MainStreet at Coconut Creek
Community Development District

May 21, 2026

MainStreet at Coconut Creek

Community Development District

Revised Meeting Agenda

Seat 1: Landon Massel – (C.)	
Seat 2: Richard Stephano – (V.C.)	
Seat 3: Marc Szasz – (A.S.)	
Seat 4: Lindsay Foster – (A.S.)	
Seat 5: Lilibeth Hauck – (A.S.)	

Thursday
May 21, 2026
10:00 a.m.

Governmental Management Services, South Florida
5385 N. Nob Hill Road, Sunrise, FL 33351
Join the meeting now
Meeting ID: 263 002 469 618 1 and Passcode: VP6MK3B5
1 872-240-4685 and Phone Conference ID: 158 405 316#

1. Roll Call

2. Approval of Minutes of the April 16, 2026 Meeting **– Page 3**

3. Public Hearing to Adopt the Fiscal Year 2027 Budget **– Page 10**
   A. Motion to Open the Public Hearing

   B. Public Comment and Discussion

   C. Consideration of **Resolution #2026-05** Adopting the Final Budget **– Page 15**

   D. Consideration of Funding Agreement **– Page 16**

   E. Motion to Close the Public Hearing

4. Staff Reports
   A. Attorney

   B. Engineer

   C. Manager
      1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule **– Page 25**

      2) Form 1 Financial Disclosure Due July 1, 2026 **– Page 26**

      3) Reminder to Complete Annual Ethics Training by December 31, 2026

      4) Number of Registered Voters in the District – **0 – Page 28**

5. Financial Reports
   A. Acceptance of Funding Request **#10 – Page 29**

   B. Acceptance of Unaudited Financials **– Page 30**

6. Supervisors Requests and Audience Comments

7. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://www.mainstreetatcoconutcreekcdd.com

MINUTES OF MEETING
MAINSTREET AT COCONUT CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Mainstreet at Coconut Creek Community Development District was held on Thursday, April 16, 2026 at 10:02 a.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Landon Massell	Chairman
Rick Stephano	Vice Chairman
Lindsay Foster	Assistant Secretary
Lilibeth Hauck	Assistant Secretary
Marc Szasz	Assistant Secretary

Also present were:

Andrew Gill	District Manager, GMS
Juliana Duque	GMS
Julie Johnston	13th Floor
Ginger Wald	District Counsel

FIRST ORDER OF BUSINESS — Roll Call

Mr. Gill called the meeting to order at 10:02 a.m. and called the roll.

SECOND ORDER OF BUSINESS — Approval of Minutes of the March 19, 2026 Meeting

Mr. Gill: The next item is the minutes from the March19, 2026 meeting. Those are included in the agenda packet for your review. Are there any other comments, corrections, or changes?

> On MOTION by Ms. Foster, seconded by Mr. Massell, with all in favor, the Minutes of the March 19, 2026 Meeting, were approved.

THIRD ORDER OF BUSINESS Consideration of Ancillary Documents – Series 2026 Bonds (Assessment Area 1)

Mr. Gill: Item three is the main reason for the meeting. These are a number of ancillary documents related to the Series 2026 bonds. I'll have District counsel walk us through those. At the end of that, I'll have a motion to approve all of them together in substantial final form, subject to final review by District counsel.

Ms. Wald: You’ve seen these kinds of documents before; they're the same basic formats for each one of the bond issuances for CDDs. The difference is every single project is different. This is for the Phase 1 area project that we've already discussed multiple times. We've already accepted the project. We've already approved the Engineer's Report and an Assessment Methodology Report. These are part of the agreements and the forms that have to go along with bond issuance itself.

