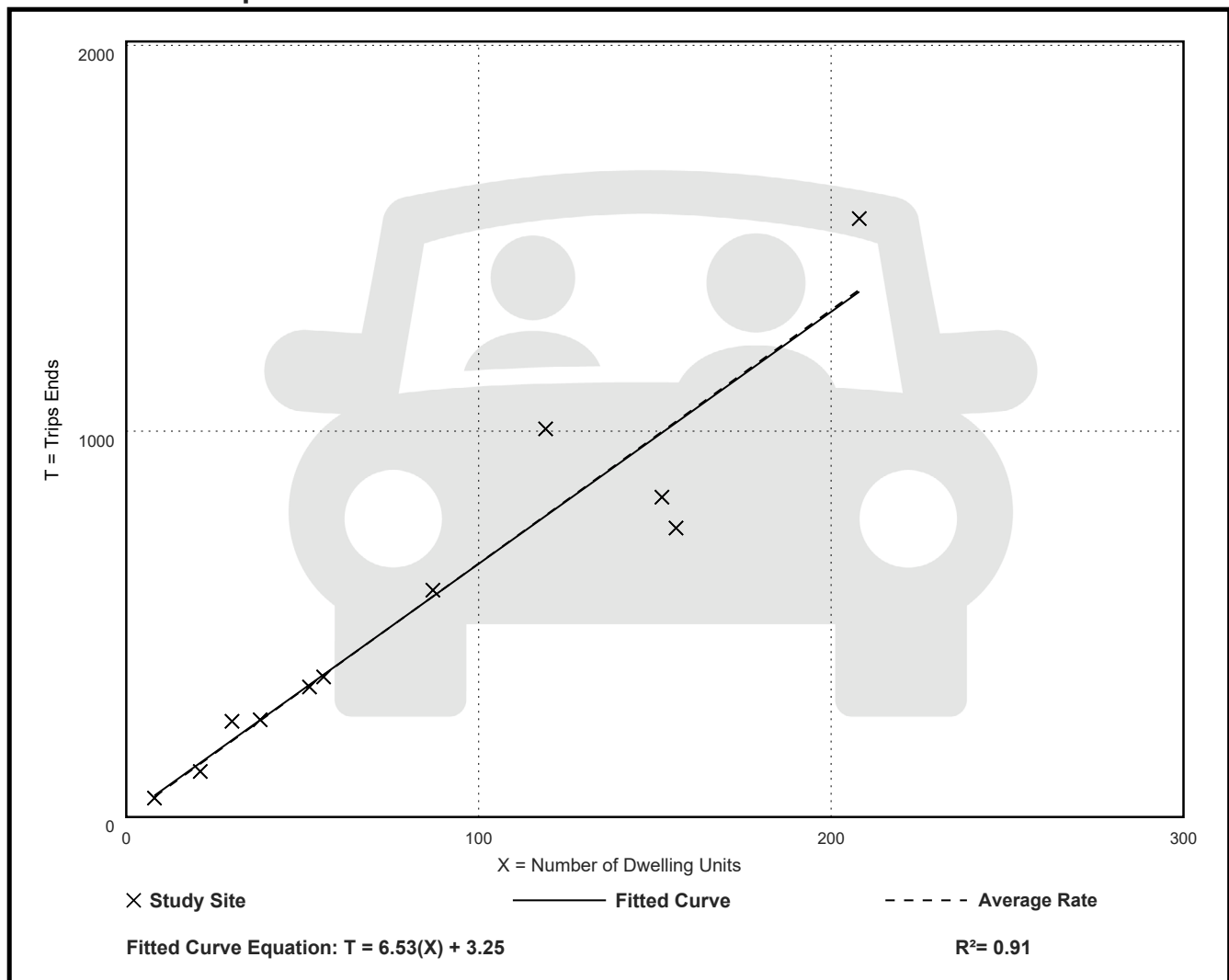
Avg. Num. of Dwelling Units: 84

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



# 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

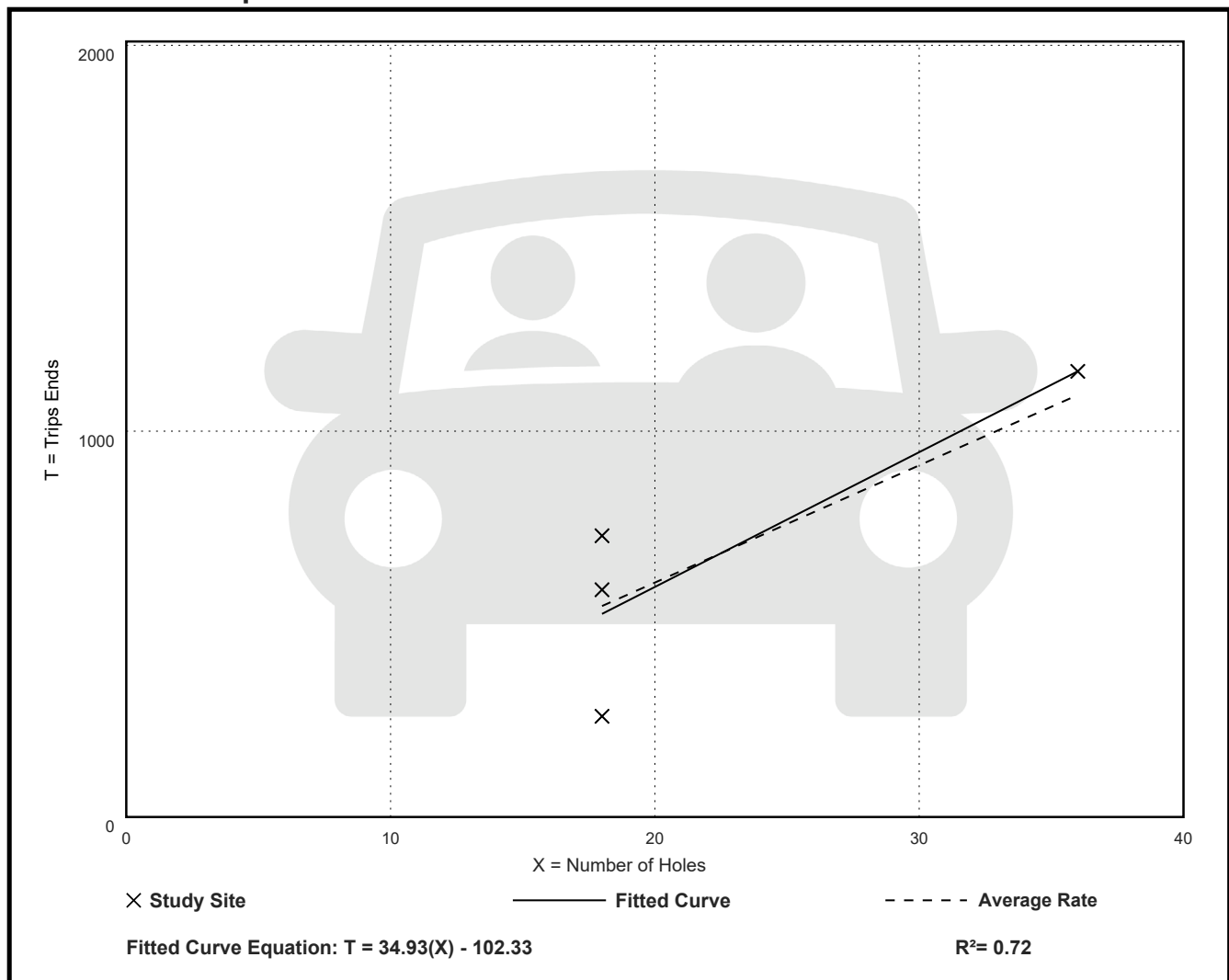
Avg. Num. of Holes: 23

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



# 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

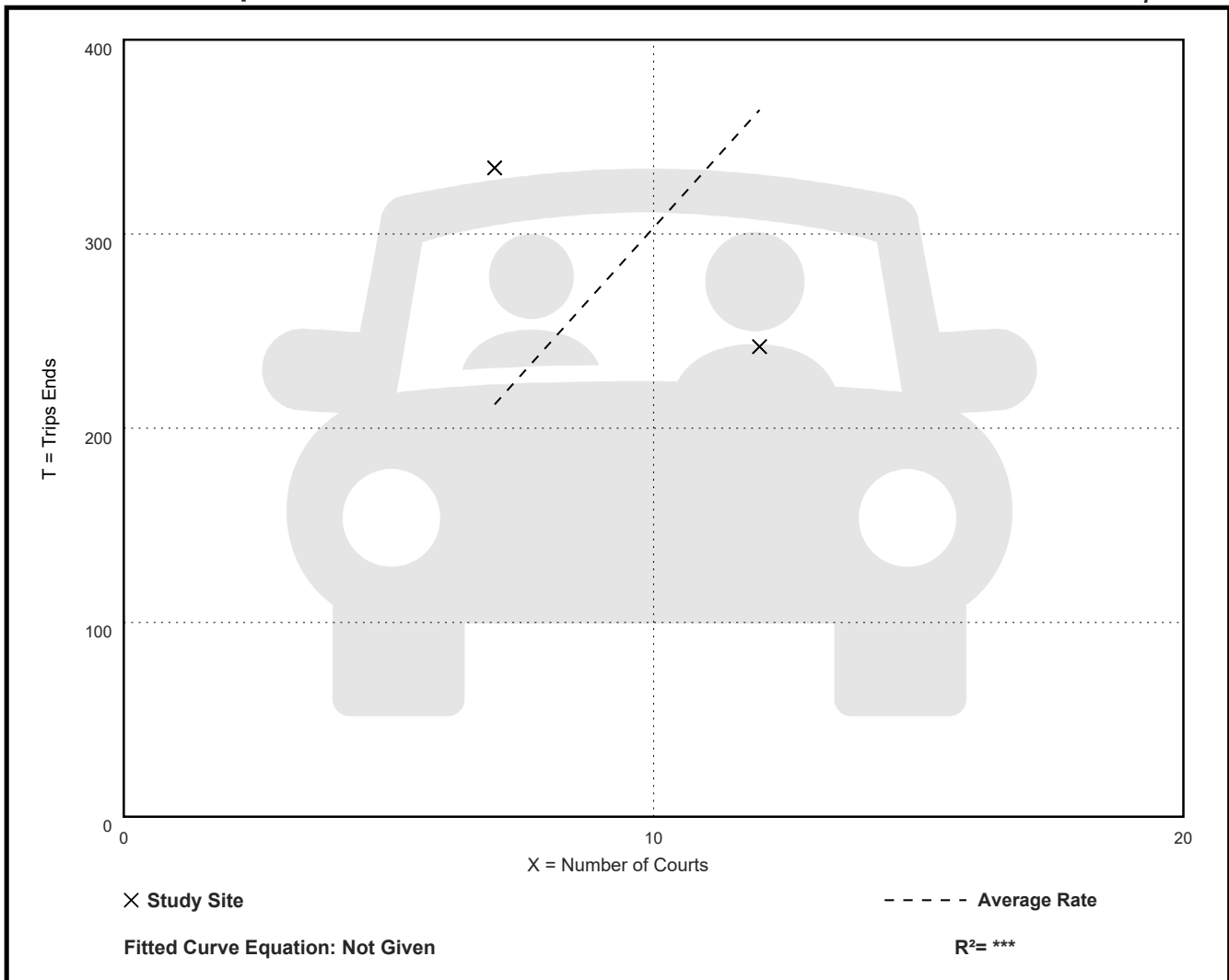
Directional Distribution: 50% entering, 50% exiting

## 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



**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**3DII**

# O&M ENGINEER REPORT

## LAKE POWELL CDD

LAKE POWELL, FLORIDA  
FILE NO. 1118.01B

PREPARED BY:

***MCNEIL—  
—CARROLL  
ENGINEERING, INC.***



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Robert Carroll, P.E.  
FL LC # 57988  
20 January 2026

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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 along with 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)
- Tennis Courts

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.

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
• Lake and Wetlands Monitoring	\$104,030.00
• Roadway Repairs and Maintenance	\$50,000.00
• Stormwater Management	\$76,150.00
• Feral Swine Removal	\$500.00
• Total amount	\$901,744.00

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

## CONCLUSION

The evaluation was prepared for the annual apportionment that included the impacts of a second golf course. Table 1 depicts the breakdown per category.

