

# **FISH LAKE COVE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**April 16, 2026**

**BOARD OF SUPERVISORS  
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**  
<https://fishlakecovecdd.net/>

April 9, 2026

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 Regular Meeting on April 16, 2026 at 1:30 p.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of FY2027 Proposed Budget
  - A. Resolution 2026-04, Approving Proposed Budgets for Fiscal Year 2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date [No O&M Assessment Increase]
  - B. Resolution 2026-04, Approving Proposed Budgets for Fiscal Year 2027; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date [O&M Assessment Increase]
4. Consideration of Resolution 2026-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
5. Consideration of Resolution 2026-03, Designating the Location of the Local District Records Office and Providing an Effective Date
6. Consideration of Boyd Civil Engineering, Inc. Proposal for Professional Service Rate Increase
7. Acceptance of Unaudited Financial Statements as of February 28, 2026

**ATTENDEES:**

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

8. Approval of February 19, 2026 Regular Meeting Minutes

9. Staff Reports

- A. District Counsel: *Kilinski | Van Wyk PLLC*
- B. District Engineer: *Boyd Civil Engineering, Inc.*
- C. Field Operations Manager: *The Bridlewood Real Estate Company, LLC*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: May 21, 2026 at 1:30 PM

- QUORUM CHECK

SEAT 1	ALLAN E KEEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	THOMAS FRANKLIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	PAUL LINDER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	CARSON GOOD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JOHN GOOD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me or Raymond Passaro directly at (561) 571-0010.

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**

**3**

**FISH LAKE COVE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**FISH LAKE COVE  
COMMUNITY DEVELOPMENT DISTRICT  
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**FISH LAKE COVE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Developer contribution	360,549	35,585	74,267	109,852	\$ 360,963
Total revenues	<u>360,549</u>	<u>35,585</u>	<u>74,267</u>	<u>109,852</u>	<u>360,963</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,459	646	3,000	3,646	6,459
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	6,311	5,000	11,311	15,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,300	-	5,300	5,300	5,300
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	2,000	833	1,167	2,000	2,000
Trustee	3,750	-	3,750	3,750	3,750
EMMA software system	3,500	875	2,625	3,500	3,500
Telephone	200	83	117	200	200
Postage	500	-	500	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	8,250	5,000	-	5,000	5,500
Contingencies/bank charges	1,500	502	998	1,500	1,500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	<u>110,549</u>	<u>34,633</u>	<u>56,164</u>	<u>90,797</u>	<u>97,799</u>
<b>Field operations</b>					
Field operations mgmt	-	-	8,000	8,000	16,800
Field operations accounting	-	-	-	-	750
General field ops - misc	250,000	-	-	-	20,000
Janitorial	-	-	-	-	4,800
Landscape maintenance	-	-	-	-	58,430
Irrigation repairs	-	-	-	-	3,600
Irrigation water	-	-	-	-	15,288
Aquatic maintenance	-	-	-	-	5,400
Pool maintenance	-	-	-	-	7,200
Electric	-	-	-	-	18,744
Streetlights	-	-	-	-	49,200
Solar panel cleaning	-	-	-	-	2,460
Property insurance	-	-	-	-	60,492
Total field operations	<u>250,000</u>	<u>-</u>	<u>8,000</u>	<u>8,000</u>	<u>263,164</u>
Total expenditures	<u>360,549</u>	<u>34,633</u>	<u>64,164</u>	<u>98,797</u>	<u>360,963</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	952	10,103	11,055	-
Fund balance - beginning (unaudited)	-	(11,055)	(10,103)	(11,055)	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (10,103)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**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
<b>Wrathell, Hunt and Associates, LLC</b> (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	15,000
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	5,500
Annual fee paid to the Florida Department of Economic Opportunity.	
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

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

**EXPENDITURES (continued)**

**Field operations**

Field operations mgmt	16,800
Field operations accounting	750
General field ops - misc	20,000
Janitorial	4,800
Landscape maintenance	58,430
Irrigation repairs	3,600
Irrigation water	15,288
Aquatic maintenance	5,400
Pool maintenance	7,200
Electric	18,744
Streetlights	49,200
Gig Fiber streetlighting agreement	
Solar panel cleaning	2,460
Property insurance	60,492
Total expenditures	<u><u>\$ 360,963</u></u>

