MainStreet at Coconut Creek
Community Development District

April 16, 2026

MainStreet at Coconut Creek

Community Development District

Agenda

Seat 1: Landon Massell – (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
April 16, 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 March 19, 2025 Meeting **– Page 3**
3. Consideration of Ancillary Documents – Series 2026 Bonds (Assessment Area One)
   A. Assignment and Acquisition Agreement **– Page 8**
   B. Completion Agreement **– Page 31**
   C. Collateral Assignment and Assumption Agreement **– Page 42**
   D. Declaration of Consent to Jurisdiction **– Page 53**
   E. Lien of Record **– Page 58**
   F. True-Up Agreement **– Page 61**
   G. Assignment and Assumption Agreement Form (Contract Rights) **– Page 75**
4. Staff Reports
   A. Attorney
   B. Engineer
   C. Manager
5. Financial Reports
   A. Acceptance of Funding Request **#9 – Page 88**
   B. Acceptance of Unaudited Financials **– Page 89**
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 Friday, March 19, 2026 at 10:00 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 *joined late*	Assistant Secretary
Marc Szasz	Assistant Secretary

Also present were:

Andrew Gill	District Manager, GMS
Juliana Duque	GMS
Ginger Wald	District Counsel

FIRST ORDER OF BUSINESS — Roll Call

Mr. Gill called the meeting to order at 10:04 a.m. and called the roll.

SECOND ORDER OF BUSINESS — Approval of Minutes of the December 19, 2025 Meeting

Mr. Gill: The next item is the minutes from the December 19, 2025 meeting. Are there any other comments, corrections, or changes?

> On MOTION by Mr. Stephano, seconded by Mr. Massell, with all in favor, the Minutes of the December 19, 2025 Meeting, were approved.

THIRD ORDER OF BUSINESS — Consideration of Resolution #2026-04 Approving the

Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Gill: Item three is your budget for this coming fiscal year, Fiscal Year 2027. That's included in your packet. This District right now is purely administrative and developer funded. If you just jump to page 13 of your packet that is the Fiscal Year 2027 budget. If there are any questions, we can walk through those, but it's pretty straightforward as an administrative budget. Attached is Resolution 2026-04, which approves that budget and will set the public hearing to adopt it. For the date for the public hearing we need to have a 60-day buffer between today's date and the date that we adopt the budget. You can open your calendars to see what dates work for you.

Ms. Foster: May 18th is 60 days. May 20th is the advertised May meeting.

Mr. Stephano: May 20th will not work for me.

> On MOTION by Ms. Foster, seconded by Mr. Massell, with all in favor, Resolution #2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing for May 20, 2026 at GMS-SF 5385 N. Nob Hill Road, Sunrise, Florida, was approved.

FOURTH ORDER OF BUSINESS **Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025**

Mr. Gill: Item four is approval of the consideration of the engagement letter with Grau & Associates. They're going to perform the audit for the fiscal year ending September 30, 2025. Each time they do one of these audits, they provide us with their engagement letter to complete it. We are just looking for a motion to approve that engagement letter to have them perform our audit.

> On MOTION by Ms. Foster, seconded by Mr. Stephano, with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025, was approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Wald: It was a busy legislative session. We already started working on the legislative memo that we do every year. You've probably already heard the legislature is going into a special session on the budget. They can take up anything they want as well, so who knows if something else will come out of that. There were some specific laws that were passed by both houses and are waiting for the governor to sign that do affect CDDs. They do not affect this one directly right now, but when it becomes a resident Board it will affect it. Also something else that passed is for new CDDs is they brought together a new 10 year, 500 registered voters, if you are providing for low-income senior housing. If, as developers, you're looking at new developments, of course there's also new laws with affordable housing to go through with your local governments as quickly as possible, now there's benefits as to that as well. We'll put that in the memo so everybody will have that. I believe the governor will sign that.

B. Engineer

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

C. Manager – Ratification of Fiscal Year 2026 Meeting Schedule

Mr. Gill: Under the District Manager's report we have the revised meeting schedule setting the meetings at our offices here. We're looking for ratification for that meeting schedule. It's on page 23 of your packet.