The apportionment annually is as follows:

• Single Family Detached (per unit)	\$1,521.42
• Single Family Attached (per unit)	\$1,205.32
• Golf Courses and Amenities	\$94,850.15



TABLE 1  
ERU WITH 1 GOLF COURSE

	Daily Trips	% of Trips	# units	Professional and Admin	Security	Bridge Repairs	Wild Heron Way Landscape	Landscape Irrigation Agreement	Lake and Wetlands Monitorinig	Roadway Repairs & Maintenance	Stormwater Management	Feral Swine Removal	Total	Per unit/entity
Single Family Detached Housing	3784	68.68%	436	\$ 95,785.82	\$ 151,725.35	\$ 34,337.57	\$ 206,025.41	\$ 12,258.51	\$ 71,442.74	\$ 39,074.76	\$ 52,296.12	\$ 390.75	\$ 663,337.03	\$ 1,521.42
Single Family Attached Housing	1058	19.20%	161	\$ 35,370.45	\$ 42,422.15	\$ 9,600.73	\$ 57,604.36	\$ 3,427.46	\$ 19,975.27	\$ 10,925.24	\$ 14,621.91	\$ 109.25	\$ 194,056.81	\$ 1,205.32
Golf Course (Shark's Tooth)	547	9.93%	7.4	\$ 1,625.72	\$ 21,932.81	\$ 4,963.70	\$ 29,782.21	\$ 1,772.04	\$ 10,327.48		\$ 7,559.72		\$ 77,963.69	
Tennis Courts	121	2.20%			\$ 4,851.68	\$ 1,098.00	\$ 6,588.02	\$ 391.99	\$ 2,284.51		\$ 1,672.26		\$ 16,886.46	\$ 94,850.15
	5510	100.00%		\$ 132,782.00	\$ 220,932.00	\$ 50,000.00	\$ 300,000.00	\$ 17,850.00	\$ 104,030.00	\$ 50,000.00	\$ 76,150.00	\$ 500.00	\$ 952,244.00	
			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
Lake and Wetlands Monitoring	\$ 104,030.00
Roadway Repairs and Maintenance	\$ 50,000.00
Stormwater Management	\$ 76,150.00
Feral Swine Removal	\$ 500.00

**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2026**

**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
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**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
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
<b>Security</b>					
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 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>EXPENDITURES (continued)</b>					
<b>Lake &amp; wetlands monitoring</b>					
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
 <b>Roadway and landscape services</b>					
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
 <b>Stormwater management</b>					
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 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>EXPENDITURES (continued)</b>					
<b>Other fees &amp; charges</b>					
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 <sup>1</sup>	250,000	250,000	250,000	250,000	250,000
District bridge projects <sup>2</sup>	25,000	25,000	25,000	25,000	75,000
Road projects <sup>3</sup>	100,000	100,000	100,000	100,000	200,000
Stormwater system upgrades <sup>4</sup>	50,000	50,000	50,000	50,000	50,000
Assigned					
3 Months Working Capital <sup>5</sup>	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	<u>\$ 815,887</u>	<u>\$ 2,151,470</u>	<u>\$ 1,226,172</u>	<u>\$ 1,226,172</u>	<u>\$ 1,226,172</u>

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

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

<sup>3</sup>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.

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

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

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

**Expenditures**

**Professional Services**

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
<b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, administer the issuance of tax exempt bond financing, and finally operate and maintain the assets of the community.	
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 <b>Wrathell, Hunt and Associates, LLC</b> includes assessment roll preparation services. The District anticipates all assessments to be levied on the November county tax bill.	
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
<b>Total expenditures</b>	<b>\$ 972,483</b>



# 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 Contribution
Description	Code	Size	Units	Rate/Equation	Total	
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%
<b>Total</b>					<b>6086</b>	<b>100.00%</b>

\*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**

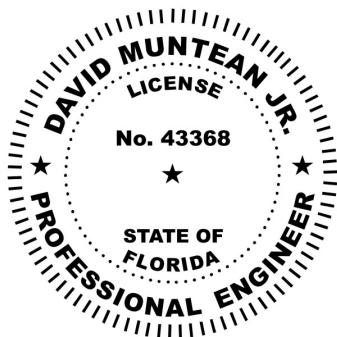
Land Use		Development		Daily		Percent Contribution
Description	Code	Size	Units	Rate/Equation	Total	
Single-Family Detached Housing	210	436	DUs	$T = 8.07(X) + 265.45$	3784	68.32%
Single-Family Attached Housing	215	161	DUs	$T = 6.57(X)$	1058	19.10%
Golf Course (Shark's Tooth)	430	18	Holes	$T = 30.38(X)^*$	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%
<b>Total</b>					<b>5539</b>	<b>100.00%</b>

\*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



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ON THE DATE ADJACENT TO THE SEAL.

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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