A. Assignment and Acquisition Agreement

Ms. Wald: The first one is the assignment and acquisition agreement for Assessment Area 1 project. This is for both developers. I know all of you here, other than one, is sitting with your CDD hats on, but it's Lennar Homes and GSRE partners for the assignment and acquisition agreement. This is for the District to be able to acquire the improvements, whether they're completed, whether they're in a state that they're almost completed, and to be able to go ahead and complete them themselves. We have the split between the two developers and you'll see a lot of blanks. The blanks are because we do not have the final numbers. Those final numbers are provided when we have that pricing completed and then they will be entered. You do have some numbers that are in here that are complete. That is from the Engineer's Report and that is the maximum estimate of the project cost. It has the requirements for the developers as the District is acquiring those completed improvements. That is the same that we have in every single one of these documents, the warranties over that period of time, the construction terms, etc. We did see some errors that we talked about beforehand in regards to scrivener’s errors. We will go ahead and correct those that we had previously discussed prior to the meeting with the people that found them. Exhibit B provides that assessment area project. So, this is what came directly from the Engineer's Report. It's the stormwater management drainage facility system, water distribution, sanitary sewer, roadway, public rights-of-way, all those open space improvements for this Phase 1, and then any other improvements that are related thereto, which would be from a bill of sale. You have Exhibit C, which is the contract rights. Any of the contracts, and I believe Marc and I talked about this in the last meeting, that have already been entered into by the developer can be assigned to the District or partially assigned to the District as long as it's for what I just read off, that Phase 1 infrastructure project. This is the basic format. This can be revised, but it is the basic format that we'll be looking at, and then we will have those third-party consents. That will be done after the bond issuance. It's good to have these in advance, provide them to those contractors so they can start reviewing and we can work on them, so as soon as we get final funding from the bonds, then we can move forward with entering into them, and then the District will have that responsibility.

Mr. Massell: We would say that we would be the development manager?

Ms. Wald: Correct. I call it all developers, but when you look at here, you will see the actual definitions therein. Instead of me calling that every single time, the definitions are included in the agreement, and they work through each one of the languages.

B. Completion Agreement

Ms. Wald: The next one is the completion agreement. The completion agreement is to make sure that the bond funds have been depleted. Then the developer still, or developer manager, still has that obligation to complete that portion of the project as to the responsibility thereof. Again, there's some typos that we found. We will go ahead and make those changes.

C. Collateral Assignment and Assumption Agreement

Ms. Wald: The next one is the collateral assignment and assumption of development rights relating to area one blocks 2, 3, and 4 under this Phase 1 project. This is making sure that for the CDD to go ahead and complete that portion of the project, that it has the responsibility, therefore, under the bond issuance, that the CDD has those development rights to do so. That’s why it's going to be the developer that has those rights to be able to provide it to the CDD for the completion of those portions. Again, if there's some type of fault or something happens where the CDD must take that over, then it has that right to do so.

D. Declaration of Consent to Jurisdiction

Ms. Wald: The declaration of consent, the CDD does not execute that, but it is an ancillary document. The developer, GSRE Partners is stating that they are consenting to this jurisdiction, they are consenting to the rights that the CDD has proceeded forward with the levy of these assessments and is issuing bonds.

E. Lien of Record

Ms. Wald: The lien of record, the Board doesn't execute this but this will be recorded in the public records in Broward County showing that those assessments are in place because the bonds have been issued. So for anyone that buys in that will come up on any title search.

F. True-Up Agreement

Ms. Wald: The next agreement is the true-up agreement for the Assessment Area 1 project. This is a requirement as to what's supposed to be built and that has been provided to the bondholders and also is in the Special Assessment Methodology that has been completed and has been accepted. If something changes, like you're supposed to build 100 homes but you can't build one of the homes you can only build 99. The true up says, you're supposed to have 100. That's what you're supposed to be collecting. You've got to pay for that last home. That's the requirement under the true-up agreement. The reason for it is to make sure that the District is whole and has the money that it needs to continue to make those payments to the bondholders. That's a very simple example of the true of agreement. It's also in the Assessment Methodology Report, you'll see that requirement and explanation as well. This is just putting it in the final form of an agreement so the developer executes it with the CDD.

Mr. Stephano: I had one question on that. It seems to me like the residential home component isn't an easy one.

Ms. Wald: I just gave an example, I’m not saying it's for this.

Mr. Stephano: I think that I understand that part that seems pretty easy like if you were thinking 100 and you divide it by 100 and there aren't 100 you have to divide by 99. It seems to me though that if there's 404 apartments, if we have four or three, it doesn't matter.

Ms. Wald: We consider that commercial. We do not consider that residential. The way that it's written up and it's in the Assessment Methodology Report is that way. Remember, once everything is platted, things don't change unless you're doing a replat. That’s why you have that true-up.