> On MOTION by Ms. Foster, seconded by Mr. Szasz, with all in favor, the Fiscal Year 2026 Meeting Schedule, was ratified.

Mr. Stephano: In the memo that we're referring to, it states that the next meeting is May 21, 2026. We just talked about May 20 for the public hearing.

Mr. Gill: You're right. I was looking at March 19.

Ms. Wald: So we need to amend the motion.

Mr. Gill: We're going to advertise this special public hearing for that Wednesday.

Ms. Foster: No.

Mr. Gill: Oh, okay. Sorry. I thought it was a special date.

Ms. Wald: What we need to do is we need to make a motion to amend Resolution 2026-04, setting the public hearing to May 21, 2026 versus May 20, 2026.

**Ms. Hauck joined the meeting at this time.*

> On MOTION by Ms. Foster, seconded by Mr. Szasz, with all in favor, Amending Resolution #2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing for May 21, 2026 at GMS-SF 5385 N. Nob Hill Road, Sunrise, Florida, was approved.

SIXTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Funding Requests #7 & #8

Mr. Gill: You have the funding requests #7 and #8 on page

> On MOTION by Mr. Stephano, seconded by Mr. Szasz, with all in favor, Accepting Funding Request #7, was approved.

> On MOTION by Mr. Stephano, seconded by Mr. Szasz, with all in favor, Accepting Funding Request #8, was approved.

B. Acceptance of Unaudited Financials

Mr. Gill: You have the unaudited financials in your agenda package, those are through February 28, 2026. We are looking for a motion to accept those.

> On MOTION by Mr. Stephano, seconded by Mr. Massell with all in favor, Accepting the Unaudited Financials, was approved.

SEVENTH 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.

EIGHTH ORDER OF BUSINESS Adjournment

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

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

_______________________________ _______________________________

Secretary / Assistant Secretary Chairman / Vice Chairman

ASSIGNMENT AND ACQUISITION AGREEMENT
(Assessment Area One Project)

This Assignment and Acquisition Agreement (Assessment Area One Project) (the "Agreement") is made and entered into as of this ____ day of ___________, 2026 (the "Effective Date"), 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 the City of Coconut Creek, Broward County, Florida, and whose mailing address is c/o Governmental Management Services-South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"); and

LENNAR HOMES, LLC, a Florida limited liability company, the primary developer of lands within the District, whose principal address is 5505 Waterford District Drive, Miami, Florida 33126, and its successors, successors-in-title, and assigns (the "Development Manager") and **GSR RE PARTNERS, LLC**, a Florida limited liability company, whose principal address is 1801 S. Federal Highway, Boca Raton, Florida 33432 (the "Assessment Area One Developer").

RECITALS

WHEREAS, the District was established by Ordinance No. 2025-008 (the "Ordinance"), enacted by the City Commission (the "City Commission") of the City of Coconut Creek, Florida (the "City") for the purpose of planning, financing, constructing, installing, operating, acquiring and/or maintaining certain public infrastructure to serve the mixed use community located within the boundaries of the District; and

WHEREAS, the District consists of 187.20 +/- acres as more particularly described in the Ordinance (the "District Lands"); and

WHEREAS, the Development Manager is responsible for managing the installation of the master infrastructure required for the development of the District Lands, as described in the Engineer's Report, as herein defined; and

WHEREAS, the Development Manager and the Assessment Area One Developer covenant that pursuant to agreements between the Development Manager and the Assessment Area One Developer, the Development Manager is responsible for paying 60% of the master development costs, while the Assessment Area One Developer is responsible for the remaining 40% of the master development costs necessary for the development of the District Lands; and

WHEREAS, the Assessment Area One Developer is the owner and developer of a portion of lands within the District and is the developer of the public infrastructure within the entirety of the

187.20 +/- acres within the District, which lands are situated within the municipal limits of the City within Broward County, Florida (the "County"), and are more particularly described in the Ordinance, incorporated by reference (the "District Lands"); and

