

FISH LAKE COVE

**COMMUNITY DEVELOPMENT
DISTRICT**

August 21, 2025

**BOARD OF SUPERVISORS
PUBLIC HEARING
REGULAR MEETING
AGENDA**

FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Fish Lake Cove 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

August 14, 2025

Board of Supervisors
Fish Lake Cove Community Development District

Dear Board Members:

The Board of Supervisors of the Fish Lake Cove Community Development District will hold a Public Hearing and Regular Meeting on August 21, 2025 at 2:00 p.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room - HMC, Kissimmee, Florida 34741. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2025-15, Confirming a Prior Determination of Benefit and Providing for the Collection and Enforcement of Debt Service Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Disclosure of Public Financing and Maintenance of Improvements to Real Property
6. Consideration of Special Districts Performance Measures and Standards Reporting FY2026
 - Authorization of Chair to Approve Findings Related to 2025 Special Districts Performance Measures and Standards Reporting
7. Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date

ATTENDEES:

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

NOTE: Meeting Time

8. Ratification Items

- A. Affidavits Regarding Costs Paid - 2025 Project Improvements - Series 2025 Bonds
 - I. Boyd Civil Engineering [engineering Related to CIP – Drawings, Document Review \$3,966]
 - II. Cox Arboriculture Service, LLC [Tree Removal \$10,200]
 - III. Johnston’s Surveying, LLC [Survey - Public Areas \$15,250]
- B. Requisitions (*provided under separate cover*)
 - I. Kilinsky Van Wyk, PLLC \$8,085.00
 - II. Boyd Civil Engineering, Inc. \$7,143.44
 - III. Bio-Tech Consulting \$116,400.00
 - IV. Arbor Solutions Service \$3,100.00
 - V. Good-Keewin Development, LLC \$80,132.00
 - VI. Jon M. Hall Company \$260,087.51
 - VII. Kilinsky Van Wyk, PLLC \$3,174.00
 - VIII. Good-Keewin Development, LLC \$99,999.99
 - IX. Permacast, LLC \$28,890.00
 - X. Cox Arboriculture Services, LLC \$3,000.00
 - XI. Boyd Civil Engineering, Inc. \$520.00
 - XII. Kilinsky Van Wyk, PLLC \$2,975.50
 - XIII. Boyd Civil Engineering, Inc. \$8,059.11
 - XIV. Jon M. Hall Company \$1,631,895.48
 - XV. Gilbert Development \$6,823.32
 - XVI. Good-Keewin Development, LLC \$156,670.30
 - XVII. Good-Keewin Development, LLC \$66,666.66
 - XVIII. Jon M. Hall Company \$919,051.22
 - XIX. Boyd Civil Engineering, Inc. \$654.00
 - XX. Nelson Mullins \$845.00
 - XXI. Kilinsky Van Wyk, PLLC \$1,331.00

9. Acceptance of Unaudited Financial Statements as of June 30, 2025

10. Approval of April 17, 2025 Regular Meeting and Audit Committee Meeting Minutes

11. Staff Reports

A. District Counsel: *Kilinski / Van Wyk PLLC*

B. District Engineer: *Boyd Civil Engineering, Inc.*

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: September 18, 2025 at 2:00 PM

○ QUORUM CHECK

SEAT 1	ALLAN E KEEN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	THOMAS FRANKLIN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	PAUL LINDER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	CARSON GOOD	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	JOHN GOOD	☐ IN PERSON	☐ PHONE	☐ NO

12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

FISH LAKE COVE

COMMUNITY DEVELOPMENT DISTRICT

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FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT

3A

Notice of Proposed Budget

Published in Osceola News-Gazette on July 31, 2025

Location

Osceola County, Florida

Notice Text

FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the Fish Lake Cove Community Development District (District) will hold a public hearing on August 21, 2025 at 2:00 p.m. at the Hart Memorial Library, 211 East Dakin Avenue, Kissimmee, Florida 34741 for the purpose of hearing comments and objections on the adoption of the proposed budget (Proposed Budget) of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (Fiscal Year 2026). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (District Manager s Office), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting 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.

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.

District Manager

Notice of Proposed Budget

Published in Osceola News-Gazette on August 7, 2025

Location

Osceola County, Florida

Notice Text

FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT

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District Manager

FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-14

THE ANNUAL APPROPRIATION RESOLUTION OF THE FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS 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, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Fish Lake Cove Community Development District ("**District**") proposed budgets ("**Proposed 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, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *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 posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed 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 FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed 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 Proposed 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* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, 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 Fish Lake Cove Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted 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 two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$ 677,069 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 in the following fashion:

TOTAL GENERAL FUND	\$ 360,549
DEBT SERVICE FUND (SERIES 2025)	\$ 316,520
TOTAL ALL FUNDS	\$ 677,069

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted 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 five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2025.

ATTEST:

FISH LAKE COVE

COMMUNITY DEVELOPMENT

DISTRICT

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit A: Adopted Budget for Fiscal Year 2026

**FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT
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**FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Proposed Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Developer contribution	93,666	14,254	60,050	74,304	\$ 360,549
Total revenues	93,666	14,254	60,050	74,304	360,549
EXPENDITURES					
Professional & administrative					
Supervisors	6,459	1,722	3,230	4,952	6,459
Management/accounting/recording	44,000	10,000	28,000	38,000	48,000
Legal	25,000	450	5,000	5,450	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	3,500	-	-	-	5,300
Arbitrage rebate calculation*	750	-	750	750	750
Dissemination agent*	1,667	-	1,167	1,167	2,000
Trustee*	-	-	-	-	3,750
EMMA software system*	-	-	-	-	3,500
Telephone	200	83	117	200	200
Postage	500	18	482	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,750	972	778	1,750	1,750
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	8,250
Contingencies/bank charges	750	255	495	750	1,500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	93,666	13,708	48,901	62,609	110,549
Field operations					
Field operations	-	-	-	-	250,000
Total field operations	-	-	-	-	250,000
Total expenditures	93,666	13,708	48,901	62,609	360,549
Excess/(deficiency) of revenues over/(under) expenditures	-	546	11,149	11,695	-
Fund balance - beginning (unaudited)	-	(11,695)	(11,149)	(11,695)	-
Fund balance - ending	\$ -	\$ (11,149)	\$ -	\$ -	\$ -

*These items will be realized when bonds are issued.

**FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 6,459
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,300
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	2,000
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. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee*	3,750
EMMA software system*	3,500
EMMA filing assistance software service license agreement with Disclosure Technology Services, LLC.	
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,750
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	8,250
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Field operations	250,000
Total expenditures	<u><u>\$ 360,549</u></u>

**FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Proposed Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 314,998
Total revenues	-	-	-	-	314,998
EXPENDITURES					
Debt service					
Principal	-	-	-	-	70,000
Interest	-	-	29,445	29,445	246,520
Cost of issuance	-	8,952	208,690	217,642	-
Underwriter's discount	-	-	92,400	92,400	-
Total expenditures	-	8,952	330,535	339,487	316,520
Excess/(deficiency) of revenues over/(under) expenditures	-	(8,952)	(330,535)	(339,487)	(1,522)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	797,907	797,907	-
Original issue discount	-	-	(10,632)	(10,632)	-
Total other financing sources/(uses)	-	-	787,275	787,275	-
Net increase/(decrease) in fund balance	-	(8,952)	456,740	447,788	(1,522)
Fund balance:					
Beginning fund balance (unaudited)	-	(9,530)	(18,482)	(9,530)	438,258
Ending fund balance (projected)	\$ -	\$ (18,482)	\$ 438,258	\$ 438,258	436,736
Use of fund balance:					
Debt service reserve account balance (required)					(314,998)
Interest expense - November 1, 2026					(121,738)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ -

**FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			123,260.00	123,260.00	4,620,000.00
05/01/26	70,000.00	4.350%	123,260.00	193,260.00	4,550,000.00
11/01/26			121,737.50	121,737.50	4,550,000.00
05/01/27	70,000.00	4.350%	121,737.50	191,737.50	4,480,000.00
11/01/27			120,215.00	120,215.00	4,480,000.00
05/01/28	75,000.00	4.350%	120,215.00	195,215.00	4,405,000.00
11/01/28			118,583.75	118,583.75	4,405,000.00
05/01/29	75,000.00	4.350%	118,583.75	193,583.75	4,330,000.00
11/01/29			116,952.50	116,952.50	4,330,000.00
05/01/30	80,000.00	4.350%	116,952.50	196,952.50	4,250,000.00
11/01/30			115,212.50	115,212.50	4,250,000.00
05/01/31	85,000.00	4.350%	115,212.50	200,212.50	4,165,000.00
11/01/31			113,363.75	113,363.75	4,165,000.00
05/01/32	90,000.00	4.350%	113,363.75	203,363.75	4,075,000.00
11/01/32			111,406.25	111,406.25	4,075,000.00
05/01/33	90,000.00	5.350%	111,406.25	201,406.25	3,985,000.00
11/01/33			108,998.75	108,998.75	3,985,000.00
05/01/34	95,000.00	5.350%	108,998.75	203,998.75	3,890,000.00
11/01/34			106,457.50	106,457.50	3,890,000.00
05/01/35	100,000.00	5.350%	106,457.50	206,457.50	3,790,000.00
11/01/35			103,782.50	103,782.50	3,790,000.00
05/01/36	110,000.00	5.350%	103,782.50	213,782.50	3,680,000.00
11/01/36			100,840.00	100,840.00	3,680,000.00
05/01/37	115,000.00	5.350%	100,840.00	215,840.00	3,565,000.00
11/01/37			97,763.75	97,763.75	3,565,000.00
05/01/38	120,000.00	5.350%	97,763.75	217,763.75	3,445,000.00
11/01/38			94,553.75	94,553.75	3,445,000.00
05/01/39	125,000.00	5.350%	94,553.75	219,553.75	3,320,000.00
11/01/39			91,210.00	91,210.00	3,320,000.00
05/01/40	135,000.00	5.350%	91,210.00	226,210.00	3,185,000.00
11/01/40			87,598.75	87,598.75	3,185,000.00
05/01/41	140,000.00	5.350%	87,598.75	227,598.75	3,045,000.00
11/01/41			83,853.75	83,853.75	3,045,000.00
05/01/42	150,000.00	5.350%	83,853.75	233,853.75	2,895,000.00
11/01/42			79,841.25	79,841.25	2,895,000.00
05/01/43	155,000.00	5.350%	79,841.25	234,841.25	2,740,000.00
11/01/43			75,695.00	75,695.00	2,740,000.00
05/01/44	165,000.00	5.350%	75,695.00	240,695.00	2,575,000.00
11/01/44			71,281.25	71,281.25	2,575,000.00
05/01/45	175,000.00	5.350%	71,281.25	246,281.25	2,400,000.00
11/01/45			66,600.00	66,600.00	2,400,000.00
05/01/46	185,000.00	5.550%	66,600.00	251,600.00	2,215,000.00
11/01/46			61,466.25	61,466.25	2,215,000.00
05/01/47	195,000.00	5.550%	61,466.25	256,466.25	2,020,000.00
11/01/47			56,055.00	56,055.00	2,020,000.00
05/01/48	205,000.00	5.550%	56,055.00	261,055.00	1,815,000.00
11/01/48			50,366.25	50,366.25	1,815,000.00
05/01/49	220,000.00	5.550%	50,366.25	270,366.25	1,595,000.00
11/01/49			44,261.25	44,261.25	1,595,000.00
05/01/50	230,000.00	5.550%	44,261.25	274,261.25	1,365,000.00

**FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/50			37,878.75	37,878.75	1,365,000.00
05/01/51	245,000.00	5.550%	37,878.75	282,878.75	1,120,000.00
11/01/51			31,080.00	31,080.00	1,120,000.00
05/01/52	255,000.00	5.550%	31,080.00	286,080.00	865,000.00
11/01/52			24,003.75	24,003.75	865,000.00
05/01/53	270,000.00	5.550%	24,003.75	294,003.75	595,000.00
11/01/53			16,511.25	16,511.25	595,000.00
05/01/54	290,000.00	5.550%	16,511.25	306,511.25	305,000.00
11/01/54			8,463.75	8,463.75	305,000.00
05/01/55	305,000.00	5.550%	8,463.75	313,463.75	-
Total	4,620,000.00		4,878,587.50	9,498,587.50	

**FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments					
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
TH	315	\$ 1,144.60	\$ 999.99	\$ 2,144.59	n/a
Total	315				

FISH LAKE COVE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT CONFIRMING A PRIOR DETERMINATION OF BENEFIT AND PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF DEBT SERVICE SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Fish Lake Cove Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's operations and maintenance budget and debt service budget (together, "**Adopted Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), attached hereto as **Exhibit A**, and now desires to set forth the method by which debt service special assessments shall be collected and enforced; and

WHEREAS, the District has entered into a funding agreement for the purpose of funding its operations and maintenance budget for Fiscal Year 2026 and accordingly is not at this time levying a special assessment to fund its Fiscal Year 2026 operations and maintenance budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to directly collect the special assessments as identified in the Assessment Roll; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board finds and determines that the District's capital improvement plan, which is funded in part by the District's debt service special assessments, continues to confer a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments as set forth in **Exhibits A and B**. Additionally, the Board finds and determines that the allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, continues to be fair and reasonable.