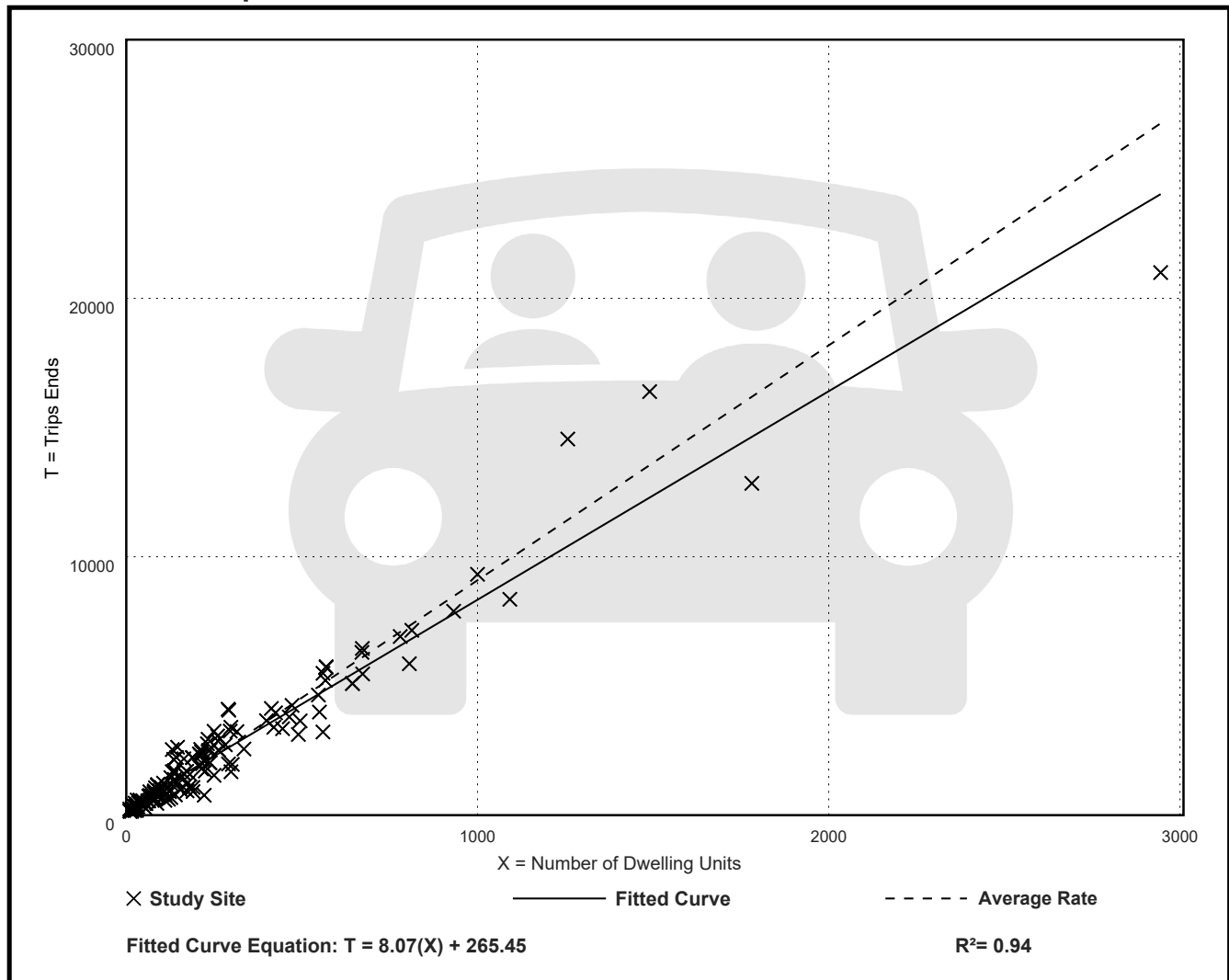
Avg. Num. of Dwelling Units: 261

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



# 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

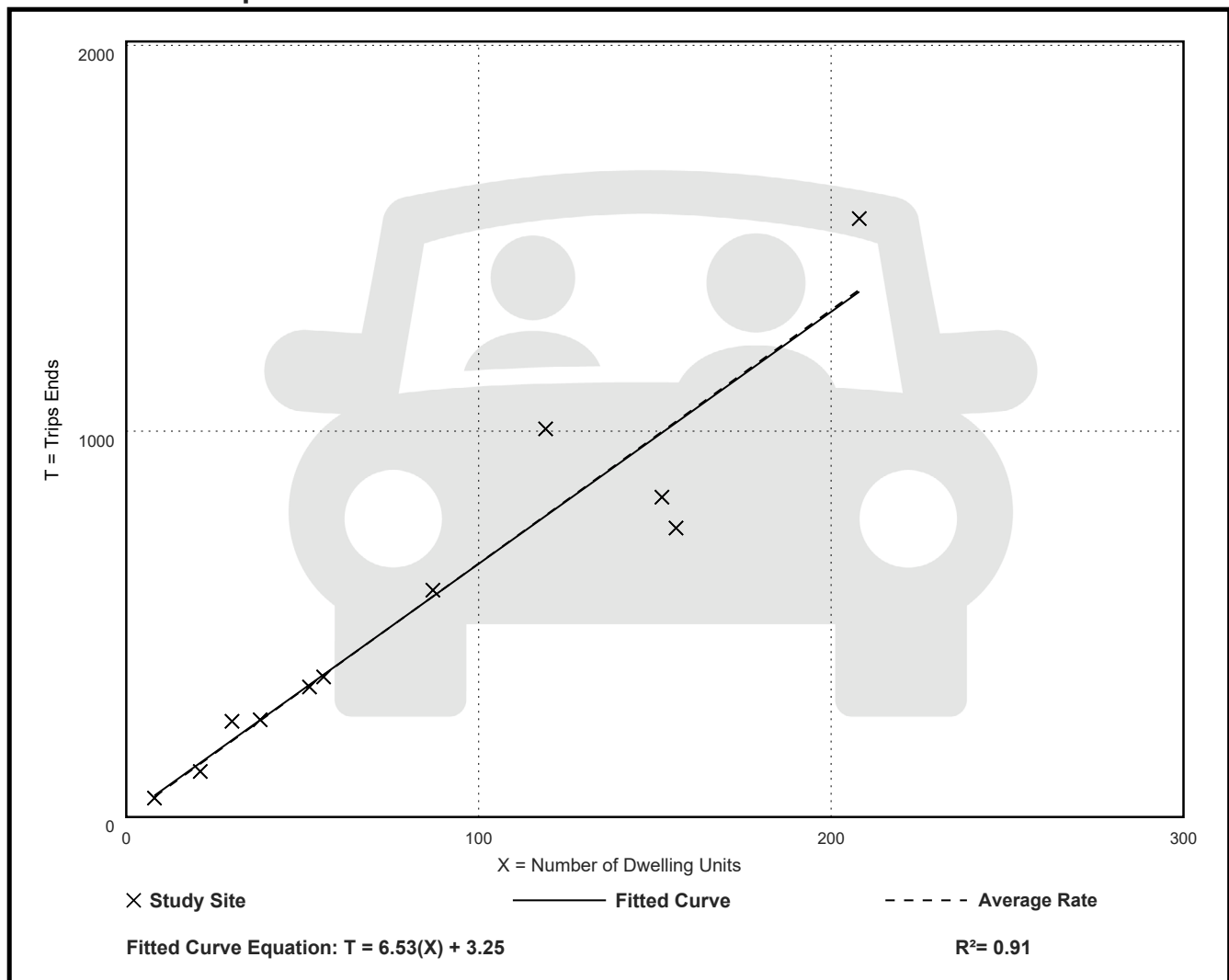
Avg. Num. of Dwelling Units: 84

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



# 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

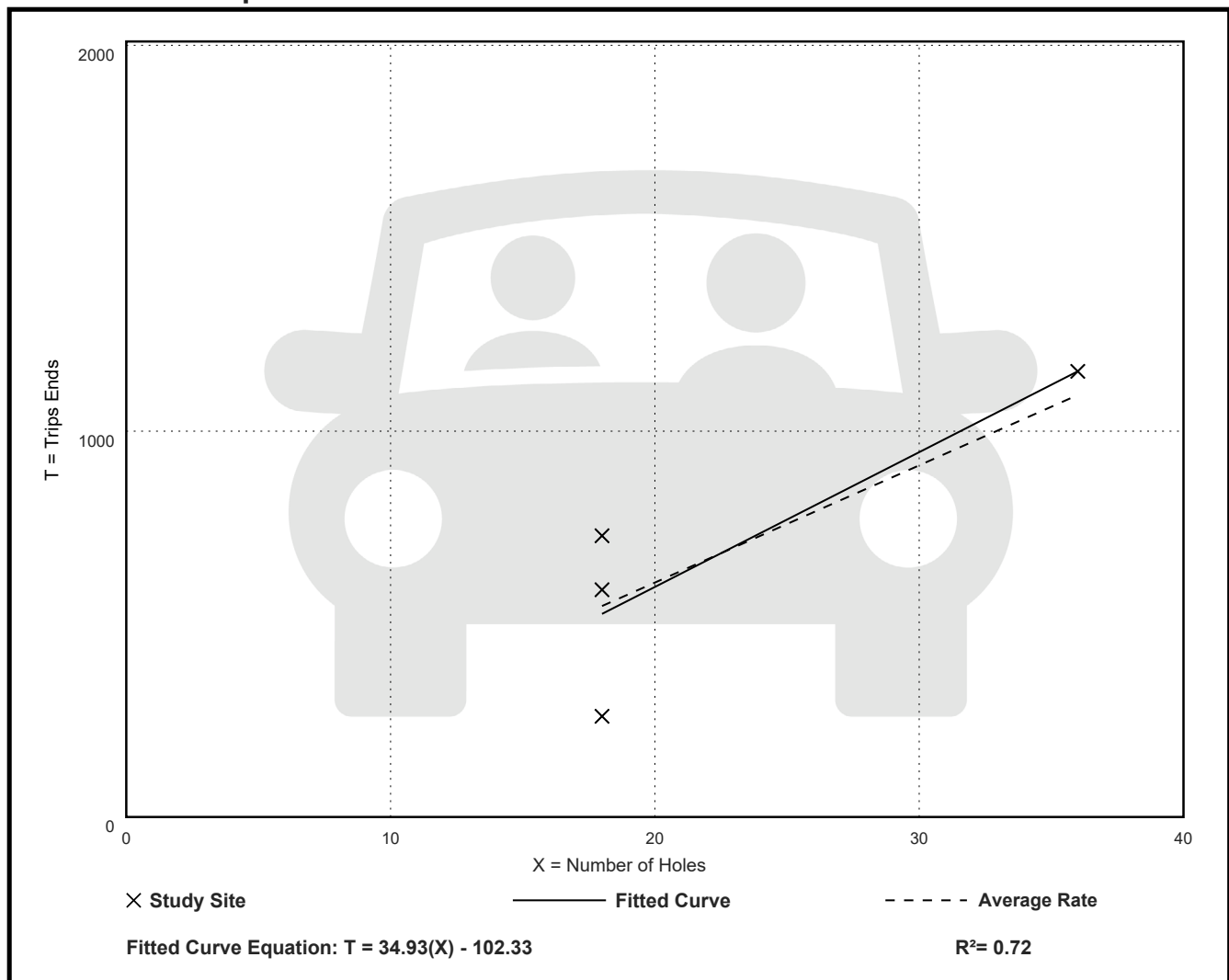
Avg. Num. of Holes: 23

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



# 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

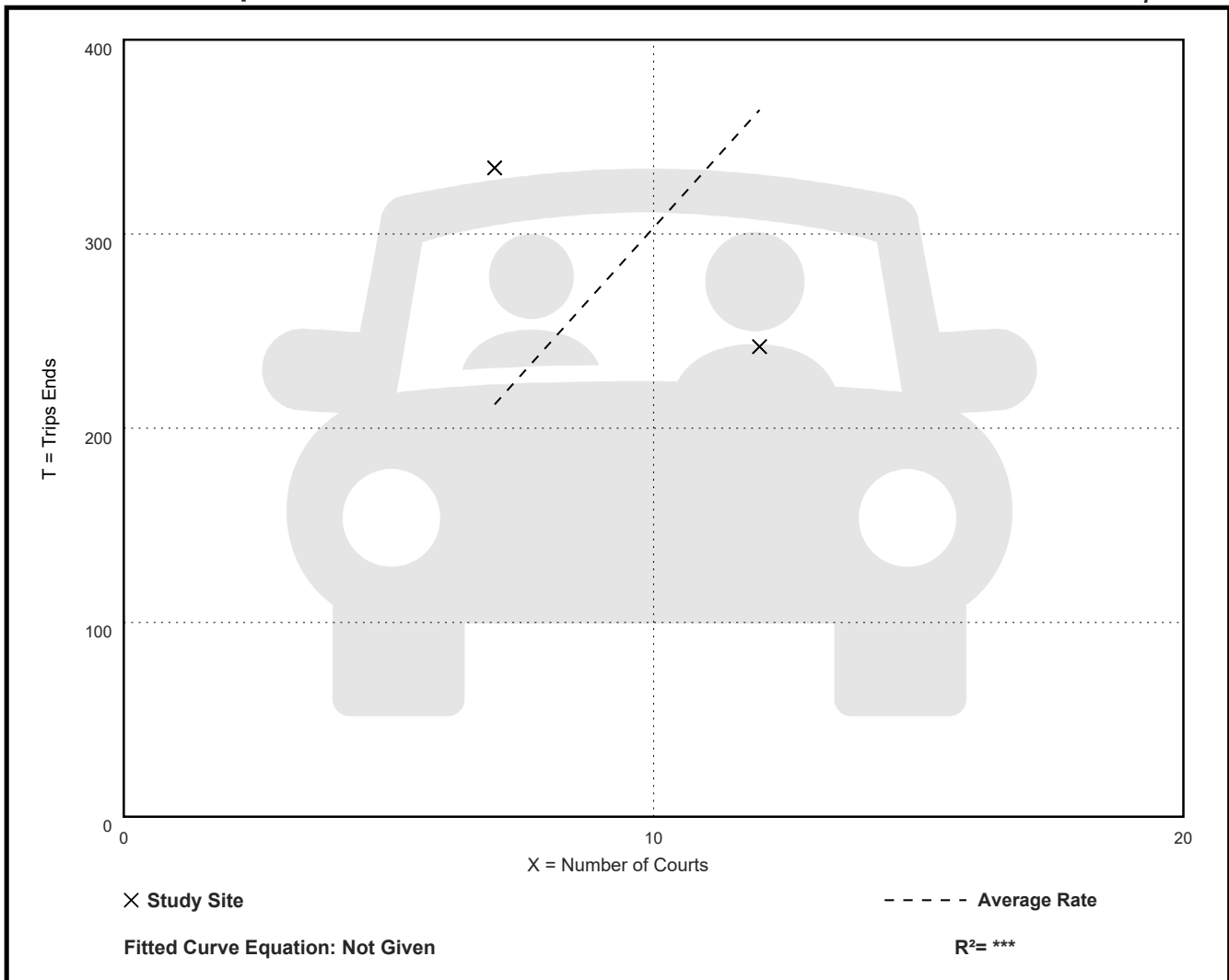
Directional Distribution: 50% entering, 50% exiting

## 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



**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**3E**

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**3EI**

# LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT

## Operations and Maintenance Special Assessment Methodology Report

February 4, 2026



Provided by:

**Wrathell, Hunt and Associates, LLC**

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## **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 December 4, 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. As originally envisioned, the Shark's Tooth Golf Course was to be available exclusively to the residential property owners within the District, however, the Shark's Tooth Golf Course evolved into a facility with memberships open to the public. Additionally, 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. As The Third Golf

Course lacks its own facilities, it uses the facilities of the Shark's Tooth Golf Course and for all intents and purposes both Golf Courses operate as a single large 36-hole Golf Course.

Table 1 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 it 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 Course 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 3 in the *Appendix* illustrates the benefit allocation factors applied to all private lands in the District 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 Table 3 in the *Appendix*, Table 4 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 both the Shark's Tooth and The Third golf courses.

Finally, Table 5 in the *Appendix* illustrates the proposed Fiscal Year 2026 O&M Assessment Apportionment for the District accounting for the effects of the inclusion of both the Shark's Tooth and The Third golf courses.

5.0    **Appendix**

Table 1

**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
<u>Residential</u>	
SF Detached	436
SF Attached/Condominium	161
<b>Total Residential</b>	<b>597</b>
<u>Non-Residential</u>	
Golf Course	36
<b>Total Non-Residential</b>	<b>36</b>

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	All Land Uses	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	All Land Uses	Trip Generation
Other			
Feral Swine Removal	\$500	Residential	Trip Generation
<b>Total</b>	<b>\$952,244</b>		

Table 3

## 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
<u>Residential</u>					
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
<b>Total Residential</b>	<b>597</b>		<b>597.0000</b>		<b>4,842.0000</b>
<u>Non-Residential</u>					
Golf Course*	36	0.2056	7.4000	34.5556	1244.0000
<b>Total Non-Residential</b>	<b>36</b>		<b>7.4000</b>		<b>1244.0000</b>
<b>Grand Total</b>			<b>604.4000</b>		<b>6,086.0000</b>

\* Includes tennis courts and skeet range

Table 4

## 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 ERUs/Trips	FY 2026 Budget Expenditure Cost per 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	All Land Uses	Trip Generation	6,086.0000	\$17.09
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	All Land Uses	Trip Generation	6,086.0000	\$12.51
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 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 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	All Land Uses	Trip Generation	8.6789	\$17.09	\$148.35
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	All Land Uses	Trip Generation	8.6789	\$12.51	\$108.59
Other					
Feral Swine Removal	Residential	Trip Generation	8.6789	\$0.10	\$0.90
<b>Total Single Family Unit</b>					<b>\$1,406.78</b>

#### FY 2026 Budget Expenditure Cost Allocation within the District, Shark's Tooth and The Third Golf Courses - 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 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	All Land Uses	Trip Generation	6.5714	\$17.09	\$112.33
Roadway and Landscape Services					
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	All Land Uses	Trip Generation	6.5714	\$12.51	\$82.22
Other					
Feral Swine Removal	Residential	Trip Generation	6.5714	\$0.10	\$0.68
<b>Total Condominium Unit</b>					<b>\$1,118.53</b>

#### 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 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	All Land Uses	Trip Generation	34.5556	\$17.09	\$590.67
Roadway and Landscape Services					
Bridge Repairs and Maintenance	All Land Uses	Trip Generation	34.5556	\$8.22	\$283.89
Roadway Repairs and Maintenance	Residential	Trip Generation	34.5556	\$0.00	\$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	All Land Uses	Trip Generation	34.5556	\$12.51	\$432.37
Other					
Feral Swine Removal	Residential	Trip Generation	34.5556	\$0.00	\$0.00
<b>Total Hole of Golf</b>					<b>\$4,411.23</b>



Table 5

## Lake Powell

### Community Development District

FY 2026 Budget O&amp;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*
<u>Residential</u>						
SF Detached	436	\$1,406.78	\$613,357.18	-\$644.12	\$1,495.01	\$651,822.41
SF Attached/Condominium	161	\$1,118.53	\$180,082.53	-\$189.11	\$1,188.67	\$191,375.98
<b>Total Residential</b>	<b>597</b>		<b>\$793,439.72</b>	<b>-\$833.23</b>		<b>\$843,198.39</b>
<u>Non-Residential</u>						
Golf Course	36	\$4,411.23	\$158,804.28	-\$166.77	\$4,687.87	\$168,763.32
Total Non-Residential	36		\$158,804.28	-\$166.77		\$168,763.32
			<b>\$952,244.00</b>	<b>-\$1,000.00</b>		<b>\$1,011,961.70</b>

\* 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**

**3E11**

# LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT

## Operations and Maintenance Special Assessment Methodology Report

February 4, 2026



Provided by:

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## **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 January 20, 2026 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. As originally envisioned, the Shark's Tooth Golf Course was to be available exclusively to the residential property owners within the District, however, the Shark's Tooth Golf Course evolved into a facility with memberships open to the public.

Table 1 in the *Appendix* illustrates the development plan for the land within the District with both the Shark's Tooth golf course.

### **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 it 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 Course 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 3 in the *Appendix* illustrates the benefit allocation factors applied to all private lands in the District, 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 Table 3 in the *Appendix*, Table 4 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.

Finally, Table 5 in the *Appendix* illustrates the proposed Fiscal Year 2026 O&M Assessment Apportionment for the District accounting for the effects of the inclusion of the Shark's Tooth golf course only.

## 5.0 Appendix

Table 1

### Lake Powell

#### Community Development District

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

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

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	All Land Uses	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	All Land Uses	Trip Generation
Other			
Feral Swine Removal	\$500	Residential	Trip Generation
<b>Total</b>	<b>\$952,244</b>		

Table 3

## Lake Powell

### Community Development District

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

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
<u>Residential</u>					
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
<b>Total Residential</b>	<b>597</b>		<b>597.0000</b>		<b>4,842.0000</b>
<u>Non-Residential</u>					
Golf Course*	18	0.4111	7.4000	37.1111	668.0000
<b>Total Non-Residential</b>	<b>18</b>		<b>7.4000</b>		<b>668.0000</b>
<b>Grand Total</b>			<b>604.4000</b>		<b>5,510.0000</b>

\* Includes tennis courts

Table 4

## Lake Powell

### Community Development District

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

Expenditure Category	FY 2026 Adopted Budget Expenditure Amount	Land Uses Benefited by Expenditure Category	Benefit Allocation Method	Applicable Number of ERUs/Trips	FY 2026 Budget Expenditure Cost per ERU/Trip
Professional & Administrative	\$132,782	All Land Uses	ERU	604.4000	\$219.69
Security	\$220,932	All Land Uses	Trip Generation	5,510.0000	\$40.10
Lake & Wetlands Monitoring	\$104,030	All Land Uses	Trip Generation	5,510.0000	\$18.88
Roadway and Landscape Services					
Bridge Repairs and Maintenance	\$50,000	All Land Uses	Trip Generation	5,510.0000	\$9.07
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	5,510.0000	\$54.45
Landscape Irrigation Agreement with POA/St. Joe	\$17,850	All Land Uses	Trip Generation	5,510.0000	\$3.24
Stormwater Management	\$76,150	All Land Uses	Trip Generation	5,510.0000	\$13.82
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

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 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	\$40.10	\$347.99
Lake & Wetlands Monitoring	All Land Uses	Trip Generation	8.6789	\$18.88	\$163.86
Roadway and Landscape Services					
Bridge Repairs and Maintenance	All Land Uses	Trip Generation	8.6789	\$9.07	\$78.76
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	\$54.45	\$472.54
Landscape Irrigation Agreement with POA/St. Joe	All Land Uses	Trip Generation	8.6789	\$3.24	\$28.12
Stormwater Management	All Land Uses	Trip Generation	8.6789	\$13.82	\$119.95
Other					
Feral Swine Removal	Residential	Trip Generation	8.6789	\$0.10	\$0.90
<b>Total Single Family Unit</b>					<b>\$1,521.42</b>

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

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 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	\$40.10	\$263.49
Lake & Wetlands Monitoring	All Land Uses	Trip Generation	6.5714	\$18.88	\$124.07
Roadway and Landscape Services					
Bridge Repairs and Maintenance	All Land Uses	Trip Generation	6.5714	\$9.07	\$59.63
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	\$54.45	\$357.79
Landscape Irrigation Agreement with POA/St. Joe	All Land Uses	Trip Generation	6.5714	\$3.24	\$21.29
Stormwater Management	All Land Uses	Trip Generation	6.5714	\$13.82	\$90.82
Other					
Feral Swine Removal	Residential	Trip Generation	6.5714	\$0.10	\$0.68
<b>Total Condominium Unit</b>					<b>\$1,205.32</b>