WHEREAS, the Development Manager and the Assessment Area One Developer covenant that pursuant to the agreement(s) by and between the Developer and the Assessment Area One Developer, the Development Manager has all necessary authority to manage and complete the Assessment Area One Project, as later defined herein, and enter into this Agreement with the District; and

WHEREAS, the Assessment Area One Developer is the owner of those lands within the District defined as Assessment Area One, which Assessment Area One is more particularly described in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, the District has determined that it is in the best interests of the present and future landowners and is a direct and special benefit to the lands within Assessment Area One within the District to finance, construct and deliver certain community development systems, facilities, and improvements to serve the District and the lands within Assessment Area One, including, without limitation, a stormwater drainage system, water distribution system, sanitary sewer system, roadway improvements and open space improvements, including, but not limited to, walking trails, parks, landscaping and entrance features and related soft and incidental costs, which public infrastructure systems, facilities and improvements are more specifically described in the Engineer's Report for MainStreet at Coconut Creek Community Development District, dated September 1, 2025, as supplemented by the Engineer's Report for Phase 1 (Blocks 2, 3, and 4) dated December 19, 2025, each prepared by HSQ Group, LLC (the "Engineer"), as may be further amended or supplemented from time to time (collectively, the "Engineer's Report"), and in the plans and specifications on file at the office of the District (collectively, the "Improvements" or the "Assessment Area One Project"), which Engineer's Report and Assessment Area One Project plans and specifications are hereby incorporated into and made a part of this Agreement by reference; and

WHEREAS, the District desires to acquire from the Developer, and the Developer desires to convey to the District, on the terms and conditions set forth herein, in one or more conveyances, the Developer's rights or interest in the Assessment Area One Project, which consists of the rights and interests in certain public infrastructure improvements and interests in real property as more particularly described in Exhibit B attached hereto and made a part hereof, which Improvements benefit those lands of Assessment Area One, as described in the Engineer's Report; and

WHEREAS, the Capital Improvement Plan for the development of the District Lands is expected to be constructed in multiple phases, as identified and described in the Engineer's Report; and

WHEREAS, the District is issuing its $____________ MainStreet at Coconut Creek Community Development District Special Assessment Bonds, Series 2026 (Assessment Area One) (the "Series 2026 Bonds"), to finance the cost of acquisition of a portion of the Development Manager's and the Assessment Area One Developer's rights or interest in Assessment Area One Project providing a direct and special benefit to Assessment Area One within the District Lands (the

"Assessment Area One Project"), pursuant to a Master Trust Indenture, dated as of ______________ 1, 2026, and a First Supplemental Trust Indenture, dated as of ___________________ 1, 2026, as each may be supplemented and amended from time to time (collectively, the "Indenture"), which Indenture is by and between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"); and

WHEREAS, the District intends to issue its Series 2026 Bonds to finance all or a portion of the Assessment Area One Project; and

WHEREAS, since the Assessment Area One Project provides a direct and special benefit to the lands within Assessment Area One, it is the intent of the parties that this Agreement shall be applicable to the Series 2026 Bonds only; and

WHEREAS, the Assessment Area One Developer and the Development Manager shall assign to the District, subject to the terms and conditions set forth herein, certain contracts, licenses and permits relating to the design, construction and/or installation of the Assessment Area One Project (the "Contract Rights"), inclusive of all designs, plans and specifications relating to the Assessment Area One Project, prepared by, or on behalf of, the Developer (the "Plans"), which Contract Rights and Plans are listed in Exhibit C, attached hereto and made a part hereof; and

WHEREAS, Assessment Area One Developer will grant the District those easements or real property interests as determined to be necessary by legal counsel to the District and which permit the District to acquire and/or construct and maintain the Assessment Area One Project within and benefitting Assessment Area One within the District; and

WHEREAS, any capitalized terms not otherwise defined in this Agreement shall have the meaning set forth in the Indenture; and