SECTION 2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Direct Bill Assessments.** The previously levied debt service special assessments will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2025.

ATTEST:

**FISH LAKE COVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll

FISH LAKE COVE

COMMUNITY DEVELOPMENT DISTRICT

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This instrument was prepared by and
upon recording should be returned to:

Lauren Gentry, Esq.
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors¹
Fish Lake Cove Community Development District**

John Good
Chairman

Carson Good
Assistant Secretary

Allan E. Keen
Vice Chairman

Thomas Franklin
Assistant Secretary

Paul Linder
Assistant Secretary

District Manager
c/o Daniel Rom
2300 Glades Road, Suite #410W
Boca Raton, Florida 33431
Tel: (561) 571-0010
("District Manager's Office")

District records are on file at the District Manager's Office and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of August 5, 2025. For a current list of Board Members, please contact the District Manager's Office.

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**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN
BY THE FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

On behalf of the Fish Lake Cove Community Development District (“**District**”), the following information is provided to give you a description of the District’s services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (“**Act**”). Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents, as well as filed in the property records of each county in which the District is located.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District was established by Ordinance No. 2024-49, enacted by the Board of County Commissioners of Osceola County, Florida, on August 5, 2024. The District boundaries encompass approximately 41.83 acres within Osceola County, Florida, generally located north of Fish Lake, southwest of East Irlo Bronson Memorial Highway, and northeast of Neptune Road in Osceola County Florida. The development plan for the lands within the District includes approximately 315 townhomes to be constructed in a single phase. As a local unit of special-purpose government, the District provides an alternate means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (“**Board**” and individually, “**Supervisors**”), the members of which must be residents of the State of Florida and citizens of the United States. Within ninety (90) days of appointment of the initial Board, members were elected on an at-large basis by the owners of property within the District. Subsequent landowner elections are then held every two years in November. At the landowner elections, and generally stated, each landowner is entitled to cast one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number, or one vote per platted lot. Commencing six (6) years after the initial appointment of the members of the Board and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered to vote with the Supervisor of Elections for Osceola County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

The District is subject to Florida law governing open meetings and records. Accordingly, Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection at the District Manager’s Office during normal business hours.

OVERVIEW OF THE DISTRICT'S PROJECTS, BONDS & DEBT ASSESSMENTS

The District is authorized by the Act to, amongst other things, finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management systems, roadway improvements, on-site and off-site wetland mitigation, landscape/hardscape, parks and recreation facilities, irrigation systems and other infrastructure projects and services necessitated by the development of, and serving lands within, the District. A description of the boundaries of the District is attached hereto as **Exhibit A**.

Pursuant to the Act, the District is authorized to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds, notes and/or other specific financing mechanisms payable from such special assessments. On October 2, 2024, the Ninth Judicial Circuit of Florida, in and for Osceola County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$19,410,000 in Special Assessment Bonds, in one or more series, for infrastructure needs of the District ("**Final Judgment**"). The Ninth Judicial Circuit of Florida, in and for Osceola County, Florida, has entered a Certificate of No Appeal certifying that no notice of appeal has been filed or taken by any party or other person from the Final Judgment.

Capital Improvement Plan / Master Bonds & Assessments

The District has authorized the construction and/or financing of its master capital improvement plan ("**CIP**"). The CIP includes, among other things, stormwater management facilities, roadways, water and wastewater facilities, off-site improvements, and miscellaneous. The CIP is estimated to cost approximately **\$13,937,509** and is described in more detail in the *Engineer's Report for Fish Lake Cove Community Development District*, dated August 15, 2024 ("**Master Improvement Plan Report**").

The District anticipates financing all or a portion of the CIP by the issuance of one or more series of future special assessment bonds ("**Master Bonds**"). To secure the repayment of such Master Bonds, the District has levied and imposed one or more non-ad valorem debt service special assessment liens ("**Master Assessments**") on certain benefitted lands within the District. The Master Assessments are further described in the *Fish Lake Cove Community Development District Master Special Assessment Methodology Report*, dated August 15, 2024 ("**Master Assessment Report**"). A notice of the master assessment lien imposed consistent with the Master Assessment Report has been recorded in the Official Records of Osceola County. The Master Assessment Report and the reports that supplement it are designed to conform to the requirements of Chapters 170, 190 and 197, *Florida Statutes*, are not intended to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

Allocation of special assessments is a continuous process until the CIP is completed. As a master series of interrelated improvements, the CIP benefits all developable acres within the District. Once platting has begun, the assessments will be allocated to the assigned properties based on the benefits they receive as set forth herein ("**Assigned Properties**"). The unassigned properties, defined as property that has not been platted and assigned development rights, will continue to be assessed on a per-acre (equal acreage) basis ("**Unassigned Properties**"). Eventually the development plan will be completed and the assessments securing each series of bonds will be allocated to the benefitted property within the District. If there are changes to the development plan causing a change in the ultimate number of platted units, a true-up of the assessment(s) will be calculated to determine if a debt reduction or true-up payment is required.

Series 2025 Bonds

The District has authorized the construction and/or acquisition of its “**Series 2025 Project**,” which corresponds to the CIP. On March 18, 2025, the District issued \$4,620,000 Special Assessment Bonds (“**Series 2025 Bonds**”), for the purpose of financing a portion of the Series 2025 Project, which is anticipated to be the only bond issue for the District (but that may change in the future). The amortization schedules for the Series 2025 Bonds are available at the District Manager’s Office. The Series 2025 Project, comprising the entirety of the CIP, is anticipated to cost \$13,937,509 as described in the Master Improvement Plan Report. The Series 2025 Project includes improvements related to offsite improvements, stormwater management facilities, utilities (water, sewer, and street lighting), roadways, landscape, parks and amenities, and miscellaneous improvements. The District does not anticipate any additional bond issuances at this time, but that may change in the future. It is anticipated that project costs which exceed the proceeds of the Series 2025 Bonds will be directly funded by the developer of the project.

The Series 2025 Bonds are secured by non-ad valorem special assessments levied and imposed as part of the Master Assessments (“**Series 2025 Assessments**”) on all lands within the District, as described in **Exhibit A** hereto. The Series 2025 Assessments are further described in the *Final First Supplemental Special Assessment Methodology Report*, dated March 4, 2025 (“**Supplemental Assessment Report**”). It is anticipated that the Series 2025 Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, *Florida Statutes*, for platted lots and directly collected for unplatted property but the assessments may be collected by any other legal means available to the District. Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are summarized provided below and are available for public inspection at the District Manager’s Office.