FY 2026 Budget Expenditure Cost Allocation within the District and Shark's Tooth Golf Course - 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 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	37.1111	\$40.10	\$1,488.03
Lake & Wetlands Monitoring	All Land Uses	Trip Generation	37.1111	\$18.88	\$700.67
Roadway and Landscape Services					
Bridge Repairs and Maintenance	All Land Uses	Trip Generation	37.1111	\$9.07	\$336.76
Roadway Repairs and Maintenance	Residential	Trip Generation	37.1111	\$0.00	\$0.00
Wild Heron Way Landscape Contract Services	All Land Uses	Trip Generation	37.1111	\$54.45	\$2,020.57
Landscape Irrigation Agreement with POA/St. Joe	All Land Uses	Trip Generation	37.1111	\$3.24	\$120.22
Stormwater Management	All Land Uses	Trip Generation	37.1111	\$13.82	\$512.89
Other					
Feral Swine Removal	Residential	Trip Generation	37.1111	\$0.00	\$0.00
<b>Total Hole of Golf</b>					<b>\$5,269.45</b>

Table 5

## Lake Powell

### Community Development District

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

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*
<u>Residential</u>						
SF Detached	436	\$1,521.42	\$663,337.03	-\$696.60	\$1,616.83	\$704,936.63
SF Attached/Condominium	161	\$1,205.32	\$194,056.81	-\$203.79	\$1,280.91	\$206,226.62
<b>Total Residential</b>	<b>597</b>		<b>\$857,393.85</b>	<b>-\$900.39</b>		<b>\$911,163.25</b>
<u>Non-Residential</u>						
Golf Course	18	\$5,269.45	\$94,850.15	-\$99.61	\$5,599.91	\$100,798.45
Total Non-Residential	18		<b>\$94,850.15</b>	<b>-\$99.61</b>		<b>\$100,798.45</b>
			<b>\$952,244.00</b>	<b>-\$1,000.00</b>		<b>\$1,011,961.70</b>

\* 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**

**3F**

## RESOLUTION 2026-04

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ASSESSMENT METHODOLOGY FOR OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS; 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 organized and existing under and pursuant to Chapter 190, *Florida Statutes*, located entirely within Bay County, Florida; and

**WHEREAS**, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

**WHEREAS**, the Board of Supervisors (the "**Board**") of the District adopts an annual operations and maintenance budget ("**O&M Budget**") regarding the upcoming fiscal year's operations and services as set forth in each year's O&M Budget ("**District Services**"); and

**WHEREAS**, commencing in Fiscal Year 2026, beginning October 1, 2025 and ending September 30, 2026, the Board plans to impose, levy, and apportion annually recurring non-ad valorem special assessments across benefitted lands within the District to fund the O&M Budget and enable the District to undertake the District Services ("**O&M Assessments**"); and

**WHEREAS**, as set forth in the *O&M Engineer Report*, dated December 4, 2025 (the "**Engineer's Report**"), attached hereto as **Exhibit A**, the District currently contains potential commercial development that has been determined not to receive special benefits from the District's Capital Improvement Plan and maintenance thereof, as defined in the Engineer's Report, and as further set forth in the O&M Methodology, and such property will be responsible for delivery of its own infrastructure; and

**WHEREAS**, the District desires to adopt a methodology for properly apportioning the O&M Assessments among the specially benefitting land in a fair and reasonable manner, as set forth in the *Operations and Maintenance Special Assessment Methodology Report*, dated December 5, 2025, attached hereto as **Exhibit B** ("**O&M Methodology**"); and

**WHEREAS**, the Board hereby finds that it is fair and reasonable to apportion the special benefits conferred by the District Services as set forth in the O&M Methodology and desires to set the required public hearing thereon.

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

**1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

**2. O&M METHODOLOGY ADOPTED.** The District caused this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Bay County and provided such other notice as may be required by law or desired in the best interests of the District. After due notice, the O&M Methodology, attached hereto as **Exhibit B**, is hereby adopted as the basis for purposes of applying benefit from the District Services. The O&M Methodology is subject to review and amendment by the District from time to time consistent with Florida law.

**3. 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.

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

**PASSED AND ADOPTED THIS 4TH DAY of FEBRUARY, 2026.**

ATTEST:

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Engineer's Report  
**Exhibit B:** O&M Methodology

**LAKE POWELL**  
**RESIDENTIAL GOLF**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**



**LAKE POWELL**  
**RESIDENTIAL GOLF**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4A**

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Boca Raton FL 33431-7386

STATE OF WISCONSIN, COUNTY OF BROWN

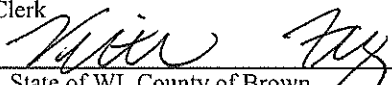
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PAN Panama City News Herald 12/14/2025, 12/21/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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Legal Clerk

  
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Notary, State of WI, County of Brown

  
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Tax Amount: \$0.00

Payment Cost: \$799.53

Order No: 11912196

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KAITLYN FELTY  
Notary Public  
State of Wisconsin

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN OPERATION AND MAINTENANCE ASSESSMENT METHODOLOGY; ADOPTION OF FISCAL YEAR 2026 AMENDED BUDGET; ADOPTION OF AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR DISTRICT FISCAL YEAR BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") for the Lake Powell Residential Golf Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time and location.

**Time:** 10.00 a.m. Central Time  
**Location:** POA Community Activity Room  
1110 Prospect Promenade  
Panama City Beach, FL 32413

### Description of Assessments

The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing

Development Private Land User*	Total # of Units/ Holes of Golf	ERU Factor per Unit/Hole of Golf	Current Annual G&M Assessment per Unit/Hole of Golf**	Proposed Annual G&M Assessment per Unit/ Hole of Golf**	Change in Annual Dollar Amount per Unit/ Hole of Golf**
SF Detached	436	1.0000	\$23372	\$23372	\$0.00
SF Attached	161	1.0000	\$23372	\$23372	\$0.00
Golf Course	36	0.2056	\$48.04	\$48.04	\$0.00

so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.

Development Private Land Uses*	Total # of Units/ Holes of Golf	Trips per Unit/ Hole of Golf	Current Annual O&M Assessment per Unit/Hole of Golf**	Proposed Annual O&M Assessment per Unit/ Hole of Golf**	Change in Annual Dollar Amount per Unit/ Hole of Golf**
SF Detached	436	8.6789	\$1,440.61	\$1,261.29	(\$179.32)
SF Attached	161	6.5714	\$1,440.61	\$954.96	(\$485.65)
Golf Course	30	34.5556	\$296.13	\$4,349.83	\$4,343.70

\*\* including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.

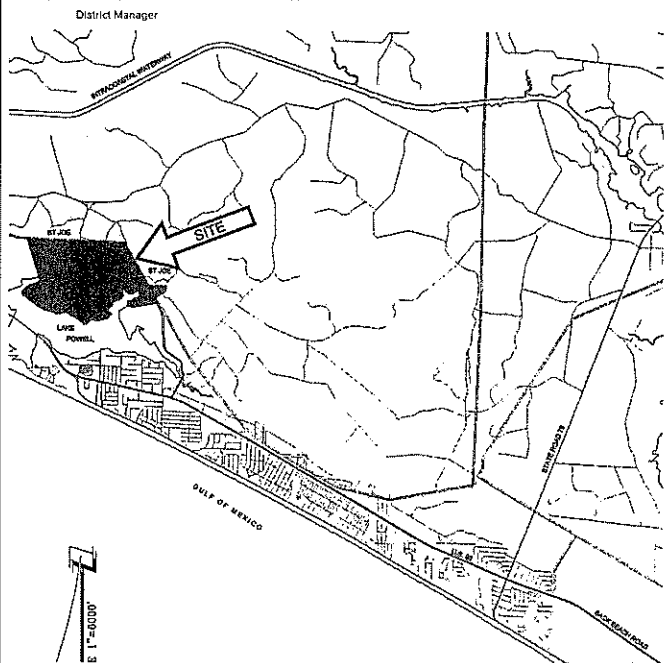
Product Type*	Total # of Units/ Holes of Golf	Current Annual O&M Assessment per Unit/Hole of Golf**	Proposed Annual O&M Assessment per Unit/ Hole of Golf**	Change in Annual Dollar Amount per Unit/ Hole of Golf**
SF Detached	436	\$1,674.32	\$1,495.01	(\$179.32)
SF Attached	161	\$1,674.32	\$1,198.67	(\$485.65)
Golf Course	36	\$344.17	\$4,087.87	\$4,343.70

*\*\*including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.*

For Fiscal Year 2025/2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will direct the assessors imposed on the remaining benefited property by sending out a bill of sale for the property. The District will also have the County tax collector collect the assessments imposed on the property during Fiscal Year 2026. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the 2024 Methodology, Amended Budget, Assessment Gap, and agenda for the hearing and meeting may be obtained from the District Manager's Office, located at 2301 S. US Highway 41W, Boca Raton, Florida 33431, 9:00 a.m. to 5:00 p.m. or District **Manager's Office**, during normal business hours, or on the District's website at <https://www.boca-raton.com/citymanager>. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Please note that all affected property owners have the right to appear at the public hearing and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made. Including the testimony and evidence upon which such appeal is to be based.



**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**4B**

## RESOLUTION 2026-05

### THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has submitted to the Board of Supervisors ("**Board**") of the Lake Powell Residential Golf Community Development District ("**District**") an Amended budget ("**Amended Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager has prepared a Amended Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### SECTION 1. BUDGET

- a. The Board has reviewed the Amended Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Amended Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Amended Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Amended Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Amended Budget shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lake Powell Residential Golf Community Development District for the Fiscal Year Ending September 30, 2026."

- d. The Amended Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Amended Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED** this 4th day of February, 2026.

ATTEST:

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Amended Budget for Fiscal Year 2026

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**4BI**



**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2026**

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

**BOND-PAYING UNITS**

		Adopted Budget Assessments Per Unit			Amended Budget Assessments Per Unit		
		General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
Units							
Resident							
Unit type: SF 120' Reduced							
FY 2026 (adopted/amended)	73	\$ 1,674.32	\$ 769.01	\$ 2,443.33	\$ 1,495.01	\$ 769.01	\$ 2,264.02
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	\$ 349.04	\$ (300.61)	\$ 48.43
% Variance		46.1%	-28.1%	10.3%	30.5%	-28.1%	2.2%
Unit type: SF 85' Full							
FY 2026 (adopted/amended)	52	\$ 1,674.32	\$ 1,089.37	\$ 2,763.69	\$ 1,495.01	\$ 1,089.37	\$ 2,584.38
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	\$ 349.04	\$ (425.84)	\$ (76.80)
% Variance		46.1%	-28.1%	3.9%	30.5%	-28.1%	-2.9%
Unit type: SF 85' Reduced							
FY 2026 (adopted/amended)	106	\$ 1,674.32	\$ 544.69	\$ 2,219.01	\$ 1,495.01	\$ 544.69	\$ 2,039.70
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	\$ 349.04	\$ (212.92)	\$ 136.12
% Variance		46.1%	-28.1%	16.6%	30.5%	-28.1%	7.2%
Unit type: SF 65' Reduced							
FY 2026 (adopted/amended)	74	\$ 1,674.32	\$ 417.04	\$ 2,091.36	\$ 1,495.01	\$ 417.04	\$ 1,912.05
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	\$ 349.04	\$ (163.02)	\$ 186.02
% Variance		46.1%	-28.1%	21.2%	30.5%	-28.1%	10.8%
Unit type: SF 55' Full							
FY 2026 (adopted/amended)	31	\$ 1,674.32	\$ 640.73	\$ 2,315.05	\$ 1,495.01	\$ 640.73	\$ 2,135.74
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	\$ 349.04	\$ (250.47)	\$ 98.57
% Variance		46.1%	-28.1%	13.6%	30.5%	-28.1%	4.8%
Unit type: SF 45' Full							
FY 2026 (adopted/amended)	34	\$ 1,674.32	\$ 640.73	\$ 2,315.05	\$ 1,495.01	\$ 640.73	\$ 2,135.74
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	\$ 349.04	\$ (250.47)	\$ 98.57
% Variance		46.1%	-28.1%	13.6%	30.5%	-28.1%	4.8%
Unit type: SF 45' Reduced							
FY 2026 (adopted/amended)	49	\$ 1,674.32	\$ 320.37	\$ 1,994.69	\$ 1,495.01	\$ 320.37	\$ 1,815.38
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	\$ 349.04	\$ (125.23)	\$ 223.81
% Variance		46.1%	-28.1%	25.3%	30.5%	-28.1%	14.1%
Unit type: Condo Full							
FY 2026 (adopted/amended)	76	\$ 1,674.32	\$ 512.47	\$ 2,186.79	\$ 1,188.67	\$ 512.47	\$ 1,701.14
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	\$ 42.70	\$ (200.32)	\$ (157.62)
% Variance		46.1%	-28.1%	17.6%	3.7%	-28.1%	-8.5%
Unit type: Condo Reduced							
FY 2026 (adopted/amended)	78	\$ 1,674.32	\$ 256.54	\$ 1,930.86	\$ 1,188.67	\$ 256.54	\$ 1,445.21
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	\$ 42.70	\$ (100.28)	\$ (57.58)
% Variance		46.1%	-28.1%	28.5%	3.7%	-28.1%	-3.8%
Golf							
FY 2026 (adopted/amended)	-	\$ 12,389.99	\$ -	\$ 12,389.99	\$ 168,763.32	\$ -	\$ 168,763.32
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)	\$ 160,283.14	\$ (8,914.59)	\$ 151,368.55
% Variance		46.1%	-100.0%	-28.8%	1890.1%	-100.0%	870.2%