WHEREAS, as a condition of the District acquiring the completed Improvements that constitute the Assessment Area One Project, the Engineer will certify that the Improvements or the portion of the Improvements being conveyed to the District pursuant to this Agreement are part of the Assessment Area One Project and will certify that the cost to be charged to the District for each portion of the Improvements being conveyed to the District pursuant to this Agreement does not exceed the lower of (i) the documented actual cost of such Improvements or (ii) the Engineer's estimated fair market value of such Improvements; and

WHEREAS, the Development Manager and the Assessment Area One Developer agree and acknowledge that this Agreement shall be binding upon their respective heirs, executors, receivers, trustees, successors, successors in title, and assigns (except for end users); and

WHEREAS, the District Board of Supervisors has determined that it is in the best interests of the District, its future landowners and residents to enter into this Agreement and to acquire the Improvements and any interests in real property that are part of the Assessment Area One Project and to take assignment of the Contract Rights for the construction and installation of the Assessment Area One Project, or portion thereof.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for Ten and no/100ths ($10.00) Dollars and other good and valuable consideration from the District to the Development Manager and the Assessment Area One Developer, the receipt and sufficiency of which are hereby acknowledged, acknowledged, and subject to the terms and conditions hereof, the parties agree as follows:

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

2. APPLICABLE PROVISIONS; MAXIMUM PAYMENT.

2.1 It is contemplated by the parties that the Improvements will be completed and conveyed by the Development Manager and the Assessment Area One Developer to the District or will be completed, subject to available net proceeds from the Series 2026 Bonds, by the District under those certain Contract Rights assigned to the District. The provisions of Section 3 and Section 4 hereof are specifically applicable to the conveyance of Improvements comprising the Assessment Area One Project by the Development Manager and the Assessment Area One Developer to the District, while the provisions of Section 6 are applicable to the assignment of Contract Rights from the Development Manager and the Assessment Area One Developer to the District. Subject to the next succeeding sentence, the District agrees to pay the Development Manager or the Assessment Area Developer subsequent to the issuance of the Series 2026 Bonds, the amount of net proceeds available from the Series 2026 Bonds issued by the District as total payment for all the Development Manager's or the Assessment Area One Developer's rights or interest, as the case may be, in the Assessment Area One Project, an amount not to exceed **EIGHTEEN MILLION EIGHT HUNDRED FIFTY-FIVE THOUSAND ONE HUNDRED TWENTY-THREE AND 00/100 ($18,855,123.00) DOLLARS** (the "Assessment Area One Project Cost"). The parties acknowledge that this Assessment Area One Project Cost will exceed the amount of net proceeds available from the Series 2026 Bonds in connection with Assessment Area One Project. The total payment to be made by the District for all the Development Manager's and the Assessment Area One Developer's rights or interests in the Assessment Area One Project, inclusive of the Contract Rights, calculated in accordance with and subject to this Agreement shall not exceed the amount of net proceeds available from the any Series 2026 Bonds issued by the District (the "Purchase Price") deposited into the Series 2026 Acquisition and Construction Account and from monies in the Reserve Account(s) as a result of satisfaction of the Release Conditions (as defined in the Indenture).

2.2 In no event shall the District pay more than the Purchase Price for the Assessment Area One Project, including payment of any and all reimbursement(s) to the Development Manager and the Assessment Area One Developer by the District for Contract Rights. In the event that there are not sufficient funds from the available net proceeds of the Series 2026 Bonds and from available money released from the Reserve Account(s) upon satisfaction of the Release Conditions to pay for the Assessment Area One Project, then, the Assessment Area One Project Cost shall be reduced to equal the amount of remaining funds available from the net proceeds of the Series 2026 Bondsand available monies in the Reserve Account(s) as a result of satisfaction of the Release Conditions, so that payment of such remaining and available funds shall fully satisfy the District's obligation to the Development Manager and the Assessment Area One Developer and the Development Manager and the Assessment Area One Developer shall convey all of the Improvements, the Contract Rights, and the interests in real property subject to this Agreement without further right to any additional payments for the Improvements, Contract Rights, or the interests in real property constituting the Assessment Area One Project. The acquisition of the Development Manager's and the Assessment Area One Developer's rights or interest in the Assessment Area One Project by the District and the District's payment for same shall be in accordance with the terms of this Agreement, the Indenture relating to the Series 2026 Bonds, the resolution or resolutions authorizing the Series 2026 Bonds, and the Engineer's Report, all of which are incorporated herein by reference. Notwithstanding, the parties recognize and acknowledge that the Development Manager and the Assessment Area One Developer shall not collectively be paid more than the Purchase Price for the Assessment Area One Project, inclusive of the Contract Rights.