Mr. Stephano: Same thing would be true for the commercial. It says in there 77,500 square feet and they build 77,400 square feet, it doesn’t matter.

Ms. Wald: It can matter. That's different because when you look at the Assessment Methodology Report, it's based on square footage. If you're going to change that square footage, then there will be a true agreement that will have to be made. Commercial is by the square footage. You've got to go back to the Assessment Methodology Report, that has to be made up because allocations are all done pursuant to those ERUs that come from the Assessment Methodology.

Mr. Stephano: Thank you for that explanation.

G. Assignment and Assumption of Agreement Form (Contract Rights)

Ms. Wald: Mike went ahead and provided the form of what I talked about before as to the partial assignment and assumption of the construction contracts. He added that there too, so you can see what that format is. It's the same one that we've used before. It's the same one that we did at the deal that we just completed. It has that third party consent format. Of course it has to be changed to the actual contract itself. It also has, in case surety needs to be done, if the amount of the projects is in excess of the statutory amount. There are different numbers for each one, the basis is 300,000, but some are 75,000. We have to have a performance bond. When I say we, I mean the CDD and so we have to make sure that's in place. If it's not in place, it has to be done. If it's already in place, then we have the consent limit. That's all I have for these ancillary documents. As was stated by Andrew, the request is to approve these in substantial final form due to the changes that we have already discussed, and some of that are coming later, because I know that my law partner, Mike, who has prepared these forms, had a discussion yesterday with counsel for the developer of GSRE, and with some of the tweaking and some of the changes need to be made those documents will changes slightly. Those blanks will be completed with pricing as I stated, and also as part of the delegation resolution that we previously had, gives to the Chair the ability to execute these documents. Of course, they will be sent to everybody as we always do on the distribution list when they are completed. At any time, anybody can contact me or contact Mike, and we will be able to provide answers as to any questions you may have. If there are no questions, we would request that you go ahead and approve in substantial final form.

> On MOTION by Mr. Stephano, seconded by Ms. Foster, with all in favor, Ancillary Documents – Series 2026 Bonds (Assessment Area One) Items 3A-3G, were approved in substantial final form.

FOURTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Wald: I have nothing to add.

B. Engineer

Mr. Gill: I have nothing to report from the District Engineer.

C. Manager

Mr. Gill: I don't have anything for the Board.

FIFTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Funding Request #9

Mr. Gill: You have item 5A which is acceptance of the funding request.

B. Acceptance of Unaudited Financials

Mr. Gill: You have the unaudited financials in your agenda package for Board review.

On MOTION by Ms. Foster, seconded by Mr. Szasz, with all in favor, Accepting Funding Request #9 and Accepting the Unaudited Financials, was approved.

SIXTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Gill: Supervisor requests and audience comments, I don't believe we have any members of the public in person. Hearing no comments, we will move on to the next item.

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Gill: I'll ask for motion to adjourn.

On MOTION by Mr. Massell, seconded by Mr. Stephano, with all in favor, the meeting was adjourned.

______________________________ ______________________________

Secretary / Assistant Secretary Chairman / Vice Chairman

Mainstreet at Coconut Creek

Community Development District

Approved Proposed Budget

FY 2027

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Mainstreet at Coconut Creek
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
Developer Contributions/Maintenance Assessments	$ 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 platted lots 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.

Mainstreet at Coconut Creek

Community Development District

Budget Narrative

FY 2027

Expenditures - Administrative (continued)

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.

RESOLUTION 2026-05

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2027

WHEREAS, the District Manager has heretofore prepared and submitted to the Board, for approval, the District's proposed General Fund Budget, for Fiscal Year 2027; and

WHEREAS, a public hearing has been held on the 21st day of May 2026 at which members of the general public were accorded the opportunity to speak prior to the adoption of the final budget;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT;

1. The General Fund Budget heretofore submitted to and approved by the Board is hereby adopted as the final General Fund Budget of the District for the 2027 Fiscal Year.