**FISH LAKE COVE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2025  
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026		
<b>REVENUES</b>					
Assessment levy: off-roll	\$ 314,998	\$ -	\$ 314,998	\$ 314,998	\$ 314,998
Interest	-	6,186	-	6,186	-
Total revenues	<u>314,998</u>	<u>6,186</u>	<u>314,998</u>	<u>321,184</u>	<u>314,998</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	70,000	-	70,000	70,000	70,000
Interest	246,520	123,260	123,260	246,520	243,475
Total expenditures	<u>316,520</u>	<u>123,260</u>	<u>193,260</u>	<u>316,520</u>	<u>313,475</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,522)	(117,074)	121,738	4,664	1,523
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(79)	-	(79)	-
Total other financing sources/(uses)	<u>-</u>	<u>(79)</u>	<u>-</u>	<u>(79)</u>	<u>-</u>
Net increase/(decrease) in fund balance	(1,522)	(117,153)	121,738	4,585	1,523
Fund balance:					
Beginning fund balance (unaudited)	438,258	447,037	329,884	447,037	451,622
Ending fund balance (projected)	<u>\$436,736</u>	<u>\$ 329,884</u>	<u>\$ 451,622</u>	<u>\$ 451,622</u>	<u>453,145</u>
Use of fund balance:					
Debt service reserve account balance (required)					(314,998)
Interest expense - November 1, 2027					(120,215)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 17,932</u>

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

<b>Date</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

<b>Date</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>4,620,000.00</b>		<b>4,878,587.50</b>	<b>9,498,587.50</b>	

**FISH LAKE COVE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

<b>Landowner Contribution (GF) and Off-Roll (DSF) Assessments</b>					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027</u>			<u>FY 2026</u>
		<u>Landowner Contribution per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>Total Assessment per Unit</u>
TH	315	\$ 1,145.91	\$ 999.99	\$ 999.99	\$ 999.00
<b>Total</b>	<b>315</b>				

**FISH LAKE COVE  
COMMUNITY DEVELOPMENT DISTRICT**

**3A**

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2026, prepared and 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, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_

HOUR: 1:30 p.m.

LOCATION: Johnston's Surveying, Inc.  
900 Cross Prairie Parkway  
Kissimmee, Florida 34744

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County, Florida at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

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

**PASSED AND ADOPTED THIS 16<sup>TH</sup> DAY OF APRIL, 2026.**

ATTEST:

**FISH LAKE COVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

**Exhibit A:** Proposed Budget for Fiscal Year 2027

**FISH LAKE COVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

## RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2026, prepared and 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, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the "District's Office," Governmental Management Services Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill

issued by the District in November of 2026, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

3. **SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_

HOUR: 1:30 p.m.

LOCATION: Johnston's Surveying, Inc.  
900 Cross Prairie Parkway  
Kissimmee, Florida 34744

4. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least sixty (60) days prior to the hearing set above.

5. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. **PUBLICATION OF NOTICE.** Notice of the public hearings shall be published in the manner prescribed by Florida law.

7. **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.

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

**PASSED AND ADOPTED THIS 16<sup>TH</sup> DAY OF APRIL, 2026.**

ATTEST:

**FISH LAKE COVE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Proposed Budget for Fiscal Year 2027

**FISH LAKE COVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2026/2027 AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2026/2027 meeting schedule attached as **Exhibit A**.

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

**1. ADOPTING FISCAL YEAR 2026/2027 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**2. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 16th day of April, 2026.

ATTEST:

**FISH LAKE COVE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

<b>FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 15, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>November 3, 2026</b>	<b>Landowners' Meeting</b>	<b>9:30 AM</b>
<b>November 19, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>December 17, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>January 21, 2027</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>February 18, 2027</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>March 18, 2027</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>April 15, 2027</b>	<b>Regular Meeting</b> <i>Presentation of FY2028 Proposed Budget</i>	<b>1:30 PM</b>
<b>May 20, 2027</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>June 17, 2027</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>July 15, 2027</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>August 19, 2027</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>September 16, 2027</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>

**FISH LAKE COVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2026-03**

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

**WHEREAS**, The 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 the offices of Wrathell Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

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

**SECTION 1.** The District’s local records office shall be located within Osceola County, Florida at:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

**FISH LAKE COVE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair Board of Supervisors

**FISH LAKE COVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**

April 1, 2026

Mr. Daniel Rom  
Fish Lake Cove CDD  
2300 Glades Road, Suite 410  
Boca Raton, FL 33431

Re: Proposal for Professional Service Rate Increase as District Engineer for Fish Lake Cove CDD

Dear Daniel:

The purpose of this letter is to request a rate increase for our services as District Engineer for the Fish Lake Cove Community Development District.