2.3 For purposes of the payment provisions of this Agreement, all payments to the Development Manager and the Assessment Area One Developer shall be made and directed to the Assessment Area One Developer, unless otherwise directed in writing by the Assessment Area One Developer.

3. CONVEYANCE OF IMPROVEMENTS AND REAL PROPERTY.

3.1 In accordance with the terms and conditions of this Agreement, the Development Manager and the Assessment Area One Developer shall, in one or more conveyances, convey, or cause to be conveyed by the Development Manager, the Assessment Area One Developer or others, as the case may be, to the District by dedication, special warranty deed, quit claim deed, easement, bill of sale or other appropriate form of conveyance satisfactory to the District and its counsel, any and all of the Development Manager's and the Assessment Area One Developer's rights in the interests in real property and the Improvements from time to time and as the Improvements are completed. At least fifteen (15) days prior to the date of conveyance of any interests in real property (pursuant to Section 3.2 and Section 3.6 below) or Improvements hereunder, the Development Manager or the Assessment Area One Developer, as applicable, shall provide the District with copies of surveys and as-built plans, if applicable, signed and sealed by the Development Manager's or the Assessment Area One Developer's surveyor and/or engineer of record describing the Improvements and any real property, if applicable, being conveyed. At least five (5) days prior to the date of conveyance of any interests in real property pursuant to Section 3.2 and Section 3.6 hereunder, the Development Manager and the Assessment Area One Developer, as the case may be, shall provide the District with title insurance, an attorney's opinion of title or other evidence of clear title relating to any interests in real property and Improvements acceptable to the District and its counsel describing the nature of Development Manager's and the Assessment Area One Developer's rights or interest in the real property and Improvements being conveyed, and stating that (i) such interests in real property and Improvements are free and clear of all liens and encumbrances, except as provided herein and except for those encumbrances that do not impair or interfere with any functions of the District, (ii) all governmental approvals necessary to install the Improvements have been obtained, and (iii) the Development Manager and the Assessment Area One Developer is conveying the complete interest in the Improvements to the District.

3.2 Conveyance of interests in real property. Pursuant to and as more particularly described in the Engineer's Report and as part of the Assessment Area One Project, the Development Manager and the Assessment Area One Developer are required, at no cost to the District, to convey or ensure the conveyance of those interests in real property necessary for the District to own, operate and maintain the Assessment Area One Project. With respect to the conveyance of the interests in real property, on the date of the closing on said property, or portions thereof, the Development Manager and/or the Assessment Area One Developer, as applicable, shall deliver to the District the following original documents:

a. Special Warranty Deed, Quit Claim Deed (the "Deed") or Grant of Easement

b. Attorney's Opinion of Title

c. Owner's/Seller's Affidavit

d. Bill of Sale for improvements on the property.

e. Any necessary consent resolutions

f. Any assignments or other documents that might be required as part of or in connection with the issuance of the title commitment or opinion of title.

3.3 The parties acknowledge and agree that certain portions of the Improvements may have been or will be constructed in rights-of- way, utility easements, common areas or areas, any or all of which may have been previously dedicated to other governmental bodies, public entities, or other quasi-public organizations, and that, therefore, such portions of the Improvements may be subject to certain rights of other governmental bodies, public entities, other quasi-public organizations. Accordingly, the Development Manager's and the Assessment Area One Developer's rights or interest in such portions of the Improvements may be conveyed by the Development Manager and the Assessment Area One Developer to the District, subject to such other rights provided such rights are perpetual in nature, and the District shall have free and unencumbered access to such Improvements.