The Series 2025 Assessments described above exclude any operations and maintenance assessments that may be determined and calculated annually by the Board against all benefited lands in the District. A detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager’s Office.

The allocation of the Series 2025 Assessments is provided below:

<i>Series 2025 Assessments</i>				
Product Type	No. of Units	ERU Factor	Gross Annual 2025 Bond Assessment per Unit*	Total 2025 Par Debt Per Unit
Townhomes	315	1.00	\$1,075.26	\$14,666.67

**Note: The annual debt assessment per unit amounts are subject to a collection fee and early payment discounts when collected on the Osceola County tax bill and are accordingly reflected in these estimated amounts.*

Operation and Maintenance Assessments

In addition to the debt assessment described above, the District also imposes on an annual basis operations and maintenance assessments (“**O&M Assessments**”), which are determined and calculated annually by the Board in order to fund the District’s annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District’s budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Manager’s Office for more information regarding the allocation of O&M Assessments.

Future Improvements and Assessments

Should the District choose to finance additional portions of its CIP in the future, additional debt assessments may be imposed on property within the District. Such additional assessments will be allocated in a manner consistent with the Master Assessment Report.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. Further information regarding any of the improvements can be obtained from the engineer's reports on file in the District Manager's Office. Further, a detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager's Office.

METHODS OF COLLECTION

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. The provisions governing the collection of special assessments are more fully set forth in the applicable assessment resolutions, which are on file at the District Manager's Office. That said, and generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled "non-ad valorem assessments," which would then be collected by the Osceola County Tax Collector in the same manner as county ad valorem taxes ("**Uniform Method**"). Each property owner subject to the collection of special assessments by the Uniform Method must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The use of the Uniform Method for any given fiscal year does not mean that the Uniform Method will be used to collect assessments in future years, and the District reserves the right in its sole discretion to select a new or different collection method in any given year, regardless of past practices.

Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. In the event that an assessment payment is not timely made, the whole assessment – including any remaining amounts for the fiscal year as well as any future installments of assessments securing debt service – shall immediately become due and payable and shall accrue interest as well as penalties, plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Please contact the District Manager's Office for further information regarding collection methods.

This description of the District's operations, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of communities. If you have questions or would like additional information about the District, please write to: Fish Lake Cove Community Development District, c/o Daniel Rom, 2300 Glades Road, #410W, Boca Raton, Florida 33431, or call (561) 571-0010.

[Signature on following page]

IN WITNESS WHEREOF, this *Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Fish Lake Cove Community Development District* has been executed to be effective as of the ____ day of August 2025, and recorded in the Official Records of Osceola County, Florida.

**FISH LAKE COVE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
John Good, Chairman

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me [] in person or [] by means of remote notarization this ____ day of August 2025, by John Good, as Chairman of the Fish Lake Cove Community Development District, who [] is personally known to me or who [] has produced _____ as identification, and did not take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

Exhibit A: District Boundaries

EXHIBIT A
District Boundaries

TRACT D OF FISH LAKE – PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 151—152 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF SAID TRACT D (SUCH PORTION BEING DESCRIBED IN AND CONVEYED BY THAT CERTAIN GENERAL WARRANTY DEED FROM DIVIRGILIO FAMILY PARTNERSHIP, LTD. TO ADVENTIST HEALTH SYSTEM/SUNBELT, LTD. DATED MAY 24, 2019 AND RECORDED UNDER CFN # 2019068598 IN OFFICIAL RECORDS BOOK 5531, PAGE 569 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA), MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN N00°11'34"W ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 365.19 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°48'26"W, A DISTANCE OF 386.68 FEET TO A POINT ON THE WEST LINE OF TRACT D, FISH LAKE – PHASE 1 AS RECORDED IN PLAT BOOK 12, PAGES 151 AND 152 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID TRACT D THE FOLLOWING TWO (2) COURSES: RUN N00°11'34"W, A DISTANCE OF 125.27 FEET; THENCE RUN N47°16'38"E, A DISTANCE OF 248.76 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 3, COBBLESTONE COMMERCIAL PLAZA AS RECORDED IN PLAT BOOK 20, PAGE 55 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S46°55'24"E, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 279.30 FEET TO A POINT ON THE EAST LINE OF AFOREMENTIONED SECTION 30; THENCE RUN S00°11'34"E, ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 101.98 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF SAID TRACT D (SUCH PORTION BEING DESCRIBED IN AND CONVEYED BY THAT SPECIAL WARRANTY DEED DATED OCTOBER 9, 2006 AND RECORDED UNDER CFN # 2006249548 IN OFFICIAL RECORDS BOOK 3302, PAGE 2724 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA), MORE PARTICULARLY DESCRIBED AS:

FROM A POINT OF BEGINNING AT THE NORTHEAST CORNER OF TRACT "D" OF FISH LAKE – PHASE 1, AS FILED AND RECORDED IN PLAT BOOK 12, PAGES 151 AND 152 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; RUN THENCE S00°11'34"E, ALONG THE EAST LINE OF SAID TRACT "D", 191.44 FEET; RUN THENCE N46°55'24"W, 279.30 FEET; RUN THENCE N89°48'26"E, 203.37 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A DRAINAGE EASEMENT AS DESCRIBED IN O.R. BOOK 3281, PAGE 131, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30, THENCE RUN S89°35'21"W. ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 386.69 FEET; THENCE DEPARTING SAID SOUTH LINE OF SECTION 30; RUN S00°11'34"E, A DISTANCE OF 62.82 FEET; THENCE RUN S45°01'18"W, A DISTANCE OF 135.65 FEET; THENCE RUN N67°58'50"W, A DISTANCE OF 306.69 FEET; THENCE RUN S89°38'07"W, A DISTANCE OF 309.58 FEET; THENCE RUN N66°00'42"W, A DISTANCE OF 477.28 FEET; THENCE RUN N48°12'27"W, A DISTANCE OF 311.44 FEET TO THE POINT OF BEGINNING; THENCE RUN S41°47'33"W, A DISTANCE OF 30.00 FEET; THENCE RUN N48°12'27"W, A DISTANCE OF 166.41 FEET; THENCE RUN S79°36'46"W, A DISTANCE OF 70.93 FEET; THENCE RUN S69°59'41"W, A DISTANCE OF 300.01 FEET TO A POINT ON THE EASTERLY BOUNDARY OF FUTURE TRACT B, FISH LAKE - PHASE 1; THENCE RUN N18°37'34"W, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 25.01 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, RUN N69°59'41"E, A DISTANCE OF 301.48 FEET; THENCE RUN N48°34'24"E, A DISTANCE OF 132.46 FEET; THENCE RUN N48°49'08"E, A DISTANCE OF 150.00 FEET; THENCE RUN S41°10'52"E, A DISTANCE OF 30.00 FEET; THENCE RUN S48°49'08"W, A DISTANCE OF 150.00 FEET; THENCE RUN S09°08'25"W, A DISTANCE OF 65.87 FEET; THENCE RUN S48°12'27"E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.546 ACRES, MORE OR LESS. (23,790 SQ.FT.)