2. A verified copy of said final General Fund Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings".

Adopted the **21st day of May 2026**

____
Chairman / Vice Chairman

____
Secretary / Assistant Secretary

DEVELOPER FUNDING AGREEMENT

(Fiscal Year 2027)

This Developer Funding Agreement (the "Agreement") is made and entered into this **21st day of May 2026,** by and between:

> **MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in City of Coconut Creek, **Broward County, Florida**, and whose mailing address is **5385 N. Nob Hill Rd., Sunrise, Florida 33351** (the "District"); and
>
> **Lennar Homes, LLC** a Florida limited liability company, the primary developer of lands within the boundaries of the District, whose address is **5505 Waterford District Drive, Miami Florida** ("Lennar") and **13th Floor Homes, LLC** a Florida limited liability company, the secondary developer of lands within the boundaries of the District, whose address is **699 N Federal Hwy Suite 450, Fort Lauderdale, FL 33304** ("13th Floor") and its successors and assigns (collectively the "Developers").

RECITALS

WHEREAS, the Developers own or control the majority of all lands within the District; and

WHEREAS, the District pursuant to the responsibilities and authorities vested in it by Chapter 190 Florida Statutes, desires to proceed with the discharge of its duties, including but not limited to its administrative and legal functions and its preparations to acquire, construct and deliver certain community development services, facilities, and improvements to serve the District, including, without limitation, **certain water distribution and wastewater collection system and transmission systems and facilities, a stormwater management system, open space improvements, landscaping, public parking garage, public recreation and park areas, public roadway and right of way improvements, and related improvements**, all as such services, facilities, and improvements are more specifically described in the plans and specifications on file at the offices of the District (collectively referred to hereafter as "Improvements"); and

WHEREAS, the Developers recognize that in the District's discharging of said duties and responsibilities, certain benefits will accrue to the land; and

WHEREAS, the Developers are agreeable to funding the operations of the District as called for in the budget approved by the Board of Supervisors for Fiscal Year 2027 ("Budget"), which is attached and made a part hereof as Exhibit "A", as such Budget may be amended from time to time for the fiscal year that it covers; and

WHEREAS, the Developers agree and acknowledge that this Agreement shall be binding upon its heirs, executors, receivers, trustees, successors and assigns;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties hereinafter recited, the receipt and sufficiency of which is hereby acknowledged, the District and the Developers agree as follows:

1. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. Developers agree to make available to the District the moneys necessary for the operation of the District as called for in the Budget, monthly, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. Funding shall be allocated 60% for Lennar and 40% for 13th Floor.

The District and the Developer hereby authorize District staff, the District Engineer, District Manager, District Counsel, the Financial Advisor, Bond Counsel, the Underwriters, the Trustee, Trustee's Counsel and any other necessary professionals to proceed with the work related to the issuance of the Bonds. The Developer and the District agree that all reasonable fees, costs, or other expenses incurred by the District for the services of the District Engineer, District Counsel, Bond Counsel, the Underwriters, Financial Advisor, Trustee, Trustee's Counsel, and other professionals for the work contemplated by this Agreement which are due and payable prior to the issuance of the Bonds shall be paid solely from the funds provided by the Developer pursuant to this Agreement. In the event that the District does not issue Bonds, the Developer and the District agree that all reasonable fees, costs or other expenses incurred by the District for the services of the District Engineer, District Counsel, Bond Counsel, the Underwriters, Financial Advisor, Trustee, Trustee's Counsel, and other professionals for the work contemplated by this Agreement shall be paid by the Developer to the extent required by and in accordance with the terms of each party's engagement by the District.

3. The parties hereto recognize that payments not part of the Budget may be made by the Developers, at Developers' discretion or pursuant to other agreements, to the District or on behalf of the District, in connection with the Improvements set forth in the report of the District Engineer which are to be financed with special assessment bonds ("Bonds") and as such may be considered to be reimbursable advances. The District

agrees to use best efforts such that upon the issuance of its Bonds there will be included an amount sufficient to repay the Developers for the payments advanced to the District by the Developers prior to the issuance of the Bonds in accordance with this Agreement and in connection with the cost of the Improvements. Such repayment shall be made within a reasonable period of time following the issuance of the Bonds; however, District agrees to, in good faith, make every reasonable effort to pay within thirty (30) days thereof. The parties further agree that the advances made pursuant to this Agreement and in connection with the improvements and repayments will not include any interest charge.