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

**PRE-PAID UNITS**

	Units	Adopted Budget Assessments Per Unit			Amended Budget Assessments Per Unit		
		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	\$ 1,495.01	\$ -	\$ 1,495.01
FY 2025 (actual)	17	\$ 1,145.97	\$ -	\$ 1,145.97	\$ 1,145.97	\$ -	\$ 1,145.97
\$ Variance		\$ 528.35	\$ -	\$ 528.35	\$ 349.04	\$ -	\$ 349.04
% Variance		46.1%	n/a	46.1%	30.5%	n/a	30.5%
SF Attached/Condominium							
FY 2026 (adopted/amended)	7	\$ 1,674.32	\$ -	\$ 1,674.32	\$ 1,188.67	\$ -	\$ 1,188.67
FY 2025 (actual)	7	\$ 1,145.97	\$ -	\$ 1,145.97	\$ 1,145.97	\$ -	\$ 1,145.97
\$ Variance		\$ 528.35	\$ -	\$ 528.35	\$ 42.70	\$ -	\$ 42.70
% Variance		46.1%	n/a	46.1%	3.7%	n/a	3.7%
Golf							
FY 2026 (adopted/amended)	1	\$ 12,389.99	\$ -	\$ 12,389.99	\$ 168,763.32	\$ -	\$ 168,763.32
FY 2025 (actual)	1	\$ 8,480.18	\$ -	\$ 8,480.18	\$ 8,480.18	\$ -	\$ 8,480.18
\$ Variance		\$ 3,909.81	\$ -	\$ 3,909.81	\$ 160,283.14	\$ -	\$ 160,283.14
% Variance		46.1%	n/a	46.1%	1890.1%	n/a	1890.1%

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

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**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2026**

**LAKE POWELL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**PER UNIT ASSESSMENT SUMMARY AND COMPARISSON**  
**SHARK'S TOOTH GOLF COURSE**

**BOND-PAYING UNITS**

		Adopted Budget Assessments Per Unit			Amended Budget Assessments Per Unit		
		General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
Units							
Resident							
Unit type: SF 120' Reduced							
FY 2026 (adopted/amended)	73	\$ 1,674.32	\$ 769.01	\$ 2,443.33	\$ 1,616.83	\$ 769.01	\$ 2,385.84
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	\$ 470.86	\$ (300.61)	\$ 170.25
% Variance		46.1%	-28.1%	10.3%	41.1%	-28.1%	7.7%
Unit type: SF 85' Full							
FY 2026 (adopted/amended)	52	\$ 1,674.32	\$ 1,089.37	\$ 2,763.69	\$ 1,616.83	\$ 1,089.37	\$ 2,706.20
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	\$ 470.86	\$ (425.84)	\$ 45.02
% Variance		46.1%	-28.1%	3.9%	41.1%	-28.1%	1.7%
Unit type: SF 85' Reduced							
FY 2026 (adopted/amended)	106	\$ 1,674.32	\$ 544.69	\$ 2,219.01	\$ 1,616.83	\$ 544.69	\$ 2,161.52
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	\$ 470.86	\$ (212.92)	\$ 257.94
% Variance		46.1%	-28.1%	16.6%	41.1%	-28.1%	13.6%
Unit type: SF 65' Reduced							
FY 2026 (adopted/amended)	74	\$ 1,674.32	\$ 417.04	\$ 2,091.36	\$ 1,616.83	\$ 417.04	\$ 2,033.87
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	\$ 470.86	\$ (163.02)	\$ 307.84
% Variance		46.1%	-28.1%	21.2%	41.1%	-28.1%	17.8%
Unit type: SF 55' Full							
FY 2026 (adopted/amended)	31	\$ 1,674.32	\$ 640.73	\$ 2,315.05	\$ 1,616.83	\$ 640.73	\$ 2,257.56
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	\$ 470.86	\$ (250.47)	\$ 220.39
% Variance		46.1%	-28.1%	13.6%	41.1%	-28.1%	10.8%
Unit type: SF 45' Full							
FY 2026 (adopted/amended)	34	\$ 1,674.32	\$ 640.73	\$ 2,315.05	\$ 1,616.83	\$ 640.73	\$ 2,257.56
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	\$ 470.86	\$ (250.47)	\$ 220.39
% Variance		46.1%	-28.1%	13.6%	41.1%	-28.1%	10.8%
Unit type: SF 45' Reduced							
FY 2026 (adopted/amended)	49	\$ 1,674.32	\$ 320.37	\$ 1,994.69	\$ 1,616.83	\$ 320.37	\$ 1,937.20
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	\$ 470.86	\$ (125.23)	\$ 345.63
% Variance		46.1%	-28.1%	25.3%	41.1%	-28.1%	21.7%
Unit type: Condo Full							
FY 2026 (adopted/amended)	76	\$ 1,674.32	\$ 512.47	\$ 2,186.79	\$ 1,280.91	\$ 512.47	\$ 1,793.38
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	\$ 134.94	\$ (200.32)	\$ (65.38)
% Variance		46.1%	-28.1%	17.6%	11.8%	-28.1%	-3.5%
Unit type: Condo Reduced							
FY 2026 (adopted/amended)	78	\$ 1,674.32	\$ 256.54	\$ 1,930.86	\$ 1,280.91	\$ 256.54	\$ 1,537.45
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	\$ 134.94	\$ (100.28)	\$ 34.66
% Variance		46.1%	-28.1%	28.5%	11.8%	-28.1%	2.3%
Golf							
FY 2026 (adopted/amended)	-	\$ 12,389.99	\$ -	\$ 12,389.99	\$ 100,798.45	\$ -	\$ 100,798.45
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)	\$ 92,318.27	\$ (8,914.59)	\$ 83,403.68
% Variance		46.1%	-100.0%	-28.8%	1088.6%	-100.0%	479.5%

**LAKE POWELL  
COMMUNITY DEVELOPMENT DISTRICT  
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON  
SHARK'S TOOTH GOLF COURSE**

**PRE-PAID UNITS**

	Units	Adopted Budget Assessments Per Unit			Amended Budget Assessments Per Unit		
		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	\$ 1,616.83	\$ -	\$ 1,616.83
FY 2025 (actual)	17	\$ 1,145.97	\$ -	\$ 1,145.97	\$ 1,145.97	\$ -	\$ 1,145.97
\$ Variance		\$ 528.35	\$ -	\$ 528.35	\$ 470.86	\$ -	\$ 470.86
% Variance		46.1%	n/a	46.1%	41.1%	n/a	41.1%
SF Attached/Condominium							
FY 2026 (adopted/amended)	7	\$ 1,674.32	\$ -	\$ 1,674.32	\$ 1,280.91	\$ -	\$ 1,280.91
FY 2025 (actual)	7	\$ 1,145.97	\$ -	\$ 1,145.97	\$ 1,145.97	\$ -	\$ 1,145.97
\$ Variance		\$ 528.35	\$ -	\$ 528.35	\$ 134.94	\$ -	\$ 134.94
% Variance		46.1%	n/a	46.1%	11.8%	n/a	11.8%
Golf							
FY 2026 (adopted/amended)	1	\$ 12,389.99	\$ -	\$ 12,389.99	\$ 100,798.45	\$ -	\$ 100,798.45
FY 2025 (actual)	1	\$ 8,480.18	\$ -	\$ 8,480.18	\$ 8,480.18	\$ -	\$ 8,480.18
\$ Variance		\$ 3,909.81	\$ -	\$ 3,909.81	\$ 92,318.28	\$ -	\$ 92,318.28
% Variance		46.1%	n/a	46.1%	1088.6%	n/a	1088.6%

**LAKE POWELL**  
**RESIDENTIAL GOLF**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**



**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**5A**

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Lake Powell Residential  
Darrin Mossing  
Lake Powell Residential  
2300 Glades RD  
STE 410W  
Boca Raton FL 33431-7386

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Panama City News Herald, published in Bay County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Bay County, Florida, or in a newspaper by print in the issues of, on:

PAN newsherald.com 12/28/2025  
PAN Panama City News Herald 12/28/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/28/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$119.41

Tax Amount: \$0.00

Payment Cost: \$119.41

Order No: 11943981

Customer No: 536164

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KAITLYN FELTY  
Notary Public  
State of Wisconsin

## NOTICE OF RULE DEVELOPMENT BY THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)

In accordance with Chapters 120 and 190, Florida Statutes, the Lake Powell Residential Golf Community Development District ("District") hereby gives notice of its intent to develop a rule entitled Rules Relating to Parking Enforcement ("Proposed Rule"). The Proposed Rule number is PARKING-1. The Proposed Rule will address such areas as parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations for the benefit of District residents and the public. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.69, 190.012, 190.035, 190.041 and 715.075 Florida Statutes. Public hearings will be conducted by the District on February 4, 2026, at 2:00 p.m., at POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach, Florida 32413.

Additional information regarding these public hearings may be obtained from the District's website, <https://varreasouthcdd.net> or by contacting the District Manager, Cindy Cerbone at [cerbonec@whhassociates.com](mailto:cerbonec@whhassociates.com) or by calling (561) 571-0010. A copy of the Proposed Rule may be obtained, without cost, by contacting the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010.

Cindy Cerbone  
District Manager  
#11943981; 12/28/2025

# LOCALIQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
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## AFFIDAVIT OF PUBLICATION

Lake Powell Residential  
Darrin Mossing  
Lake Powell Residential  
2300 Glades RD  
STE 410W  
Boca Raton FL 33431-7386

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Panama City News Herald, published in Bay County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Bay County, Florida, or in a newspaper by print in the issues of, on:

PAN newsherald.com 01/04/2026  
PAN Panama City News Herald 01/04/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/04/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$216.92

Tax Amount: \$0.00

Payment Cost: \$216.92

Order No: 11944152

Customer No: 536164

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KAITLYN FELTY  
Notary Public  
State of Wisconsin

### NOTICE OF RULEMAKING FOR THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT

(PARKING RULES)  
In accordance with Chapters 120 and 190, Florida Statutes, the Lake Powell Residential Golf Community Development District ("District") hereby gives notice of its intent to promulgate a rule entitled Rules Relating to Parking Enforcement ("Proposed Rule"). The Proposed Rule number is PARKING-1. Prior notice of rule development was published in the Panama City News Herald on December 28, 2025. A public hearing will be conducted by the Board of Supervisors of the District on February 4, 2026, at 2:00 p.m. at POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach, Florida 32413.

The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations for the benefit of District residents and the public. The Proposed Rule includes the District's right to impose a fine up to \$1,000 plus attorney's fees for a violation of the Proposed Rule. The Proposed Rule may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule, please contact the District Manager, Cindy Carbone, c/o Wrathell, Hunt, and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, carbonec@whassociates.com, (561) 570-0010.

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.69, 190.012, 190.035, 190.041 and 715.075 Florida Statutes. Pursuant to Sections 190.011(9) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

A statement of estimated regulatory costs, as defined in Section 120.54(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative, as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearings, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearings is asked to advise the District Manager's Office at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Cindy Carbone  
District Manager  
Jan 4, 2026 (11944152)



**LAKE POWELL**  
**RESIDENTIAL GOLF**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5B**

## **RESOLUTION 2026-07**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT APPROVING RULES RELATING TO PARKING ENFORCEMENT POLICY; PROVIDING FOR CONFLICTS; 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

**WHEREAS**, the District owns, operates, and maintains certain public infrastructure, facilities, and improvements within the District, including roads and related facilities (“**District Facilities**”); and

**WHEREAS**, Section 190.011(5), Florida Statutes, authorizes the District to adopt rules necessary for the conduct of its business and the implementation of its powers; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) finds it is in the best interests of the District, the residents, and the general public to adopt rules relating to parking enforcement and regulation on or affecting District Facilities, including to promote public safety, traffic flow, emergency access, and the orderly use of District property; and

**WHEREAS**, the Board desires to approve and adopt Rules Relating to Parking Enforcement Policy, attached hereto as **Exhibit “A”** (the “**Rules**”), which may be implemented and enforced by the District and/or its authorized agents.

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

#### **SECTION 1. RECITALS.**

The foregoing recitals are true and correct and are hereby incorporated into this Resolution as if fully set forth herein.

#### **SECTION 2. APPROVAL AND ADOPTION OF RULES.**

The Board hereby approves and adopts the Rules Relating to Parking Enforcement Policy, attached hereto as **Exhibit “A”**, to be effective as provided in Section 4 below. The Rules are deemed reasonable, necessary, and in the best interests of the District and those utilizing District Facilities.

**SECTION 3. CONFLICTS.**

All prior resolutions, rules, policies, or parts thereof that conflict with this Resolution or the Rules adopted herein are hereby superseded to the extent of such conflict.

**SECTION 4. EFFECTIVE DATE.**

This Resolution shall become effective immediately upon its adoption. The Rules adopted herein shall be effective on the date of adoption unless otherwise stated in **Exhibit "A."**

**ADOPTED** this 4<sup>th</sup> day of February, 2026, by the Board of Supervisors of the Lake Powell Residential Golf Community Development District.

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

---

Chair/Vice Chair, Board of Supervisors

**ATTEST:**

---

Secretary/Assistant Secretary

**EXHIBIT "A"**

# **LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT**

## **RULES RELATING TO PARKING ENFORCEMENT POLICY**

### **ADOPTED**

February 4, 2026

**In accordance with Chapter 190, *Florida Statutes*, and on February 4, 2026, at a duly noticed public meeting, the Board of Supervisors of the Lake Powell Residential Golf Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District Property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.**

**SECTION 1. INTRODUCTION.** The District finds that Parked Vehicles, Commercial Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property, streets, alleys, and roadways cause hazards and danger to the health, safety, and welfare of District residents and the public. This Policy prohibits parking of Vehicles, Vessels, and Recreational Vehicles on property, streets, alleys, and roadways within the District, except in Designated Parking Areas, and provides the manner in which any such Vehicles, Vessels, or Recreational Vehicles shall be towed/removed consistent with this Policy.

### **SECTION 2. DEFINITIONS.**

*A. Commercial Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered, or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered, or leased to an individual person.

*B. Delivery Vehicles(s).* Any Commercial Vehicle engaged in the delivery activities, including but not limited to U.S. Postal Service, U.P.S., Fed Ex, and moving company Vehicles.

*C. Service Vehicles(s).* Any Commercial Vehicle engaged in the provision of services, including but not limited to lawn maintenance and service/technician Vehicles.