FOR A TOTAL OF 41.83 ACRES, MORE OR LESS

FISH LAKE COVE

COMMUNITY DEVELOPMENT DISTRICT

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**Fish Lake Cove 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 regular Board of Supervisor meetings 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 board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

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), *Florida Statutes*, 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 by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

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: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: 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 inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one 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 adopt the final budget 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 & 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: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

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

Standard: CDD website contains 100% of the following information: Most recent 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 and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Fish Lake Cove Community Development District

District Manager: _____

Date: _____

Print Name: Daniel Rom

Fish Lake Cove Community Development District

FISH LAKE COVE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-06

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE
LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Fish Lake Cove Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*; and

WHEREAS, District records are available for public review and inspection at:

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FISH
LAKE COVE COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The District’s local records office shall be located at:

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 21st day of August, 2025.

ATTEST:

**FISH LAKE COVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS

FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS AI

**AFFIDAVIT REGARDING COSTS PAID
2025 PROJECT IMPROVEMENTS AND WORK PRODUCT
SERIES 2025 BONDS**

STATE OF FLORIDA

COUNTY OF ORANGE

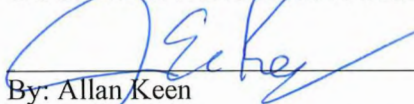
I, Allan Keen, of Good-Keewin Development, LLC ("**Landowner**"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Allan Keen, and I am an Authorized Signatory and Representative of the Landowner. I have authority to make this affidavit on behalf of the Landowner.
3. Landowner is the primary owner of lands within the Fish Lake Cove Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The *Fish Lake Cove Community Development District Engineer's Report*, dated August 15, 2024, among other applicable reports related to the future bond series ("**Engineer's Report**"), describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Landowner has paid for work product related to professional services in conjunction with the construction of improvements set forth in the Engineer's Report and has expended funds to acquire certain work product, permits and related documents and environmental opinions as described in the Engineer's Report and herein.
6. District has previously acquired the work product described at **Exhibit A** (the "**Work Product**") pursuant to the *Landowner Bill of Sale* dated March 18, 2025 between the District and Landowner. The costs set forth in **Exhibit A** are additional costs expended to complete the Work Product, and have not been previously reimbursed to the Landowner.
7. The attached Exhibit A accurately identifies the Work Product completed to date and states the amounts that Landowner has paid to acquire such Work Product, and Landowner certifies to the District that each Work Product category directly relates to the District's improvements set forth in the Engineer's Report. Evidence of costs paid, including payment applications, invoices, and other documentation are complete and on file with the Landowner, and are capable of being produced upon request.
8. Landowner has obtained release(s) from the professional which produced the Work Product such that said Work Product can be used by, transferred to and relied upon by the District for the purposes for which it was intended.

Under penalty of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 1TH day of June 2025.

GOOD-KEEWIN DEVELOPMENT, LLC



By: Allan Keen

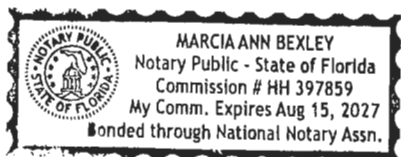
Its: Authorized Representative

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 1TH day of June 2025, by Allan Keen, Authorized Representative of Good-Keewin Development, LLC, who ☒ is personally known to me or ☐ produced _____ as identification.

(NOTARY SEAL)




Notary Public Signature

MARCIA ANN BEXLEY
(Name typed, printed or stamped)
Notary Public, State of FLORIDA
Commission No. HH 397859
My Commission Expires: Aug. 15, 2027

EXHIBIT A: Description of Work Product

<u>Improvement</u>	<u>Detail</u>	<u>Costs Per Category</u>
Engineering related to CIP – Drawings, Document Review	Boyd Civil Engineering	\$3,966

FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS AII

**AFFIDAVIT REGARDING COSTS PAID
2025 PROJECT IMPROVEMENTS
SERIES 2025 BONDS**

STATE OF FLORIDA
COUNTY OF ORANGE

I, Allan Keen, of Good-Keewin Development, LLC (“**Landowner**”), being first duly sworn, do hereby state for my affidavit as follows:

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2. My name is Allan Keen, and I am an Authorized Signatory and Representative of the Landowner. I have authority to make this affidavit on behalf of the Landowner.
3. Landowner is the primary owner of lands within the Fish Lake Cove Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“**District**”).
4. The *Fish Lake Cove Community Development District Engineer’s Report*, dated August 15, 2024, among other applicable reports related to the future bond series (“**Engineer’s Report**”), describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Landowner has paid for certain services in conjunction with the construction of improvements set forth in the Engineer’s Report and has expended funds to complete such services. The attached **Exhibit A** accurately identifies the services completed to date and states the amounts that Landowner has paid to complete such services, and Landowner certifies to the District that each category directly relates to construction of the District’s improvements set forth in the Engineer’s Report. Evidence of costs paid, including payment applications, invoices, and other documentation are complete and on file with the Landowner, and are capable of being produced upon request.
6. In making this affidavit, I understand that the District intends to rely on this affidavit for the purpose of accepting an acquisition of the services related to construction of District improvements described in **Exhibit A**.

[Signature Page to Follow]

Under penalty of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 1TH day of June 2025.

GOOD-KEEWIN DEVELOPMENT, LLC



By: Allan Keen

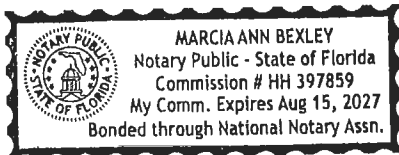
Its: Authorized Representative

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 1TH day of June 2025, by Allan Keen, Authorized Representative of Good-Keewin Development, LLC, who ☒ is personally known to me or ☐ produced _____ as identification.