We respectfully request that the Board of Supervisors consider approving an updated rate schedule based on our 2026 fee structure. This schedule reflects increased operating costs and aligns with current market rates for professional engineering services. We further request that the approved 2026 rates become effective immediately upon approval.

We appreciate the opportunity to continue serving the Board of Supervisors and the Board's consideration of this request.

Sincerely,



Steven N. Boyd, P.E.

Hourly Rate Authorization Approved by:

\_\_\_\_\_ Date \_\_\_\_\_

Fish Lake Cove CDD

## **ATTACHMENT A**

### **Hourly Rate Schedule for the Fish Lake Cove CDD**

Principal	\$273.00
Director of Engineering	\$262.00
Project Manager / Senior Civil Engineer	\$199.00
Project Engineer/Civil Engineer	\$168.00
Senior Civil 3D Designer	\$152.00
CAD Technician - 2D	\$126.00
Civil Engineer E.I.	\$125.00
Assistant Project Manager	\$110.00
Administrative Assistant	\$94.00

**FISH LAKE COVE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**FISH LAKE COVE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 28, 2026**

**FISH LAKE COVE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
FEBRUARY 28, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>ASSETS</b>				
Cash	\$ 36,183	\$ -	\$ -	\$ 36,183
Investments				
Reserve	-	326,404	-	326,404
Interest	-	3,480	-	3,480
Construction	-	-	6,489	6,489
Due from Developer	14,691	195,298	4,529	214,518
Total assets	<u>\$ 50,874</u>	<u>\$ 525,182</u>	<u>\$ 11,018</u>	<u>\$ 587,074</u>
 <b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 14,504	\$ -	\$ 4,529	\$ 19,033
Due to Developer	18,482	-	4,529	23,011
Due to other	-	-	3,100	3,100
Accrued taxes payable	92	-	-	92
Retainage payable	-	-	315,547	315,547
Developer advance	13,208	-	-	13,208
Total liabilities	<u>46,286</u>	<u>-</u>	<u>327,705</u>	<u>373,991</u>
 <b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	14,691	195,298	-	209,989
Total deferred inflows of resources	<u>14,691</u>	<u>195,298</u>	<u>-</u>	<u>209,989</u>
 Fund balances:				
Restricted				
Debt service	-	329,884	-	329,884
Capital projects	-	-	(316,687)	(316,687)
Unassigned	(10,103)	-	-	(10,103)
Total fund balances	<u>(10,103)</u>	<u>329,884</u>	<u>(316,687)</u>	<u>3,094</u>
 Total liabilities, deferred inflows of resources and fund balances	<u>\$ 50,874</u>	<u>\$ 525,182</u>	<u>\$ 11,018</u>	<u>\$ 587,074</u>

**FISH LAKE COVE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Developer contribution	\$ 35,585	\$ 35,585	\$ 360,549	10%
Total revenues	<u>35,585</u>	<u>35,585</u>	<u>360,549</u>	10%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	646	646	6,459	10%
Management/accounting/recording**	4,000	20,000	48,000	42%
Legal	5,288	6,311	25,000	25%
Engineering	-	-	2,000	0%
Audit	-	-	5,300	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent*	166	833	2,000	42%
Trustee*	-	-	3,750	0%
EMMA software system	-	875	3,500	25%
Telephone	16	83	200	42%
Postage	-	-	500	0%
Printing & binding	42	208	500	42%
Legal advertising	-	-	1,750	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	8,250	61%
Contingencies/bank charges	86	502	1,500	33%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>10,244</u>	<u>34,633</u>	<u>110,549</u>	31%
<b>Field operations</b>				
Field operations	-	-	250,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>250,000</u>	0%
Total expenditures	<u>10,244</u>	<u>34,633</u>	<u>360,549</u>	10%
Excess/(deficiency) of revenues over/(under) expenditures	25,341	952	-	
Fund balances - beginning	<u>(35,444)</u>	<u>(11,055)</u>	-	
Fund balances - ending	<u>\$ (10,103)</u>	<u>\$ (10,103)</u>	<u>\$ -</u>	