*D. Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not, including golf carts. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s).

*E. Vessel(s).* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

*F. Recreational Vehicle(s).* A vehicle designed for recreational use, which includes, but is not necessarily limited to: motor homes, ATVs (small open motor vehicle with one or two seats and three or more wheels fitted with large tires, designed for use on rough ground), jet skis, campers, and trailers relative to same.



G. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

H. *Tow-Away Zone.* District Property on which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

I. *Designated Parking Areas.* Areas identified on **Exhibit A** where parking is permitted or as designated by the Board of Supervisors from time to time and published on the District's website and identified by appropriate signage.

**SECTION 3. ESTABLISHMENT OF TOW-AWAY ZONES.** Vehicles may not be Parked on landscaped areas, streets, alleys, and roadways owned by the District, except in Designated Parking Areas. Further, Vehicles may not be Parked in the Designated Parking Areas identified by the Board of Supervisors from time to time, which shall be published on the District's website and identified by appropriate signage. All parked vehicles must appropriately display any legally required State-licensed identification, either temporary or permanent (e.g., state-issued license plate), to park in Designated Parking Areas. In addition to potential towing, the District will contact local law enforcement regarding Vehicles that do not display legally required State-licensed identification. Vehicles that extend beyond 240" (20 feet) in total length may not park on District Property. Vehicles may not be parked so as to occupy more than one marked parking spot.

Vessels, Recreational Vehicles, and any trailers (attached or unattached) may not be Parked on landscaped areas, streets, alleys, roadways, and Designated Parking Areas owned by the District. Vehicles, Vessels, Recreational Vehicles, and any trailers (attached or unattached) however, may be Parked on streets, alleys, and roadways owned by the District, but not on sidewalks, for up to 60 minutes while actively engaged in loading or unloading.

Landscaped areas, streets, alleys, and roadways owned by the District, except Designated Parking Areas, are hereby declared a Tow Away Zone. In addition, any Vehicle, Vessel, or Recreational Vehicle which is parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets and roadways within the District are hereby authorized to be towed.

Building and construction materials, trash, and refuse may not be stored or staged on District Property without prior approval of the District's Board of Supervisors.

**SECTION 4. DELIVERY VEHICLES, SERVICE VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles and Service Vehicles may park on streets, alleys, and roadways while actively engaged in the operation of such businesses. Trailers associated with Service or Delivery Vehicles are permitted on streets, alleys, and roadways, but not on sidewalks and may not be unattached. Building and construction materials, trash, and refuse may not be stored or staged on District Property without prior approval of the District's Board of Supervisors. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties. Any Vehicle parked on streets, alleys and roadways must do so in compliance with all laws, ordinances and codes.

## **SECTION 5. TOWING/REMOVAL PROCEDURES.**

**A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District Property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

**B. TOWING/REMOVAL AUTHORITY.** To effectuate the towing/removal of a Vehicle, Commercial Vehicle, Vessel, or Recreational Vehicle, the District Manager or his/her designee may enter into and maintain an agreement with a firm authorized by Florida law to tow/remove such vehicles for the removal of the unauthorized Vehicle, Commercial Vehicle, Vessel, or Recreational Vehicle at the owner's expense. The Vehicle, Commercial Vehicle, Vessel, or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

**C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

**D. LAW ENFORCEMENT.** The District hereby authorizes law enforcement personnel of Bay County, Florida, and other units of government to enforce the provisions of this rule, and to enforce any and all traffic and parking laws on the District streets and roadways. The District may enter into one or more traffic enforcement agreements in order to effect the provisions of this Section 6.D.

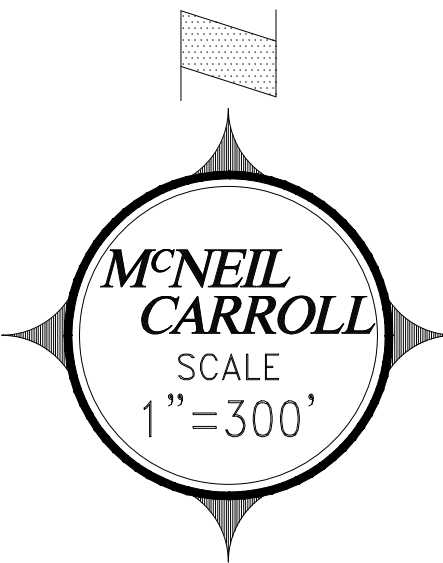
**SECTION 6. SOVEREIGN IMMUNITY.** Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

### **EXHIBIT A – *Designated Parking Areas***

**LAKE POWELL**  
**RESIDENTIAL GOLF**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8**





**McNEIL—  
—CARROLL**  
ENGINEERING, INC.

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

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

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

1 OF 1



**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
DECEMBER 31, 2025**

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2025**

	General Fund	Debt Service Fund Series 2025	Total Funds
<b>ASSETS</b>			
Operating account			
Cash	\$ 2,093,871	\$ -	\$ 2,093,871
Investments			
Revenue	-	120,020	120,020
Reserve	-	30,303	30,303
Cost of Issuance	-	5,328	5,328
Prepayment A	-	4,084	4,084
Interest	-	638	638
Due from governmental funds			
General fund	-	156,100	156,100
Deposits	2,445	-	2,445
Total assets	<u>\$ 2,096,316</u>	<u>\$ 316,473</u>	<u>\$ 2,412,789</u>
<b>LIABILITIES &amp; FUND BALANCES</b>			
Liabilities:			
Due to DSF 2025	156,100	-	156,100
Total liabilities	<u>156,100</u>	<u>-</u>	<u>156,100</u>
Fund balances:			
Committed			
Disaster	150,000	-	150,000
Restricted for:			
Debt service	-	316,473	316,473
Assigned to:			
3 months working capital	250,447	-	250,447
Unassigned	1,539,769	-	1,539,769
Total fund balances	<u>1,940,216</u>	<u>316,473</u>	<u>2,256,689</u>
Total liabilities, deferred inflows of resources and	<u>\$ 2,096,316</u>	<u>\$ 316,473</u>	<u>\$ 2,412,789</u>
Total liabilities and fund balances	<u>\$ 2,096,316</u>	<u>\$ 316,473</u>	<u>\$ 2,412,789</u>

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 500,770	\$ 602,261	\$ 971,483	62%
Interest & miscellaneous	2,030	6,219	1,000	622%
Total revenues	<u>502,800</u>	<u>608,480</u>	<u>972,483</u>	63%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,722	4,952	12,918	38%
Management services	2,596	7,788	31,153	25%
Accounting services	917	2,753	11,012	25%
Assessment roll preparation	1,209	3,627	14,510	25%
Audit	-	-	7,800	0%
Legal	-	540	12,000	5%
Engineering	-	-	13,280	0%
Postage	48	350	1,775	20%
Telephone	87	262	1,050	25%
Website maintenance	-	705	750	94%
ADA website compliance	-	-	210	0%
EMMA software service	-	500	500	100%
Insurance	-	8,802	9,768	90%
Printing and binding	125	375	1,500	25%
Legal advertising	-	161	2,500	6%
Other current charges	169	488	1,750	28%
Office supplies	-	-	500	0%
Special district annual fee	-	175	175	100%
Trustee	-	-	7,431	0%
Arbitrage	-	-	1,200	0%
Dissemination agent	83	250	1,000	25%
Total administrative	<u>6,956</u>	<u>31,728</u>	<u>132,782</u>	24%
<b>Security</b>				
Security management services	9,114	36,186	220,932	16%
Total security	<u>9,114</u>	<u>36,186</u>	<u>220,932</u>	16%
<b>Field Operations</b>				
<b>Lake wetland &amp; upland monitoring</b>				
Mitigation and monitoring				
Prescribed fires and gyro mulching	-	10,660	46,050	23%
Ecologist	-	-	57,980	0%
Upland mitigation area maintenance	1,063	1,063	-	N/A
Total lake wetland & upland monitoring	<u>1,063</u>	<u>11,723</u>	<u>104,030</u>	11%
<b>LANDSCAPE AND IRRIGATION EXPENSES</b>				
Wild Heron Way landscape contract services	-	21,984	300,000	7%
Landscape irrigation agreement with POA/ St. Joe	-	1,487	17,850	8%
Total landscape & irrigation repairs	<u>-</u>	<u>23,471</u>	<u>317,850</u>	



**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>EXPENDITURES(continued)</b>				
<b>SIGNAGE AND LIGHTING EXPENSES</b>				
Street sign maintenance/ replacement	1,823	1,823	-	N/A
Total signage and lighting expense	<u>1,823</u>	<u>1,823</u>	<u>-</u>	
<b>Roadway services</b>				
Bridge repairs and maintenance	-	-	50,000	0%
Roadway repairs and maintenance	-	-	50,000	0%
Total roadway services	<u>-</u>	<u>-</u>	<u>100,000</u>	0%
<b>Stormwater management</b>				
Operations	-	1,433	17,250	8%
Pond aeration	309	469	10,000	5%
Electricity - lift stations	-	-	900	0%
Stormwater system repairs	-	-	48,000	0%
Total stormwater management	<u>309</u>	<u>1,902</u>	<u>76,150</u>	2%
<b>Other charges</b>				
Tax collector	2,528	4,556	20,239	23%
Feral swine removal	-	-	500	0%
ITE study	-	5,056	-	N/A
Total other charges	<u>2,528</u>	<u>9,612</u>	<u>20,739</u>	46%
Total expenditures	<u>21,793</u>	<u>116,445</u>	<u>972,483</u>	12%
Excess/(deficiency) of revenues over/(under) expenditures	481,007	492,035	-	
Fund balances - beginning	1,459,209	1,448,181	1,226,172	
Fund balances - ending				
Committed				
Disaster	250,000	250,000	250,000	
District bridge projects	75,000	75,000	75,000	
Road projects	200,000	200,000	200,000	
Storm system upgrades	50,000	50,000	50,000	
Assigned				
3 months working capital	250,447	250,447	250,447	
Outside counsel	-	-	100,000	
Unassigned	1,114,769	1,114,769	300,725	
Fund balances - ending	<u>\$1,940,216</u>	<u>\$1,940,216</u>	<u>\$1,226,172</u>	

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2025  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 156,893	\$ 188,689	\$ 304,979	62%
Special assessment - direct bill	-	-	1,205	0%
Interest	403	1,503	-	N/A
Total revenues	<u>157,296</u>	<u>190,192</u>	<u>306,184</u>	62%
<b>Debt service</b>				
Principal	-	-	215,000	0%
Interest	-	36,198	80,223	45%
Total debt service	<u>-</u>	<u>36,198</u>	<u>295,223</u>	12%
<b>Other charges</b>				
Tax collector	<u>792</u>	<u>1,428</u>	<u>6,354</u>	22%
Total other charges	<u>792</u>	<u>1,428</u>	<u>6,354</u>	22%
Total expenditures	<u>792</u>	<u>37,626</u>	<u>301,577</u>	12%
Excess/(deficiency) of revenues over/(under) expenditures	156,504	152,566	4,607	
Fund balance - beginning	<u>159,969</u>	<u>163,907</u>	<u>130,986</u>	
Fund balance - ending	<u>\$ 316,473</u>	<u>\$ 316,473</u>	<u>\$ 135,593</u>	

**Lake Powell**  
Community Development District  
Series 2025 Refunding

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-	5.000%	36,198.33	36,198.33
05/01/2026	215,000.00	-	44,025.00	259,025.00
11/01/2026	-	5.000%	38,650.00	38,650.00
05/01/2027	227,000.00	-	38,650.00	265,650.00
11/01/2027	-	5.000%	32,975.00	32,975.00
05/01/2028	238,000.00	-	32,975.00	270,975.00
11/01/2028	-	5.000%	27,025.00	27,025.00
05/01/2029	250,000.00	-	27,025.00	277,025.00
11/01/2029	-	5.000%	20,775.00	20,775.00
05/01/2030	263,000.00	-	20,775.00	283,775.00
11/01/2030	-	5.000%	14,200.00	14,200.00
05/01/2031	277,000.00	-	14,200.00	291,200.00
11/01/2031	-	5.000%	7,275.00	7,275.00
05/01/2032	291,000.00	-	7,275.00	298,275.00
11/01/2032	-	5.000%	-	-
<b>Total</b>	<b>\$1,761,000.00</b>	<b>-</b>	<b>\$362,023.33</b>	<b>\$2,123,023.33</b>

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
RECONCILIATION OF STORMWATER COMPLIANCE MONIES  
DECEMBER 31, 2025**

<b>Beginning balance</b>		\$ 218,317.74
Kossen		
Invoice #54115	(8,040.75)	
Invoice #55223	(8,040.75)	
Invoice #55961	(8,040.75)	
Invoice #55964	<u>(3,233.00)</u>	(27,355.25)
Panhandle Engineering		
Invoice #60503-1/19	(1,450.00)	
Invoice #60503-1/20	(2,900.00)	
Invoice #60521/01	(1,800.00)	
Invoice #60521/02	(500)	
Invoice #60521/03	(1,000)	
Invoice #60521/04	(500)	
Invoice #60521/07	(3,500)	
Invoice #60521/08	(8,835)	
Invoice #60521/09	(39,289)	
Invoice #60521/11	<u>(2,000)</u>	(61,774.00)
The Service House		
Invoice #60396	(291.69)	
Invoice #60397	<u>(291.69)</u>	(583.38)
Shark's Tooth Golf Club		
Invoice #60947	(3,180.00)	
Credit memo #63609	<u>908.46</u>	(2,271.54)
Interest income	848.51	
Bank charges	<u>(118.34)</u>	730.17
Remaining available monies		<u><u>\$ 127,063.74</u></u>

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lake Powell Residential Golf Community Development District held Public Hearings and a Regular Meeting on January 9, 2026 at 10:00 a.m. (CT), at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413.