(NOTARY SEAL)



Notary Public Signature

MARCIA ANN BEXLEY

(Name typed, printed or stamped)

Notary Public, State of FLORIDA

Commission No. HH 397859

My Commission Expires: Aug. 15, 2027

EXHIBIT A: Description of Work Product

<u>Improvement</u>	<u>Detail</u>	<u>Costs Per Category</u>
Tree Removal	Cox Arborculture Service, LLC	\$10,200

FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS AIII

**AFFIDAVIT REGARDING COSTS PAID
2025 PROJECT IMPROVEMENTS AND WORK PRODUCT
SERIES 2025 BONDS**

STATE OF FLORIDA
COUNTY OF ORANGE

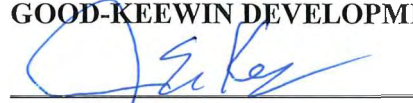
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6. District has previously acquired the work product described at **Exhibit A** (“**Work Product**”) pursuant to the *Landowner Bill of Sale* dated March 18, 2025 between the District and Landowner. The costs set forth in **Exhibit A** are additional costs expended to complete the Work Product, and have not been previously reimbursed to the Landowner.
7. The attached **Exhibit A** accurately identifies the Work Product completed to date and states the amounts that Landowner has paid to acquire such Work Product, and Landowner certifies to the District that each Work Product category directly relates to the District’s improvements set forth in the Engineer’s Report. Evidence of costs paid, including payment applications, invoices, and other documentation are complete and on file with the Landowner, and are capable of being produced upon request.
8. Landowner has obtained release(s) from the professional which produced the Work Product such that said Work Product can be used by, transferred to and relied upon by the District for the purposes for which it was intended.

Under penalty of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 17th day of June 2025.

GOOD-KEEWIN DEVELOPMENT, LLC



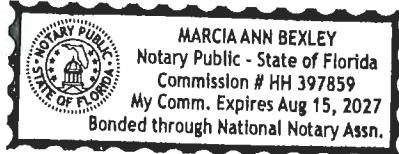
By: Allan Keen

Its: Authorized Representative

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 17th day of June 2025, by Allan Keen, Authorized Representative of Good-Keewin Development, LLC, who ☒ is personally known to me or ☐ produced _____ as identification.

(NOTARY SEAL)





Notary Public Signature

MARCIA ANN BEXLEY

(Name typed, printed or stamped)

Notary Public, State of FLORIDA

Commission No. HH 397859

My Commission Expires: Aug 15, 2027

EXHIBIT A: Description of Work Product

<u>Improvement</u>	<u>Detail</u>	<u>Costs Per Category</u>
Survey – Public Areas	Johnston's Surveying, LLC	\$15,250

FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 35,072	\$ -	\$ -	\$ 35,072
Investments				
Reserve	-	317,751	-	317,751
Interest	-	124,489	-	124,489
Cost of issuance	-	5,977	-	5,977
Due from Developer	39,481	-	72,695	112,176
Total assets	<u>\$ 74,553</u>	<u>\$ 448,217</u>	<u>\$ 72,695</u>	<u>\$ 595,465</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 37,116	\$ -	\$ 4,529	\$ 41,645
Due to Developer	18,482	-	2,264	20,746
Due to capital projects fund	-	-	2,264	2,264
Accrued contracts payable	-	-	68,166	68,166
Accrued taxes payable	459	-	-	459
Retainage payable	-	-	315,547	315,547
Developer advance	13,500	-	-	13,500
Total liabilities	<u>69,557</u>	<u>-</u>	<u>392,770</u>	<u>462,327</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	37,943	-	68,166	106,109
Total deferred inflows of resources	<u>37,943</u>	<u>-</u>	<u>68,166</u>	<u>106,109</u>
Fund balances:				
Restricted				
Debt service	-	448,217	-	448,217
Capital projects	-	-	(388,241)	(388,241)
Unassigned	(32,947)	-	-	(32,947)
Total fund balances	<u>(32,947)</u>	<u>448,217</u>	<u>(388,241)</u>	<u>27,029</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 74,553</u>	<u>\$ 448,217</u>	<u>\$ 72,695</u>	<u>\$ 595,465</u>
Total liabilities and fund balances	<u>\$ 74,553</u>	<u>\$ 448,217</u>	<u>\$ 72,695</u>	<u>\$ 595,465</u>

*The bank statement was not received in time for financial statement preparation.

**FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Developer contribution	\$ -	\$ 14,830	\$ 93,666	16%
Total revenues	-	14,830	93,666	16%
EXPENDITURES				
Professional & administrative				
Supervisors	-	2,584	6,459	40%
Management/accounting/recording**	4,000	24,000	44,000	55%
Legal	-	15,317	25,000	61%
Engineering	-	1,560	2,000	78%
Audit	-	-	3,500	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent*	167	500	1,667	30%
Telephone	16	150	200	75%
Postage	-	26	500	5%
Printing & binding	42	375	500	75%
Legal advertising	4,095	5,137	1,750	294%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	80	939	750	125%
Website hosting & maintenance	-	1,680	705	238%
Website ADA compliance	-	-	210	0%
Total expenditures	8,400	52,268	93,666	56%
Excess/(deficiency) of revenues over/(under) expenditures	(8,400)	(37,438)	-	
Fund balances - beginning	(24,547)	4,491	-	
Fund balances - ending	\$ (32,947)	\$ (32,947)	\$ -	

*These items will be realized when bonds are issued.

**FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,602	\$ 4,035
Total revenues	<u>1,602</u>	<u>4,035</u>
EXPENDITURES		
Interest	-	29,446
Cost of issuance	-	204,669
Total debt service	<u>-</u>	<u>234,115</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,602	(230,080)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	797,907
Underwriters discount	-	(92,400)
Original issue discount	-	(10,632)
Total other financing sources	<u>-</u>	<u>694,875</u>
Net change in fund balances	1,602	464,795
Fund balances - beginning	446,615	(16,578)
Fund balances - ending	<u>\$ 448,217</u>	<u>\$ 448,217</u>

**FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 2,149	\$ 2,149
Interest	7,756	24,682
Total revenues	<u>9,905</u>	<u>26,831</u>
EXPENDITURES		
Legal fees	-	2,265
Construction costs	1,246,004	4,234,900
Total expenditures	<u>1,246,004</u>	<u>4,237,165</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,236,099)	(4,210,334)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	3,822,093
Total other financing sources/(uses)	<u>-</u>	<u>3,822,093</u>
Net change in fund balances	(1,236,099)	(388,241)
Fund balances - beginning	847,858	-
Fund balances - ending	<u>\$ (388,241)</u>	<u>\$ (388,241)</u>

FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Fish Lake Cove Community Development District held a Regular Meeting and Audit Committee Meeting on April 17, 2025 at 2:00 p.m., at the Hart Memorial Library, 211 East Dakin Avenue, First Floor, Room 120-HMC, Kissimmee, Florida 34741.

Present:

John Good	Chair
Allan Keen (via telephone)	Vice Chair
Carson Good	Assistant Secretary
Paul Linder	Assistant Secretary

Also present:

Daniel Rom	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Savannah Hancock (via telephone)	Kilinski Van Wyk PLLC
Steve Boyd (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:14 p.m. The Oath of Office was administered to Paul Linder before the meeting. Supervisors Carson Good, John Good and Linder were present. Supervisor Keen attended via telephone. Supervisor Franklin was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors, Paul Linder – Seat 3, (the following to be provided under a separate cover)

This item was addressed during the First Order of Business.