3.4 All terms and conditions of this Agreement apply equally to conveyances made prior to funding from proceeds of the Series 2026 Bonds, and the District shall make payment for such conveyances in accordance with Section 4 below, provided that under no circumstances shall a conveyance made prior to such funding obligate the District to make payment prior to receipt by the District of such funding from proceeds of the Series 2026 Bonds.

3.5 By approval and execution of this Agreement, the District authorizes and ratifies the preparation and execution by the proper official(s) of the District of all documents necessary to effectuate the conveyances contemplated by this Agreement.

3.6 The Development Manager and the Assessment Area One Developer further agree to convey, or have conveyed without monetary consideration, such real property and interests in real property, whether by deed, easement, or otherwise, from the Development Manager, the Assessment Area One Developer or other owner(s), as the case may be, so that the District has full access by means of ingress and egress to all Improvements for purposes of ownership and maintenance of said Improvements and in accordance with the Engineer's Report. Development Manager and the Assessment Area One Developer further agree to convey or have conveyed, at no cost to the District, such other real property interests in Assessment Area One lands from the Development Manager and/or the Assessment Area One Developer in favor of the District as determined to be necessary by District legal counsel and which permit the District to acquire, own, and operate the Assessment Area One Project benefitting Assessment Area One.

4. PAYMENT FOR IMPROVEMENTS.

4.1 After receipt by the District of funds from the net proceeds of the Series 2026 Bonds and in accordance with the terms of the Indenture relating to the Series 2026 Bonds and this Agreement, the District agrees to pay the Development Manager and the Assessment Area One Developer upon the issuance of the Series 2026 Bonds from available funds for that purpose under the Indenture, as total payment for all of the Development Manager's and the Assessment Area One Developer's and any other grantor's rights or interest in any Improvements to be conveyed to the District, an amount not more than the Purchase Price, which shall not exceed the lesser of the documented actual cost of the Improvements or the Engineer's estimated fair market value of such Improvements, with the exact purchase price to be based on the certificate of the Engineer, and which is subject to the amount of funds available to the District from the net proceeds of the Series 2026 Bonds, to pay for the Improvements. The Development Manager and the Assessment Area One Developer shall convey all the Improvements subject to this Agreement without further right to any additional payments for the Improvements except as provided in Section 4.1.1 below, including the impact fees and connection charges, by the District and the District's payment for same shall be in accordance with the terms of this Agreement, the Indenture relating to the Series 2026 Bonds, the resolution or resolutions authorizing the Series 2026 Bonds, and the Engineer's Report. The payment of the Purchase Price shall occur in the following manner:

4.1.1 Payment. From time to time subsequent to the Effective Date of this Agreement and subsequent to the receipt by the District of funds from proceeds of the Series 2026 Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Release Conditions, upon proper requisition as provided by the Indenture relating to the Series 2026 Bonds and upon certification by the Engineer and the Development Manager and the Assessment Area One Developer in accordance with Section 7 of this Agreement with respect to any portion of the Improvements to be conveyed or already conveyed, the District shall direct the Trustee to pay the Development Manager or the Assessment Area One Developer, as applicable, such certified amount in one or more installments for the Series 2026 Bonds, as necessary. To the extent that there are sufficient funds available from the net proceeds of the Series 2026 Bonds, including moneys released from the Reserve Account(s) upon satisfaction of the Release Conditions, the District will continue to pay the Development Manager and the Assessment Area One Developer from such proceeds for certain portions of the Improvements as those portions are conveyed to, and accepted by, the District in accordance with this Agreement, until the earlier of such time as the total Purchase Price shall have been paid to the Development Manager and the Assessment Area One Developer or there are no longer any funds available to the District from the net proceeds of the Series 2026 Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Release Conditions to pay for the Improvements.

4.1.2 No Additional Payment Obligation. Nothing in this Agreement shall obligate the District to make additional payments in the event that there are not sufficient funds available to the District from the net proceeds of the Series 2026 Bonds or from the Reserve Account(s) upon satisfaction of the Release Conditions to pay for the Improvements.