4. Developers shall make available to the District the moneys necessary for any and all maintenance, repair, reconstruction, and replacement of the District's Improvements arising during the fiscal year covered by the Budget (through September 30, 2027) or as set forth in the Budget for Fiscal Year 2027, as such Budget may be amended from time to time.

5. This instrument constitutes the entire agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only in writing which is executed by both of the parties hereto.

6. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

7. A default by either party under the Agreement shall entitle the other to all remedies available at law or in equity, which shall include but not be limited to the right of damages, injunctive relief and specific performance and specifically include the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on any property owned by the Developer within the boundaries of the District.

8. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

9. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any

third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

12. This Agreement, or any monies to become due hereunder, may be assigned, provided that the assigning party first obtains the prior written consent of the other party, which consent shall not unreasonably be withheld.

13. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Developers and District, their heirs, executors, receivers, trustees, successors and assigns.

14. Whenever used the singular number shall include the plural, the plural the singular; the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

15. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be executed by facsimile, which shall be good as an original, and may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the date first above written.

Attest:

MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes

____
Secretary / Assistant Secretary

By: ______________________________
Chair/Vice-Chair

_______ day of __________, 2026

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me, by means of [__] physical presence or [__] online notarization, this ____ day of ______, 2026, by _____________________, as Chair/Vice-Chair of the Board of Supervisors of the **MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, on behalf of the special purpose government, who is personally known and/or produced ______________________ as identification.

[SEAL]

____

Notary Public Commission Expires: _______________

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me, by means of [__] physical presence or [__] online notarization, this _____ day of _____________, 2026, by ______________________, as Secretary/Assistant Secretary of the **MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, on behalf of the special purpose government, who is personally known to me or has produced ___________________ as identification.

[SEAL]

____

Notary Public Commission Expires: _______________

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

By: Lennar Homes, LLC, a Florida Limited liability company

Witnesses:

_______________________________ By: _______________________________

_______________________________ Print Name:_______________________

Print Name Title: _______________________

_______________________________ _____ day of _______ 2026

____

Print Name

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me, by means of [__] physical presence or [__] online notarization, this _____ day of _____________, 2026, by _____________________, as _________________ of **Lennar Homes, LLC**, a Florida Corporation, on behalf of the company. He/ She is personally known to me or has produced __________________ as identification.

____

Notary Public Commission Expires:_________________

By: 13th Floor Homes, LLC, a Florida Limited liability company

Witnesses:

_______________________________ By: _______________________________

_______________________________ Print Name: _______________________

Print Name Title: _______________________

_______________________________ _____ day of _______ 2026

____

Print Name

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me, by means of [__] physical presence or [__] online notarization, this _____ day of _____________, 2026, by ______________________, as __________________ of **13th Floor Homes, LLC**, a Florida Corporation, on behalf of the company. He/ She is personally known to me or has produced ___________________ as identification.

____

Notary Public Commission Expires:__________________

<u>Exhibit "A" – FY 27 Budget</u>

BOARD OF SUPERVISORS MEETING DATES
MAINSTREET AT COCONUT CREEK
COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026/2027

The Board of Supervisors of the MainStreet at Coconut Creek Community Development District will hold their regularly scheduled public meeting for Fiscal Year 2027 at 10:00 a.m. at the offices of Governmental Management Services, South Florida at 5385 N. Nob Hill Road, Sunrise, FL 33351, on the third Thursday of each month as follows:

October 15, 2026
November 19, 2026
December 17, 2026
January 21, 2027
February 18, 2027
March 18, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027
September 16, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at ***http://www.mainstreetatcoconutcreekcdd.com***

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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.