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Sample Form 1: Statement of Financial Interests/Instructions**

D. Form 8B: Memorandum of Voting Conflict

Mr. Rom reminded the Board Members to complete the required four hours of ethics training by December 31, 2025. The deadline for Mr. Linder is by December 31, 2026. Ms. Hancock discussed the Sunshine Laws, communications and interaction between Board Members outside of a public meeting, ethics, public records requests and Form 1.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-12,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-12. Mr. John Good nominated the following:

John Good	Chair
Allan Keen	Vice Chair
Carson Good	Assistant Secretary
Tom Franklin, Sr.	Assistant Secretary
Paul Linder	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Secretary

On MOTION by Mr. John Good and seconded by Mr. Carson Good, with all in favor, Resolution 2025-12, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

▪ Presentation of the First Supplemental Engineer's Report, dated April 14, 2025

This item was an addition to the agenda.

Mr. Rom distributed the First Supplemental Engineer's Report.

Mr. Boyd stated that the First Supplemental Engineer's Report is an amendment to the original Engineer's Report that was submitted with the original establishment of the District; it

will be revised from time to time, as the project moves through completion and maturity. He discussed the following changes reflected in the First Supplemental Engineer's Report:

- Page 4, Section 4, Permitting/Construction Commencement: Updated the permit status.
- Page 5, Section 5, Opinion of Probable Construction Costs: Updated the Cost Estimate to reallocate some of the contingency budget to the Professional Fees line item to address the Developer Agreement and items related to ongoing construction services. Significant contingency remains in the budget to see the project through construction. The total cost estimate for the project remains unchanged.

Mr. Linder asked Mr. Boyd if the proposed changes and proposed fees are in the range of what is reasonable and customary. Mr. Boyd stated the specific change corresponds to the Agreement with the Developer to provide specific services associated with construction on the project. He reviewed the Agreement, whose cost is less than 3% of the total capital budget and noted it is not uncommon for services of these types of Agreements to be in the 5% range of a capital budget. Based on that review, it is his opinion that the cost of those services are reasonable and within the expected range for a project like this.

On MOTION by Mr. Linder and seconded by Mr. Carson Good, with all in favor, the First Supplemental Engineer's Report, dated April 14, 2025, was approved.

- **Consideration of Good-Keewin Development LLC Agreement for Construction Management and Consulting Services**

This item was an addition to the agenda.

Ms. Hancock discussed Florida Statute Chapter 112 and noted that Supervisors John Good, Carson Good and Allan Keen all have some level of ownership in the Developer entity Good-Keewin Development LLC (Good-Keewin) that is being considered for certain project administration and consulting services in conjunction with the construction of the District's Capital Improvement Plan (CIP) in the Engineer's Report. Pursuant to Chapter 112, including Section 112.31.43, these three Supervisors will abstain from all discussion and consideration on this matter and abstain from the vote. She noted the following:

- The costs contemplated by this Agreement are on Page 5 of the District Engineer's Report, which was provided at the meeting.

➤ The Developer has also entered into two Agreements related to this project. The first is a Construction Funding Agreement with the CDD where, if any cost of infrastructure development is not funded by the 2025 Bonds, the Developer would be responsible for payment. The second is a Completion Agreement in conjunction with the 2025 Bonds, which requires the Developer to complete or fund the completion of the entire CIP over the amount issued through the bonds. It is anticipated that the Developer's costs contemplated by these Agreements will exceed the cost of the proposed administrative contracts.

Ms. Hancock asked them to state their interest in Good-Keewin. Mr. Carson Good, Mr. John Good and Mr. Keen each stated their percentage of natural ownership interests in Good-Keewin and any underlying entity, are 20%, 20% and 16.5%, respectively.

Ms. Kilinski advised Mr. Linder that she spoke to Mr. Boyd to confirm that the fee for this type of service is usually 30% to 35% of the total project cost for most of its Districts with the same engagement.

Ms. Kilinski noted that Mr. Linder will be the only Supervisor authorized to vote on this matter. Mr. Linder stated that he will approve the Agreement, based on Mr. Boyd's opinion, stated earlier in the meeting.

On MOTION by Mr. Linder, with Mr. John Good, Mr. Carson Good and Mr. Keen abstaining due to conflict of interest, the Good-Keewin Development LLC Agreement for Construction Management and Consulting Services, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-13, Approving Proposed Budgets for Fiscal Year 2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2025-13. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget. He and Mr. John Good prepared the Field Operations portion and identified which improvements will be conveyed to the District in Fiscal Year 2026. Mr. John Good stated that,

once Staff confirms the expenses, he expects to reduce the \$250,000 allotted to somewhere between \$55,000 and \$60,000 later in the budget process.

Ms. Hancock asked when the improvements are expected to come online. Mr. John Good expects to finish construction of horizontal infrastructure by February 15, 2026, which includes all landscaping, the Clubhouse, all horizontal infrastructure, roads, pool, dock, amenity areas, etc. The lot buyer, D.R. Horton, will commence home construction immediately thereafter, and expects to complete construction of homes within six to eight months, with target occupancy of around July or September 2026. This will result in increases to the Operations and Maintenance (O&M) budget, which can be adjusted up until the budget is adopted at the public hearing.

The following change was made to the proposed Fiscal Year 2026 budget:

Page 1 "Engineering": Change "\$2,000" to "\$3,000"

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, Resolution 2025-13, Approving Proposed Budgets for Fiscal Year 2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 21, 2025 at 2:00 p.m., at the Hart Memorial Library, 211 East Dakin Avenue, First Floor, Room 120-HMC, Kissimmee, Florida 34741; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025/2026 Budget Funding Agreement

On MOTION by Mr. Carson Good and seconded by Mr. John Good, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Ratification of Requisition(s) (provided under separate cover)

Mr. Rom stated that Requisition Number 1 was executed after the initial bond issuance and was paid by the Trustee. Mr. John Good stated the requisition was emailed to Mr. Linder.

A. Number 1 Good-Keewin Development LLC \$512,900.00

On MOTION by Mr. John Good and seconded by Mr. Carson Good, with all in favor, Good-Keewin Development LLC Requisition Number 1, in a not-to-exceed amount of \$512,900.00, was ratified.

NINTH ORDER OF BUSINESS

Consideration of Good-Keewin Development LLC Agreement for Construction Management and Consulting Services

This item was presented following the Fourth Order of Business.