**Present:**

David Holt	Chair
David Dean	Vice Chair
Kenneth Black	Assistant Secretary
Thomas Balduf	Assistant Secretary
Joel Stephens	Assistant Secretary

**Also present:**

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC (WHA)
Mike Burke	District Counsel
Robert Carroll	District Engineer
Joseph Brown	Kutak Rock
Courtney Bolla	POA Community Association Manager
Bethany Womack	Ecologist/District Operations Manager
Chris Brown	Resident/Architectural Review Board (ARB)

**Members of the public present:**

Rebecca Ferris	Herbert Schenco	Gaynelle Kahn	Patty Seaton
Terry Olson	Greg Dubs	Chris Stuart	Steve Undercoffer
Dan Winter	David Fleet	Kevin Dupont	Jim Henderson
Herbert Sawyer	Alyssa Bangkok	Gregory Doves	Amy Mendenshale

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:04 a.m., Central Time.

All Supervisors were present.

Supervisor Holt gave an invocation.

Ms. Cerbone stated the agenda is full and she anticipates the main areas of interest will be the Fourth and Fifth Orders of Business, related to Operation and Maintenance (O&M) assessments and an amended budget. To efficiently manage the meeting, she suggested a five-minute recess as the meeting progresses and a goal of ending the meeting no later than 2:30 p.m. The Board agreed. With that goal in mind and per District Staff's recommendations, Ms. Cerbone suggested addressing the Third, Fourth and Fifth Orders of Business today and deferring

the other items to the next meeting, as the other agenda items are not urgent or time-sensitive. At a Board Member's request, Ms. Cerbone agreed to emailing updates about the Sixth through Eleventh Orders of Business to the Board after the meeting.

**SECOND ORDER OF BUSINESS****Public Comments**

Ms. Cerbone explained the protocols for public comments and identified Attorney Joseph Brown, representing Shark's Tooth Golf Course, which is an impacted party to the O&M assessments. When the public hearing commences, the Board might want to consider allowing Mr. Brown more time, if needed, to address the negative impact to his client.

Mr. Burke stated residents will have four opportunities to speak during the meeting. He discussed the three-minute time limit and the public hearing.

No members of the public spoke.

**THIRD ORDER OF BUSINESS****Update: RFP for Security Services**

Ms. Cerbone recalled a previous meeting wherein Staff was directed to advertise a Request for Proposals (RFP) for Security Services. Since then, there has been a lot of discussion from residents and Board Members regarding halting the RFP process to see if a different approach can be taken for security services. The Board Members expressed interest in entering into a Security Services Agreement with the POA, stipulating that the POA will follow the requirements of a governmental entity to notice, bid, review, and then contract with a vendor to provide security services to the CDD-related pieces of the community. In this scenario, the CDD would be billed monthly by the POA for the CDD's portion the security services.

Ms. Cerbone stated the Board has the option of issuing an addendum indicating that the RFP has been put on hold or terminated. She polled the Board regarding proceeding with the RFP for Security Services or terminating the RFP and deferring this item to the POA.

**On MOTION by Mr. Holt and seconded by Mr. Stephens, with all in favor, terminating the RFP for Security Services, was approved.**

Per Ms. Cerbone, Mr. Burke will work with the POA on the official guidelines, the award and the contract with the selected vendor. He will work with the POA on the contract with the CDD for the CDD portion of the security services. This item will be included on a future agenda.

Ms. Cerbone stated TriCorps is the CDD's current security services provider until further notice. The only party that can terminate that agreement is the CDD.

**FOURTH ORDER OF BUSINESS****Public Hearing to Consider the Adoption of  
an O&M Methodology for Operation and  
Maintenance Special Assessments****A. Proof/Affidavit of Publication****B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

**C. Halff Associates, Inc. ITE/Trip Generation Study (for informational purposes)**

Mr. Holt voiced his opinion that he and most of the membership think that the numbers are way off and that there are more golfers on the course than the study indicates. He stated that the District's professionals confirmed that those are the numbers that are supposed to be used until the community is built out, which negatively-impacts St. Joe because the numbers are too high but, because of the industry standard, this is what the Board is told to use. He asked Staff to clarify the numbers so that a decision can be made.

A Board Member voiced their opinion that the numbers are and will be skewed until the community is fully built out.

Mr. Dean stated it is not about a trip count, it is about benefit and the ITE Manual is the standard, not just for the State of Florida but for the entire country. The numbers that the Board needs were provided and are accurate. This process should have been completed years ago but was not and now the CDD is playing catch-up.

**D. District Engineer Operations & Maintenance Reports (for informational purposes)****E. Operations and Maintenance Special Assessment Methodology Report (for informational purposes)****F. Consideration of Resolution 2026-04, Adopting an Assessment Methodology for Operation and Maintenance Special Assessments; Addressing Severability; and Providing an Effective Date**

Ms. Cerbone stated, per the Board's direction at the December meeting, Staff advertised the public hearing and sent mailed notices to the affected property owners. In return, the Board and Staff received a letter from Kutak Rock representing Shark's Tooth Golf Course, as well as three letters from members of the public regarding the O&M assessment. All documents sent to



Management, including the letters from Mr. Fleet, Mr. Ferris and Ms. Mallory, are accepted as public records.

Discussion ensued regarding keeping resident comments at three minutes, why Mr. Brown will be allowed extra time to make his comments and Florida Statute 286.014, Subsection 4, regarding the opportunity to be heard at a Board or Commission meeting.

Mr. Dean voiced his opinion that all members of the public should have the same amount of time to speak as Mr. Brown. Mr. Burke suggested members of the public who need more than three minutes to make their comments ask the Board for additional time when speaking.

**On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, the Public Hearing was opened.**

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

Ms. Cerbone reiterated for the public record that District Management received an email and letter from Kutak Rock, representing the negatively-impacted party Shark's Tooth Golf Course. Letters were also received from Mr. Fleet, Ms. Ferris and Ms. Mallory, which were copied and disseminated to the Board and Staff.

Mr. Burke asked for a motion entering Agenda Items 4A through 4F into the record.

**On MOTION by Mr. Balduf and seconded by Mr. Black, with all in favor, officially entering Agenda Items 4A through 4F into the record, was approved.**

Ms. Cerbone suggested Mr. Brown speak first.

Mr. Brown, of Kutak Rock, acknowledged sending a letter, dated September 30, 2025, to District Management. He voiced his understanding that it is currently part of today's public hearing. He has been involved with Shark's Tooth for the past three years and, in that time, he conferred with representatives from both the CDD and the HOA about additional monetary contributions to maintain roads, provide better landscape maintenance, and non-monetary issues, such as managing front gate access and managing future access on the back side of the property. Shark's Tooth has, in good faith, offered to make voluntary monetary contributions and put forth proposals to try to manage access for the benefit of the entire community. The Shark's Tooth Golf Course wants to be a good neighbor and provides a lot of value to the community.

Regarding the non-ad valorem special assessment, Mr. Brown stated, from his perspective, what is before the Board today is outside the boundaries of the discretion of the Board and Staff.

Mr. Brown noted three primary assertions that are highlighted in his letter that has become part of the record, as follows:

1. The property that the District has the authority to assess is essentially an 18-hole golf course that is being assessed in the methodology, as a 36-hole golf course and a sporting place. The property is located outside the District, to the north, and the District does not have the authority to assess it. The test for a valid non-ad valorem special assessment is based on the benefit to the property that is being assessed and allocation amongst all the benefitting properties.

2. The trips were calculated based on a municipal public course, which the golf course is not. The trip study acknowledges that a private facility is not going to have the same number of trips as a public facility and a 50% discount was applied to a sporting place course in terms of number of trips as opposed to a public facility. So, the 36 holes is being compounded by treating each of those holes as being part of a municipal public course.

3. The trips are used to allocate every portion of the CDD's field operations budget. Mr. Brown conceded that trips are a reasonable way to allocate roadway maintenance costs and maybe a valid way to a portion of stormwater costs; the CDD's stormwater system is partly designed to serve the roadways as a part of the impervious surface area within the community with stormwater runoff. Comparatively, an 18-hole golf course has a lot less impervious surface area than a single-family lot on a proportionate basis. So, that is completely absent from this methodology and fails to address that the source of runoff in the community is not just from the roadway but from the other impervious surface areas as well. Mr. Brown voiced his struggle to understand how trips, as opposed to an Equivalent Residential Unit (ERU) value or some other methodology, is a reasonable way to allocate costs in other categories, such as security services. In preparing for today's meeting, Mr. Brown researched the Ordinances and did not see security even as a granted power or authority for the District, which is a special power that the local government has to grant, which is another concern.

Mr. Brown stated, taken together, the three primary issues compound upon one another because they are trip related. When it comes to allocating special assessments, there is not a scientific method and, under the law, the District has a broad spectrum of authority and

discretion in determining what the benefit is going to be, the Board's judgement of that benefit, and how it is allocated. The Board has a qualified professional staff advising it and facilitating its wishes. However, just because the ITE manual says one thing, it does not mean that the Board, as a body, cannot question the study, deem it as unfair, and determine to make a few adjustments, which is within the Board's power and authority. Mr. Brown stated that, from his perspective and the reasons identified, the issue before the Board today falls outside the scope of the Board's discretion and authority.

Mr. Brown asked the Board to consider continuing the public hearing to a later date after taking time to confer with Staff, consider alternatives, and make a decision on the issue at hand.

Mr. Dean voiced his opinion that members of the public should be allowed 10 minutes to make their comments. Ms. Cerbone stated the timer will be set at three minutes but they will have up to 10 minutes if the Board allows it.

Alyssa Bangkok asked if only one person per household can speak. Ms. Cerbone stated no, every attendee can make a public comment.

Chris Brown asked if there is a public notice requirement for all affected property owners. Ms. Cerbone stated that question will be addressed later in the meeting.

David Fleet responded to Mr. Chris Brown's comments and stated 100% of the services, including parking, the golf club, golf carts, maintenance etc., that are being provided, facilitated the additional 18-hole course outside the District, are within its boundaries, are owned by the District and, can be appraised. Although the assessment increase is significant, there has not been an increase in the 17 years since the property was acquired and, with regard to fairness, the 500+ households in Wild Heron no longer are expected to subsidize the private amenity.

Gregory Doves asked if there is access to the second 18 holes other than through the development and stated, if not, anyone trying to use that course should pay for that access. It is also a private club so there is no benefit to homeowners unless they join that club and, if they do, they must pay for the club's expenditures, even if it includes roadway improvements. He asked if the documents under agenda Items 4A through 4F are accessible on the CDD website.

Herbert Sawyer questioned why the CDD did not do a traffic survey and expressed disbelief that the company that produced the study used municipal course information from Canada and California. He asked if property owners will be further assessed if the CDD proceeds with and loses the case for \$600,000.

Terry Olson stated he supports a valid, defensible new allocation method for taxing, as several members of the community realize that has not been updated in years and that is going to push more of the taxes towards St. Joe. Mr. Olson voiced his belief that all property owners should have been noticed of the Special Assessment Methodology because he believes it is flawed and will damage him and the rest of the property owners in the community.

Jack Miltz stated he thinks a traffic study was done but it did not produce the results that the Board was looking for. He asked if the CDD has the ability to conduct a new study since the front gate has been updated.

**On MOTION by Mr. Holt and seconded by Mr. Black, with all in favor, the Public Hearing was closed.**

Ms. Cerbone asked for an explanation of the legal requirement for noticing.

Mr. Burke stated there was no need to notice the homeowners by Mailed Notice because their assessments were going down, meaning they were not adversely-affected or harmed. Given that St. Joe is the only party that has a substantial adverse effect by what might happen, they were provided with that direct Mailed Notice, letting them know that their assessments were going to increase.

In response to Mr. Olson's question related to the notices, Mr. Burke stated there were multiple notices, and there were several hearings or public meetings to discuss the methodologies that were provided under the typical notice requirement being in the newspaper and on the CDD website, so there was adequate opportunity for the public to know, question and test those methodologies.

Ms. Cerbone stated, regarding a previous question about if all the documents on today's agenda are on the website, the answer is yes. The four items that are not on the website are the letter from Kutak Rock and the letters from Mr. Fleet, Ms. Ferris and Ms. Mallory.

Mr. Holt recalled that, in July or August 2023, the Board received a letter from Mr. Brown regarding being locked out of the back gate, and that there would be issues with St. Joe. At that point, he contacted Mr. Burke and asked him to contact Mr. Brown to start discussing remedies for the CDD and St. Joe's differences and Mr. Brown informed Mr. Burke that he was dealing with the POA not the CDD. He stated that is a point of the CDD's frustration; the CDD could not get any traction in doing anything with St. Joe, unless it went through the POA. He respectfully stated that Mr. Brown picked the wrong Board to start dealing with on this taxation issue and this issue

could have been resolved with dialogue two years ago. Mr. Brown replied that, from his client's perspective, the CDD and the HOA in Wild Heron are one entity. When he initially became involved and received a letter about the front gate, he made an effort to confer with all parties and there was even an informal mediation at Mr. Burke's office with representatives from the CDD, POA and Shark's Tooth, to resolve this issue. He is not here today to say that he is authorized to engage in negotiations with the CDD or the HOA, he is here for the purposes of this public hearing to voice his opinion that the topic at hand is outside the bounds of the Board's discretion.

Mr. Dean stated that Mr. Brown's perception that the CDD and the POA are one and the same is false because they are not and there is a Florida Statute that states that a CDD can change its assessment methodology annually, yet this has not been done in 17 years. He stated the assessment methodology is based on benefit and the benefit over the 17-year period has grown astronomically but the amount of the assessment that was charged to Mr. Brown's client has not. In an effort to be fair to the homeowners of the community and balance the books, the CDD hired experts and did its due diligence. He voiced his opinion that if this issue is litigated, Mr. Brown will lose.