Andrew Gill
Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The [?] links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization | Board of Supervisors

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
259913	2025	Lindsay Foster	• MainStreet at Coconut Creek Community Development District - Board of Supervisors [?] • Sabal Palm Community Development District - Board of Supervisors [?] • Woodlands Section 9 Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 Not Filed	View Filings
299529	2025	Lilibeth Hauck	• Biscayne Drive Estates Community Development District - Board of Supervisors [?] • East Palm Drive Community Development District - Board of Supervisors [?] • MainStreet at Coconut Creek Community Development District - Board of Supervisors [?] • Palm Gate Community Development District - Board of Supervisors [?] • Quail Roost Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 Not Filed	View Filings
311692	2025	Landon Massel	• MainStreet at Coconut Creek Community Development District - Board of Supervisors [?] • Woodlands Section 9 Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 Not Filed	View Filings
316756	2025	Richard Stephano	• MainStreet at Coconut Creek Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 Not Filed	View Filings
299519	2025	Marc Szasz	• Acacia Grove Community Development District - Board of Supervisors [?] • Bauer Drive Community Development District - Board of Supervisors [?] • Biscayne Drive Estates Community Development District - Board of Supervisors [?] • Black Creek Community Development District - Board of Supervisors [?] • Century Park Square Community Development District - Board of Supervisors [?] • East Palm Drive Community Development District - Board of Supervisors [?] • Epmore Community Development District - Board of Supervisors [?] • Eureka Grove Community Development District - Board of Supervisors [?] • Kingman Gate Community Development District - Board of Supervisors [?] • Los Cayos Community Development District - Board of Supervisors [?] • MainStreet at Coconut Creek Community Development District - Board of Supervisors [?] • Newton Road Community Development District - Board of Supervisors [?] • Palm Gate Community Development District - Board of Supervisors [?] • Pine Isle Community Development District - Board of Supervisors [?] • Princeton Commons Community Development District - Board of Supervisors [?] • Rancho Grande Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 Not Filed	View Filings

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PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			• San Simeon Community Development District - Board of Supervisors [?] • Sedona Point Community Development District - Board of Supervisors [?] • Siena North Community Development District - Board of Supervisors [?]			

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Back

Joe Scott, Supervisor of Elections
4650 NW 21st Avenue
Fort Lauderdale, FL 33309
(954) 357-VOTE · BrowardVotes.gov

MEMORADUM

To: Jennifer McConnell
Governmental Management Services

From: Patricia Santiago PS
Administration Director

Date: April 16, 2026

Subject: Number of Registered Voters Request

Pursuant to your request, please be advised that the number of registered voters as of April 15, 2026, in the Special Districts/Community Development Districts (CDDs) requested is as follows:

Special District/CDD	# of Registered Voters
Academic Village Community Development District	87
Bahia Mar Community Development District	10
Botaniko Community Development District	128
Coral Bay Community Development District	2,270
Cypress Cove Community Development District	434
Griffin Lakes Community Development District	655
Hollywood Beach 1 Community Development District	0
Mainstreet at Coconut Creek Community Development District	0
Metropica Community Development District	157
McJunkin at Parkland Community Development District	794
Oakridge Community Development District	1,290
Orchid Grove Community Development District	717
Sabal Palm Community Development District	1,455
Shotgun Road Community Development District	0
Solterra Community Development District	0
Turtle Run Community Development District	3,140
Woodlands at Section 9 Community Development District	0

We hope this information has been of assistance to you.

Mainstreet at Coconut Creek

Community Development District

BILL TO: **GSR RE Partners**
330 Himmarshee Street, Suite 110
Fort Lauderdale, FL 33301

May 21, 2026
Funding Request #10

Lennar Homes
5505 Waterford District, 5th Floor
Miami, FL 33126

	PAYEE	TOTAL	GSR RE Parnters (40%)	Lennar (60%)
1	**Billing, Cochran, Lyles, Mauro & Ramsey, PA**			
	Inv# 198107 - Attorney Fees (Mar 26)	$ 1,710.00	$ 684.00	$ 1,026.00
	Inv# 198516 - Attorney Fees (Apr 26)	$ 1,980.00	$ 792.00	$ 1,188.00
2	**GMS-SF, LLC**			
	Inv# 14 - Management Fees & Expenses (May 26)	$ 3,251.48	$ 1,300.59	$ 1,950.89
3	**Grau and Associates**			
	Inv# 29362 - Audit FYE 9/30/25	$ 2,200.00	$ 880.00	$ 1,320.00
	TOTAL	**$ 9,141.48**	**$ 3,656.59**	**$ 5,484.89**

Please make check payable to:

Mainstreet at Coconut Creek Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

MainStreet at Coconut Creek

Community Development District

Unaudited Financial Reporting

April 30, 2026

Table of Contents

MainStreet at Coconut Creek

Community Development District

Combined Balance Sheet

April 30, 2026

		General Fund
Assets:		
Cash:		
Operating Account	$	7,494
Accounts Receivable		-
Due from Developer		15,334
Total Assets	**$**	**22,828**
Liabilities:		
Accounts Payable	$	14,746
Due to Developer		-
Total Liabilites	**$**	**14,746**
Fund Balance:		
Unassigned		8,083
Total Fund Balances	**$**	**8,083**
Total Liabilities & Fund Balance	$	22,828

MainStreet at Coconut Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Amended Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Developer Contributions - GSR RE Partners	$ 36,770	$ 29,427	$ 29,427	$ -
Developer Contributions - Lennar	55,155	26,701	$ 26,701	-
Other Income	-	-	-	-
Total Revenues	**$ 91,925**	**$ 56,127**	**$ 56,127**	**$ -**
Expenditures:				
General & Administrative:				
Engineering	$ 10,000	$ 5,833	$ 5,280	$ 553
Attorney	12,000	7,000	8,733	(1,733)
Annual Audit	5,000	1,000	1,000	-
Assessment Administration	2,500	-	-	-
Arbitrage Rebate	550	-	-	-
Dissemination Agent	2,500	-	-	-
Trustee Fees	5,000	-	-	-
Management Fees	36,000	21,000	21,000	-
Information Technology/Website Admin	3,000	1,750	1,750	-
Telephone	200	117	-	117
Postage & Delivery	750	438	141	296
Insurance General Liability	6,500	6,500	5,000	1,500
Printing & Binding	1,000	583	144	439
Legal Advertising	5,000	2,917	3,564	(647)
Other Current Charges	750	438	373	64
Contingency	1,000	583	7,900	(7,317)
Dues, Licenses & Subscriptions	175	175	175	-
Total Expenditures	**$ 91,925**	**$ 48,333**	**$ 55,060**	**$ (6,727)**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 7,794	$ 1,067	$ (6,727)
Net Change in Fund Balance	**$ -**	**$ 7,794**	**$ 1,067**	**$ (6,727)**
Fund Balance - Beginning	$ -		$ 7,016	
Fund Balance - Ending	$ -		$ 8,083	

MainStreet at Coconut Creek

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions - GSR RE Partners	$ -	$ 11,890	$ 8,417	$ -	$ -	$ 9,119	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,427
Developer Contributions - Lennar	-	-	6,722	6,300	13,679	-	-	-	-	-	-	-	26,701
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ 11,890**	**$ 15,139**	**$ 6,300**	**$ 13,679**	**$ 9,119**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 56,127**
Expenditures:													
General & Administrative:													
Engineering	-	330	4,950	-	-	-	-	-	-	-	-	-	5,280
Attorney	1,530	1,193	1,320	500	500	1,710	1,980	-	-	-	-	-	8,733
Annual Audit	-	-	-	-	1,000	-	-	-	-	-	-	-	1,000
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,000	3,000	3,000	3,000	3,000	3,000	3,000	-	-	-	-	-	21,000
Information Technology/Website Admin	250	250	250	250	250	250	250	-	-	-	-	-	1,750
Postage & Delivery	9	125	2	3	-	-	2	-	-	-	-	-	141
Insurance General Liability	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Printing & Binding	102	42	-	-	-	-	-	-	-	-	-	-	144
Legal Advertising	2,842	-	273	296	-	153	-	-	-	-	-	-	3,564
Other Current Charges	56	55	60	57	50	51	45	-	-	-	-	-	373
Contingency	-	-	-	-	4,000	-	3,900	-	-	-	-	-	7,900
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Expenditures	**$ 12,963**	**$ 4,995**	**$ 9,856**	**$ 4,105**	**$ 8,800**	**$ 5,164**	**$ 9,177**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 55,060**
Excess (Deficiency) of Revenues over Expenditures	$ (12,963)	$ 6,895	$ 5,283	$ 2,195	$ 4,879	$ 3,955	$ (9,177)	$ -	$ -	$ -	$ -	$ -	$ 1,067
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (12,963)**	**$ 6,895**	**$ 5,283**	**$ 2,195**	**$ 4,879**	**$ 3,955**	**$ (9,177)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,067**