TENTH ORDER OF BUSINESS

Recess Regular Meeting/Commencement of Audit Selection Committee Meeting

On MOTION by Mr. John Good and seconded by Mr. Carson Good, with all in favor, the Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

ELEVENTH ORDER OF BUSINESS

Review of Response to Request for Proposals (RFP) for Annual Audit Services

A. Affidavit/Proof of Publication

B. RFP Package

C. Respondent(s)

Mr. Rom stated that District Management has worked with three of the four respondents; all are qualified.

I. Berger, Toombs, Elam, Gaines & Frank

Bid: \$3,450 without bond issuance, \$4,800 with bond issuance.

Mr. Rom noted struggles to file some audits timely, over the past several years.

II. Carr, Riggs & Ingram

Bid: \$5,500 without bond issuance, plus an additional not to exceed \$5,000 per year, with bond issuance.

III. DiBartolomeo, McBee, Hartley & Barnes, P.A.

Bid: \$2,850 without bond issuance, plus an additional mutually agreed upon fee with bond issuance; The additional fee is typically \$1,300 to \$1,500.

IV. Grau & Associates

Bid: \$3,600 for Fiscal Year 2024, \$3,700 for Fiscal Year 2025 and \$3,800 for Fiscal Year 2026, plus an additional \$1,500 with issuance.

D. Auditor Evaluation Matrix/Ranking

Mr. Rom presented his scores and ranking, as follows:

#1	Di Bartolomeo, McBee, Hartley & Barnes, P.A.	100 points
#2	Grau & Associates	98 points
#3	Carr, Riggs & Ingram	97 points
#4	Berger, Toombs, Elam, Gaines & Frank	84 points

The Audit Selection Committee accepted Mr. Rom's scores and ranking.

TWELFTH ORDER OF BUSINESS

Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting

On MOTION by Mr. John Good and seconded by Mr. Carson Good, with all in favor, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

THIRTEENTH ORDER OF BUSINESS

Consider Recommendation of Audit Selection Committee

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, accepting the Audit Selection Committee's scores, ranking and recommendation ranking Di Bartolomeo, McBee, Hartley & Barnes, P.A. as the #1 ranked respondent to the RFP for Annual Audit Services, as the Board's own, and awarding the Annual Audit Services contract to Di Bartolomeo, McBee, Hartley & Barnes, P.A., the #1 ranked respondent, was approved.

FOURTEENTH ORDER OF BUSINESS

Review of Response(s) to Request for Qualifications (RFQ) for Engineering Services

A. Affidavit of Publication

B. RFQ Package

C. Respondent

I. Alliant Engineering, Inc

II. Boyd Civil Engineering, Inc.

D. Competitive Selection Criteria/Ranking

Mr. Rom deemed both respondents qualified and noted that neither respondent is certified as a Minority Business Enterprise. Based on criteria, he presented his scoring for each respondent, in each category of the Evaluation Matrix and the reasons for the scores. The Board chose to and forgo individual or group scoring and ranking and accept Mr. Rom's scores and ranking, as follows, as its own:

#1 Boyd Civil Engineering, Inc. 95 points

#2 Alliant Engineering, Inc. 90 points

E. Award of Contract

Mr. John Good asked if the CDD must include the Certified Minority Business Enterprise in the ranking matrix or its contracts. Ms. Kilinski replied no and stated whether Diversity, Equity and Inclusion (DEI) provisions can be included in public contracts is one of the legislative bills being considered. Mr. John Good asked for the category to be removed from RFPs and RFQs.

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, accepting Mr. Rom's scores, ranking and recommendation, as the Boards own scores and ranking; ranking Boyd Civil Engineering, Inc. as the #1 ranked respondent to the RFQ for Engineering Services, with 95 points; and Alliant Engineering, Inc. as the #2 ranked respondent, with 90 points; and awarding the Engineering Services contract to Boyd Civil Engineering, Inc., the #1 ranked respondent, was approved.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of February 28, 2025

On MOTION by Mr. Carson Good and seconded by Mr. John Good, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

SIXTEENTH ORDER OF BUSINESS

Approval of February 3, 2025 Regular
Meeting Minutes

On MOTION by Mr. Carson Good and seconded by Mr. John Good, with all in favor, the February 3, 2025 Regular Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk PLLC**

Ms. Hancock stated she is working on Requisition Number 2 for landscaping. RVI Landscaping Group (RVI) received their redline version and is fine with acknowledging the CDD has taken ownership of the work product; however, RVI wants the CDD to waive the warranty provision. She and Ms. Kilinski discussed this and are comfortable with it but want the Board to approve that decision. Mr. John Good stated, since the original Landscape Architecture's designs are not being used, he does not think the warranty is needed as another Landscape Architecture was engaged for the redesign. The materials warranty is not part of this process.

The Board consensus was to proceed with finalizing Requisition Number 2.

B. District Engineer (Interim): Boyd Civil Engineering, Inc.

There was no report. Going forward, "(Interim)" will be removed from the above title.

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

- **UPCOMING MEETINGS**

- **May 15, 2025 at 2:00 PM**

- **June 19, 2025 at 2:00 PM**

- **July 17, 2025 at 2:00 PM**

- **QUORUM CHECK**

Mr. Rom stated that the next meeting will be scheduled when needed.

EIGHTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

NINETEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, the meeting adjourned at 2:57 p.m.
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Secretary/Assistant Secretary

Chair/Vice Chair

FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION <i>Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Kissimmee, Florida 34741</i> ¹ <i>Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744</i> ² <i>West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida 34747</i> ³ <i>Hart Memorial Library, 211 East Dakin Avenue, First Floor, Room 120-HMC, Kissimmee, Florida 34741</i> <i>*Location to be determined</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2024 [First Floor, Room 120]	Regular Meeting	2:00 PM
November 05, 2024¹	Landowner's Meeting	1:00 PM
November 21, 2024 CANCELED [First Floor, Room 120]	Regular Meeting	2:00 PM
December 19, 2024 CANCELED [Second Floor, Roseada Room]	Regular Meeting	2:00 PM
January 16, 2025² CANCELED	Regular Meeting	2:00 PM
February 3, 2025³	Regular Meeting	4:15 PM
February 20, 2025 CANCELED	Regular Meeting	2:00 PM
March 20, 2025* CANCELED	Regular Meeting	2:00 PM
April 17, 2025³	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	2:00 PM
May 15, 2025* CANCELED	Regular Meeting	2:00 PM
June 19, 2025* CANCELED	Regular Meeting	2:00 PM
July 17, 2025* CANCELED	Regular Meeting	2:00 PM
August 21, 2025	Public Hearing & Regular Meeting <i>Adoption of FY26 Budget</i>	2:00 PM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
September 18, 2025*	Regular Meeting	2:00 PM