**FISH LAKE COVE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2025  
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: off-roll	\$ -	\$ -	\$ 314,998	0%
Interest	1,012	6,186	-	N/A
Total revenues	<u>1,012</u>	<u>6,186</u>	<u>314,998</u>	2%
<b>EXPENDITURES</b>				
Principal	-	-	70,000	0%
Interest	-	123,260	246,520	50%
Total debt service	<u>-</u>	<u>123,260</u>	<u>316,520</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	1,012	(117,074)	(1,522)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(79)	-	N/A
Total other financing sources	<u>-</u>	<u>(79)</u>	<u>-</u>	N/A
Net change in fund balances	1,012	(117,153)	(1,522)	
Fund balances - beginning	328,872	447,037	438,258	
Fund balances - ending	<u>\$ 329,884</u>	<u>\$ 329,884</u>	<u>\$ 436,736</u>	

**FISH LAKE COVE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND  
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 20	\$ 104
Total revenues	20	104
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	20	104
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	79
Total other financing sources/(uses)	-	79
Net change in fund balances	20	183
Fund balances - beginning	(316,707)	(316,870)
Fund balances - ending	\$ (316,687)	\$ (316,687)

**FISH LAKE COVE  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

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

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The Board of Supervisors of the Fish Lake Cove Community Development District held a Regular Meeting on February 19, 2026 at 1:30 p.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

**Present:**

John Good	Chair
Carson Good	Assistant Secretary
Paul Linder	Assistant Secretary

**Also present:**

Daniel Rom	District Manager
Raymond Passaro	Wrathell Hunt and Associates LLC
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 1:32 p.m.

Supervisors Carson Good, John Good and Linder were present. Supervisors Keen and Franklin were absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of The Bridlewood Real Estate Company, LLC First Amendment to the Agreement for Field Operations Management Services**

37 Ms. Hancock presented The Bridlewood Real Estate Company, LLC First Amendment to  
38 the Agreement for Field Operations Management Services. It is an annual contract with a 30-  
39 day termination clause, for any reason, subject to providing written notice.

**On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, The Bridlewood Real Estate Company, LLC First Amendment to the Agreement for Field Operations Management Services, was approved.**

43  
44

**FOURTH ORDER OF BUSINESS**

**Discussion: Conveyance of Completed Phase 1 Infrastructure and Real Property**

47

48 Ms. Hancock discussed conveyance of Completed Phase 1 Infrastructure and Real  
49 Property, once Phase 1 is completed.

50 Discussion ensued regarding items being conveyed and easements, easements that  
51 might not be reflected on the plats, irrigation, and providing Ms. Hancock with any updated  
52 documentation.

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**On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, authorizing the Chair to execute an acknowledgement to accept conveyance of Phase 1 Infrastructure and Real Property and accept and/or execute deeds and easements, in relation to the conveyance of the Phase 1 Real Property, in between meetings, was approved.**

58  
59

60 Discussion ensued regarding whether the CDD or the Developer will finance the pool  
61 and clubhouse and timing of conveying Phase 2 improvements.

62

**FIFTH ORDER OF BUSINESS**

**Discussion: FY2026/2027 Budget**

64

65 Mr. Rom discussed preparations for the proposed Fiscal Year 2027 budget presentation,  
66 potentially breaking out Field Operations, Operations and Maintenance (O&M) budgeting, etc.

67

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and**

68  
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72

73 Providing for Severability and an Effective  
74 Date [November 3, 2026 - Seats 3, 4 & 5]  
75

76 Mr. Rom presented Resolution 2026-02. Seats 3, 4, and 5, currently held by Mr. Linder,  
77 Mr. Carson Good and Mr. John Good, respectively, will be up for election at the Landowners'  
78 Election.