4.1.3 Maximum Payment. In no event shall the District pay more than the Purchase Price for all of the Improvements, and in the event that there are not sufficient funds from the available net proceeds of the Series 2026 Bonds, or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Release Conditions to pay for Improvements, then, the Purchase Price shall be reduced to equal the amount of remaining funds available from the available net proceeds of the Series 2026 Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Release Conditions, so that payment of such remaining and available funds shall fully satisfy the District's obligation to the Development Manager and the Assessment Area One Developer and the Developer shall convey all of the Improvements and real property subject to this Agreement without further right to any additional payments for the Improvements. The acquisition of the Development Manager's and the Assessment Area One Developer's rights or interest in the Improvements and District's payment for the same shall be in accordance with the terms of this Agreement and the Indenture relating to the Series 2026 Bonds and with the resolution or resolutions authorizing the Series 2026 Bonds and the Engineer's Report. Notwithstanding, the parties recognize that the Development Manager and the Assessment Area One Developer shall not be paid more than the Purchase Price for the Improvements that constitute the Assessment Area One Project.

4.2 No provision of Section 4 shall relieve the Development Manager and the Assessment Area One Developer of the completion obligations in Section 8. Notwithstanding anything else in this Agreement to the contrary, the District, the Development Manager, and Assessment Area One Developer acknowledge that the District's obligation to pay for the Assessment Area One Project is subject to the terms of the Indenture.

5. ASSIGNMENT OF CONTRACT RIGHTS. Development Manager and the Assessment Area One Developer hereby agree to sell and assign or provide for the assignment to District, and District hereby agrees to purchase and take assignment of, the Contract Rights and all of Development Manager's and the Assessment Area One Developer's rights, title and interest in, to, and under any contracts, agreements, understandings, permits and licenses relating to the Assessment Area One Project for performance of the work contemplated by the Contract Rights. The Contract Rights, as listed in Exhibit C, include all contracts for materials construction, service, design, and maintenance and any other contracts, insurance, bonds, undertakings, agreements and understandings relating to the financing, funding, planning, acquisition, design, construction, reconstruction, equipping, installation, and maintenance of the Assessment Area One Project, and certain easements or other interests in property related to the Assessment Area One Project. The Contract Rights further include the Plans (i.e., all designs, plans and specifications relating to the Assessment Area One Project, prepared by, or on behalf of, the Development Manager or the Assessment Area One Developer), as well as all tests, records, licenses, permits, authorizations, and choses in action obtained by or on behalf of the Development Manager or the Assessment Area One Developer, including those obtained from any federal, state, or local governmental entity, relating to the Assessment Area One Project and the property upon which such Assessment Area One Project will be, or have been, funded, planned, acquired, constructed, reconstructed, equipped, installed, or maintained. The parties contemplate the assignment of Contract Rights with the issuance of the Series 2026 Bonds consistent with proceeds made available to the District from such issuance of the Series 2026 Bonds to fund the portion of the Assessment Area One Project addressed and defined in the documents pertaining to the Series 2026 Bonds.

5.1 As a condition of the District accepting an assignment of the Contract Rights, the Engineer shall certify that the cost of the work contemplated by the Contract Rights being assigned does not exceed the Engineer's estimated value of the portion of the Assessment Area One Project to be constructed pursuant to the Contract Rights, when such Improvements thereunder are completed in accordance with the Plans. The instrument of assignment of Contract Rights shall be in a form reasonable satisfactory to the District and shall assign all of Development Manager's and the Assessment Area One Developer's interests in the Contract Rights, and Development Manager and Assessment Area One Developer shall present and warrant that Development Manager and the Assessment Area One Developer each have the right and power to assign the Contract Rights to the District, has received all required consents to effect such assignment, and that said instrument fully effects an assignment of the Contract Rights. It is understood that if the assignment of Contract Rights is not severable between the Assessment Area One Project and non-public infrastructure, only the Assessment Area One Project with respect to such Contract Rights shall be the obligation of the District.

