

Mainstreet at Coconut Creek
Community Development District

Adopted Budget
FY 2027



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Mainstreet at Coconut Creek

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
Developer Contributions/Maintenance Assessm€	\$ 91,925	\$ 56,127	\$ 52,161	\$ 108,288	\$ 102,265
TOTAL REVENUES	\$ 91,925	\$ 56,127	\$ 52,161	\$ 108,288	\$ 102,265

EXPENDITURES:

Administrative

Engineering	\$ 10,000	\$ 5,280	\$ 18,480	\$ 23,760	\$ 15,000
Attorney	12,000	8,733	12,226	20,959	15,000
Annual Audit	5,000	1,000	4,000	5,000	5,000
Assessment Administration	2,500	-	-	-	2,500
Arbitrage Rebate	550	-	-	-	550
Dissemination Agent	2,500	-	-	-	2,500
Trustee Fees	5,000	-	-	-	5,000
Management Fees	36,000	21,000	15,000	36,000	38,160
Website Maintenance	3,000	1,750	1,250	3,000	3,180
Telephone	200	-	200	200	200
Postage & Delivery	750	141	197	338	750
Insurance General Liability	6,500	5,000	-	5,000	6,500
Printing & Binding	1,000	144	202	347	1,000
Legal Advertising	5,000	3,564	1,000	4,564	5,000
Other Current Charges	750	373	522	895	750
Contingency	1,000	7,900	150	8,050	1,000
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL EXPENDITURES	\$ 91,925	\$ 55,060	\$ 53,228	\$ 108,288	\$ 102,265

Other Sources/(Uses)

Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 1,067	\$ (1,067)	\$ -	\$ -

Mainstreet at Coconut Creek

Community Development District

Budget Narrative

FY 2027

REVENUES

Developer Contributions/Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the assessable parcels within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Telephone

Conference calls for the CDD.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

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Budget Narrative
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Expenditures - Administrative (continued)
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Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Commerce for \$175.

Contingencies

A contingency for any unanticipated and unscheduled cost to the District.