79 **On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor,**  
80 **Resolution 2026-02, Designating a Date, Time and Location of November 3,**  
81 **2026 at 9:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway,**  
82 **Kissimmee, Florida 34744, for the Landowners’ Meeting and Election; Providing**  
83 **for Publication; Establishing Forms for the Landowner Election; and Providing**  
84 **for Severability and an Effective Date, was adopted.**

85  
86  
87 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2026-03,**  
88 **Designating the Location of the Local**  
89 **District Records Office and Providing an**  
90 **Effective Date**  
91

92 This item was deferred.

93  
94 **EIGHTH ORDER OF BUSINESS** **Discussion/Consideration/Ratification:**  
95 **Performance Measures/Standards &**  
96 **Annual Reporting Form**  
97

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

99 Mr. Rom noted that the 2025 Goals and Objectives Reporting was completed.

100 **On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor,**  
101 **the 2025 Goals and Objectives Reporting, was ratified.**

102  
103 **B. October 1, 2025 - September 30, 2026**

104 Mr. Rom presented the Goals and Objectives Reporting Fiscal Year 2026 Performance  
105 Measures and Standards.

106 **On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor,**  
107 **the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures**  
108 **and Standards, were approved.**

109  
110

111 NINTH ORDER OF BUSINESS Ratification Items

112

- 113 A. The Bridlewood Real Estate Company, LLC Agreement for Field Operations
- 114 Management Services

115 On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor,  
 116 the Bridlewood Real Estate Company, LLC Agreement for Field Operations  
 117 Management Services, was ratified.

118

- 119 B. Resolution 2026-01, Designating Dates, Times and Locations for Regular Meetings of
- 120 the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an
- 121 Effective Date

122 On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor,  
 123 Resolution 2026-01, Designating Dates, Times and Locations for Regular  
 124 Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026  
 125 and Providing for an Effective Date, was ratified.

126

- 127 C. GIG Fiber, LLC Outdoor Solar Lighting Service Agreement

128 On MOTION by Mr. John Good and seconded by Mr. Carson Good, with all in  
 129 favor, the GIG Fiber, LLC Outdoor Solar Lighting Service Agreement, was  
 130 ratified.

131

132

133 TENTH ORDER OF BUSINESS Acceptance of Unaudited Financial  
 134 Statements as of December 31, 2025

135

136 Mr. Rom stated Staff will follow up regarding the funding requests.

137 On MOTION by Mr. Carson Good and seconded by Mr. John Good, with all in  
 138 favor, the Unaudited Financial Statements as of December 31, 2025, were  
 139 accepted.

140

141

142 ELEVENTH ORDER OF BUSINESS Approval of August 21, 2025 Public Hearing  
 143 and Regular Meeting Minutes

144

145 On MOTION by Mr. John Good and seconded by Mr. Carson Good, with all in  
 146 favor, the August 21, 2025 Public Hearing and Regular Meeting Minutes, as  
 147 presented, were approved.

148

149

150 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

151

152 **A. District Counsel: Kilinski | Van Wyk PLLC**

153 Ms. Hancock stated her firm is providing updates on the current legislative session. She  
154 discussed legislation being considered related to recalling elected officials.

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

156 There was no report.

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

- 158 • **NEXT MEETING DATE: March 19, 2026 at 1:30 PM**

- 159 ○ **QUORUM CHECK**

160 Mr. Rom stated the March 19, 2026 meeting will likely be cancelled.

161

162 **THIRTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

163

164 Mr. John Good asked for the budget information to be emailed to him.

165 **Mr. Boyd joined the meeting via telephone.**

166

167 **FOURTEENTH ORDER OF BUSINESS** **Public Comments**

168

169 No members of the public spoke.

170

171 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

172

173 **On MOTION by Mr. John Good and seconded by Mr. Carson Good, with all in**  
174 **favor, the meeting adjourned at 1:57 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

180  
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182  
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Secretary/Assistant Secretary

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Chair/Vice Chair

**FISH LAKE COVE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT****BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE****LOCATION***Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 16, 2025 CANCELED</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>November 20, 2025* CANCELED</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>December 18, 2025 CANCELED</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>January 15, 2026 CANCELED</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>February 19, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>March 19, 2026 CANCELED</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>April 16, 2026</b>	<b>Regular Meeting</b> <i>Presentation of FY2027 Proposed Budget</i>	<b>1:30 PM</b>
<b>May 21, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>June 18, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>July 16, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>August 20, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>September 17, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>

**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: Current fiscal year budget with any amendments and most recent financials within the latest agenda package and annual audit via link to Florida Auditor General website.

**Measurement:** Annual audit, previous years' budgets, and financials 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 and 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

Chair/Vice Chair: 

Date: February 19, 2026

Print Name: Chair  
Fish Lake Cove  
Community Development District

District Manager: 

Date: February 19, 2026

Print Name: David Thom  
Fish Lake Cove  
Community Development District