Mr. Brown acknowledged the Board's viewpoints and stated he understands that rationale, especially from a lay perspective, but his opinion is that the issue at hand is the legal standard for a non-ad valorem special assessment. He recognizes that the property is outside the CDD's boundary and that members of the public that are not residents and do not pay CDD assessments are benefitting from that infrastructure; however, in his opinion, that does not mean the CDD has the authority to impose an additional assessment on property inside the District for what potentially benefits property outside the District. Although the Board might disagree, that is his position on the matter.

Mr. Black stated, although St. Joe may view this as one community, there are two entities and he pays both of them separately and St. Joe does not. St. Joe only pays very little to the CDD and nothing to the POA so, in all fairness, he thinks both the POA and CDD should have been part of the discussions with regard to any agreement that was reached.

Mr. Balduf stated he understands St. Joe's position and the Board's position. He addressed what he perceives as the flaws in the methodology, inaccuracies in the traffic study, the third course, safety issues at the back gate and the benefits within the District. He concluded that the CDD engaged experts and did its best to achieve a fair equitable end result.

Mr. Burke discussed the meeting that took place in his office that Mr. Brown mentioned with representatives from the POA, CDD and St. Joe about increased fees, etc.; the purpose and intention of the ITE study and fairness. He stated the Board is charged with doing something that is reasonable and has a broad swath of discretion in determining what the benefits and burdens are to its properties. He would not be here today if he did not think that the case was legally defensible.

Discussion ensued regarding Mr. Brown's position regarding the CDD's properties outside of the District, the study, the methodology and the impact fees for the POA and CDD roads.

Mr. Dean stated Mr. Brown provided two letters to the CDD, one of which is being discussed in today's public hearing. He asked why the first letter, which stated that St. Joe would contribute to the CDD's roadway maintenance if it agreed to not adjust the assessment methodology for ten years. Mr. Brown stated he did not have that letter or an answer for the Board. Mr. Burke stated there were discussions at that time such that, if St. Joe made a large contribution towards the road paving, the CDD would agree not to adjust the methodology for a period of ten years.

Ms. Cerbone asked if the Board wished to address two comments that were made during public comments. One was about a private golf club providing no benefit to homeowners and the other question was about what cost will be incurred by homeowners if the CDD proceeds with the litigation.

A Board Member voiced his opinion that homeowners do benefit by non-members having access to the community and, if there were to be litigation, the CDD has insurance for litigation costs and additional funds were budgeted in the Fiscal Year 2026 budget over and above the insurance, for any type of litigation costs.

Mr. Dean expressed his opinion that the increased assessment is not wrong, it just means that the prior allocation was not adjusted for many years despite increasing operational costs of the District. The Board does not act hastily or emotionally, it hired independent experts, held public meetings, and is correcting a longstanding imbalance based on the evidence gathered. He asked a member of the public, who previously expressed fears of a lawsuit if he currently or in the past has a business relationship with St. Joe. Mr. Sawyer stated, at a previous meeting, he commented that he was conflicted because he does business with St. Joe, he is a member of the

golf club, he is a homeowner, he is not in favor of a lawsuit, and would like the Board to use good business judgment.

Mr. Burke asked if the Board would like to continue the public hearing to a later date per Mr. Brown's request earlier in the meeting.

Mr. Holt stated he would like to reach a resolution. He thinks there is common ground and both the POA and CDD Boards and St. Joe should work this out in a timely manner not years.

Ms. Cerbone asked for a motion to adopt Resolution 2026-04, or a motion to continue this public hearing to the February meeting.

Mr. Dean motioned to adopt Resolution 2026-04. The motion died for a lack of second.

**On MOTION by Mr. Holt and seconded by Mr. Balduf, with Mr. Holt, Mr. Balduf, Mr. Stephens and Mr. Black in favor, and Mr. Dean dissenting, continuing the Public Hearing to Consider the Adoption of an O&M Methodology for Operation and Maintenance Special Assessments, along with public comments, to February 4, 2026 at 2:00 p.m., at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413, was approved. (Motion passed 4-1)**

Ms. Cerbone asked if the Board would like Staff to report back at the next meeting with an option or options to consider; bring back what was considered today or a Methodology and Engineer's Report that only takes into consideration one golf course (Option 1); a scenario that shows two golf courses with the skeet range, which is represented in today's agenda book (Option 2); a scenario with one golf course and a skeet range, removing the lake/wetland monitoring and stormwater management (Option 3); and a scenario with two golf courses, removing roadway maintenance and feral swine (Option 4). She polled the Board.

Discussion ensued regarding the District Engineer O&M Report, what to consider at the next meeting, the four options/scenarios, cost categories, and add-ons.

Mr. Burke will work with Mr. Brown in between meetings on these matters.

**On MOTION by Mr. Black and seconded by Mr. Stephens, with Mr. Black, Mr. Stephens, Mr. Balduf, and Mr. Dean in favor, and Mr. Holt dissenting, proceeding with one golf course with everything, excluding roadway maintenance and feral swine, was approved. (Motion passed 4-1)**

**On MOTION by Mr. Holt and seconded by Mr. Stephens, with all in favor, as a result of Mr. Burke and Mr. Brown's conversations, Counsel informed Ms. Cerbone of a potential third scenario/option and presenting that scenario/option at the next meeting, was approved.**

The Board recessed and reconvened.

**FIFTH ORDER OF BUSINESS**

Public Hearing on Adoption of Fiscal Year  
2025/2026 Amended Budget

**A. Proof/Affidavit of Publication****B. Consideration of Resolution 2026-05, Relating to the Annual Appropriations and  
Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending  
September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

On MOTION by Mr. Balduf and seconded by Mr. Stephens, with all in favor,  
continuing the Public Hearing to Adopt the Fiscal Year 2025/2026 Amended  
Budget to February 4, 2026 at 2:00 p.m., at the POA Community Activity Room,  
1110 Prospect Promenade, Panama City Beach 32413, was approved.

**SIXTH ORDER OF BUSINESS**

Update/Report: Guardhouse

Leaving the exit gate open during construction hours was previously agreed upon.

Discussion ensued regarding adjusting the sign, a homeless individual in the  
neighborhood and the back gate.

**SEVENTH ORDER OF BUSINESS**

Update: Walking Trails and Map

Mr. Conti stated there was no update on this item.

**EIGHTH ORDER OF BUSINESS**

District Engineer: Discussion/  
Consideration/Update/Ratification

**A. Discussion: Exploring Cost Share for Engineering Red Light at Hwy 98/WHW**

There was no update on this time.

**B. Update: Hydrant Reflectors**

This item is in progress.

**NINTH ORDER OF BUSINESS**

District Counsel: Discussion/Consideration  
/Update/Ratification

**A. Discussion: Potential Turnover of Wild Heron Way, Guard House to 98**



373 There was no update on this item.

374 **B. POA Maintenance Shed Installation on CDD Property**

375 Mr. Burke stated this item is in progress.

376

377 **TENTH ORDER OF BUSINESS**

**District**

**Ecologist:**

**Discussion/**

378 **Consideration/Update**

379

380 **A. Discussion: Unmanaged Conservation Lands in Wild Heron (Further Details by February**  
381 **Meeting)**

382 There will be further details at the February meeting.

383 **B. Update: Conservation Easement Swap - Survey & Legal Status**

384 An email requesting the status of the project was sent to the processing Supervisor.

385 **C. FPL Line/Tree Trimming and Other Applicable Fire Wise Protocol**

386 Staff sent an email to NW Florida Power regarding easement-cutting and copied Mr. Holt.

387 **D. Cease and Desist Letter to Homeowner Regarding Conservation Easement Violation**

388 It was noted that the homeowner needs to stay out of an area that was just moved; the  
389 grasses will come back.

390 **E. Update: North Zone One Road**

391 The road is not in violation of the conservation easement so the CDD cannot restrict  
392 access. Mr. Burke stated the CDD could block access if the Board decides to do so.

393 Discussion ensued regarding the trail road, the conservation land, the fire break and  
394 whether to block access.

395 Ms. Womack will obtain confirmation from the Department of Environmental Protection  
396 (DEP).

397 This item will remain on the agenda.

398 **F. Update: Signage Status**

399 New wildlife and bridge signs were installed.

400

401 **ELEVENTH ORDER OF BUSINESS**

**Continued Discussion: Speeding on WHW**

402

403 **A. Status of Agreement with POA and Bay County Sheriff's Office**

Mr. Burke stated the Bay County Sheriff's Office recently entered into an agreement with Rivercamps, which is an agreement that the CDD would like to utilize. He will forward the format for Staff to use to the Board Chair.

This item will be placed on the next agenda under District Counsel's Staff Report.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-06, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Bay County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**

Mr. Conti presented Resolution 2026-06. Seats 2 and 5, currently held by Mr. Dean and Mr. Black, respectively, will be up for election at the November 2026 General Election.

**On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, Resolution 2026-06, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Bay County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.**

**THIRTEENTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

**A. October 1, 2024 - September 30, 2025 [Posted]**

**B. October 1, 2025 - September 30, 2026**

**On MOTION by Mr. Black and seconded by Mr. Balduf, with all in favor, the Fiscal Year Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2025**

**On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, the Unaudited Financial Statements as of November 30, 2025, were accepted.**

## FIFTEENTH ORDER OF BUSINESS

## Approval of Minutes

A. December 2, 2025 Town Hall Meeting

B. December 3, 2025 Regular Meeting

On MOTION by Mr. Holt and seconded by Mr. Stephens, with all in favor, the December 2, 2025 Town Hall Meeting Minutes and the December 3, 2025 Regular Meeting Minutes, both as presented, were approved.

## SIXTEENTH ORDER OF BUSINESS

## Staff Reports

A. Ecologist/Operations: Cypress Environmental of Bay County, LLC

B. District Counsel: Burke Blue

There were no reports from the Ecologist or District Counsel.

C. District Engineer: McNeil Carroll Engineering, Inc.

Mr. Carroll stated the drainage material and a bridge were ordered and will be delivered within the next two weeks.

D. District Manager: Wrathell, Hunt and Associates, LLC

- UPCOMING MEETINGS:

- February 4, 2026 at 2:00 PM (Central Time) [Adoption of Parking and Parking Enforcement Rules and Security Services Award of Contract]

An addendum cancelling the RFP for Security Services will be presented.

- March 4, 2026 at 2:00 PM (Central Time)

- QUORUM CHECK

## SEVENTEENTH ORDER OF BUSINESS

## Board Member Comments

- Discussion: CDD Financed Fiber Optic/Internet Service

Mr. Black stated the POA decided to engage retail supplier Xfinity.

This item will be removed from the agenda.

- Discussion: Additional Documents (Not Required Under FL Statues) for CDD Website

Mr. Dean read the following email regarding configuration management that he forwarded to Ms. Cerbone and Mr. Conti, into the record:

“I would like for you to create under “Documents” on the CDD website a category called “Official Records and Drawings under Configuration Management.” I anticipate there will be four categories official records, drawings, environmental and other, for the purpose of making available, through transparency to the District’s members, in a single location, a historical listing of all imported documents that govern our District. I will provide documents for additional inclusion. Subcategories could include the development plan, modifications, warranty deeds, assignments of easements, agreements and transfers of property. Under Drawings, include copies of the approved certified stormwater management system as well as other we routinely use, detailing the roles and responsibilities of the POA and CDD regarding roads, landscaping stormwater maintenance as well as drawings that depict vegetative natural buffer locations. Under Environmental, include a complete copy of the ERP with modifications and any official records that regulate our conservation areas. Lastly, under “Other” include copies of District Staff contracts or any pertinent documents relating to non-ad valorem taxes to include O&M assessment methodology and related Florida Statutes.”

Ms. Cerbone cautioned Board Members against replying to public records requests and suggested forwarding all requests to District Management. She recommended only placing documents on the website that are required under Florida Statutes. She stated she will not publish anything on the website that is not verifiable by the other District professionals and/or the Board. She suggested Mr. Dean send an email to all Staff members at the same time, asking them to forward certain documents with an appropriate link for inclusion on the CDD website.

Discussion ensued regarding Americans with Disabilities (ADA) compliance lawsuits, easement agreements, providing links, the Clerk of Courts website and temporary construction easements.

**EIGHTEENTH ORDER OF BUSINESS****Public Comment**

No members of the public spoke.

**NINETEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Black and seconded by Mr. Stephens, with all in favor, the meeting recessed at 1:03 p.m., Central Time and the Public Hearing was continued to February 4, 2026 at 2:00 PM (Central Time), at this location.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
DI**

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 <i>rescheduled to October 8, 2025</i>	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 2, 2025	Town Hall	6:30 PM (Central Time)
December 3, 2025	Regular Meeting	2:00 PM (Central Time)
January 9, 2026 <i>continued to February 4, 2026</i>	Public Hearings and Regular Meeting <i>Adoption of O&amp;M Assessments &amp; FY2026 Amended Budget</i>	10:00 AM (Central Time)
February 4, 2026	Continued Public Hearings, Public Hearing and Regular Meeting <i>Adoption of O&amp;M Assessments &amp; FY2026 Amended Budget; Adoption of Rules Related to Parking and Parking Enforcement</i>	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 <i>Presentation of FY2027 Budget</i>	2:00 PM (Central Time)
June 3, 2026	Regular Meeting	2:00 PM (Central Time)



DATE	POTENTIAL DISCUSSION/FOCUS	TIME
August 5, 2026	Public Hearing and Regular Meeting <i>Adoption of FY2027 Budget</i>	2:00 PM (Central Time)

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
DII**

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
Performance Measures/Standards & Annual Reporting Form  
October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes ☐ No ☐

Cindy Carbone  
District Manager

Cindy Carbone  
Print Name

01-09-2026  
Date

David R. Dean  
Chair/Vice Chair, Board of Supervisors

DAVID R. DEAN  
Print Name

9 JAN 2026  
Date