FISH LAKE COVE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED 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	Adopted 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	$ 360,549

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

	Fiscal Year 2025				
	Proposed Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted 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

Landowner Contribution (GF) and Off-Roll (DSF) Assessments					
Product/Parcel	**Units**	**FY 2026 Landowner Contribution 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	$ 999.99	n/a
Total	**315**				