5.2 The District shall pay the Development Manager and the Assessment Area One Developer, as applicable, for the assignment of the Contract Rights to the District an amount equal to all sums paid by or on behalf of the Development Manager and the Assessment Area One Developer under the Contract Rights through the date of assumption by the District, which consideration the parties agree is sufficient for such Contract Rights, and that there shall be no additional monetary consideration paid by the District to the Development Manager and the Assessment Area One Developer in exchange for assignment of the Contract Rights pursuant to this Agreement. As a condition of payment by the District to the Development Manager and the Assessment Area One Developer for the Contract Rights, the District Engineer shall first certify that any and all sums paid by or on behalf of the Development Manager and the Assessment Area One Developer under the Contract Rights were for the performance of work that is related to the Assessment Area One Project and, that the Improvements related to such payments have been completed in accordance with the Plans and are in good condition and repair, and that any and all such payments by the District do not exceed the lesser of (i) the actual sums paid by or on behalf of the Development Manager and the Assessment Area One Developer under the Contract Rights for construction of the Assessment Area One Project related to such payments, or (ii) the Engineer's estimate of the value of the Assessment

Area One Project related to such sums paid by or on behalf of the Development Manager and the Assessment Area One Developer in accordance with the terms of the Contract Rights. In no event shall the District pay the Developer pursuant to this provision for work completed on the Assessment Area One Project which the District acquires from the Development Manager and the Assessment Area One Developer pursuant to Section 4 of the Agreement.

5.3 By approval and execution of this Agreement on behalf of the District, the proper District officials are hereby authorized to execute on behalf of the District such instruments of assignment and other documentation as may be necessary to effectuate the conveyance of the Contract Rights in accordance with the terms of this Agreement, including, but not limited to, one or more Assignment and Assumption of Contract Rights instruments in a form acceptable to the District Counsel of the District.

5.4 From available proceeds of the Series 2026 Bonds and in accordance with the Indenture and the Agreement, the District shall cause the work contemplated by the assigned Contract Rights to be performed and completed and shall enter into such other contracts as are necessary to complete the portion of the Assessment Area One Project contemplated by the assigned Contract Rights. To the extent that available proceeds of the Series 2026 Bonds are not sufficient to complete the work contemplated by the assigned Contract Rights, the Development Manager and the Assessment Area One Developer shall pay to the District within ten (10) days from demand by the District, a sum of money sufficient to complete the work contemplated by the assigned Contract Rights.

5.6 The acquisition of the Development Manager's and the Assessment Area One Developer's rights or interest in any portion or all of the Contract Rights by the District and District's payment for same shall be in accordance with the terms of this Agreement and applicable provisions of the Indenture, which are specifically incorporated herein by reference and made a part hereof.

6. CONDITION OF IMPROVEMENTS AND PROPERTY; WARRANTY. At the time of conveyance by the Development Manager and the Assessment Area One Developer of the Development Manager's and the Assessment Area One Developer's rights or interest in all or any portion of the completed Improvements as provided in Sections 3 and 4 above or the payment to the Development Manager and the Assessment Area One Developer for Contract Rights pursuant to Section 6 above, the portion of the Improvements being conveyed shall be in good condition, reasonably free from defects, as determined by the District's Engineer; and Development Manager and the Assessment Area One Developer warrant to the District, and to any government entity to which the Improvements may be conveyed by the District, that said Improvements shall be free from defects in materials, equipment or construction for a period of one (1) year from the date of conveyance. Development Manager and the Assessment Area One Developer further agree, as part of any conveyance of Improvements, to assign to the District any warranties associated with or applicable to the Improvements, but only to the extent capable by their terms of being assigned. Notwithstanding any warranty relating to the Improvements contained herein, the District acknowledges that any interests in real property conveyed hereunder shall be conveyed in "AS IS, WHERE IS" condition, with no representation, warranty, or recourse, excepting that which is provided in any quit claim deed, opinion of title, or title insurance commitment pertaining to the property.

7. CERTIFICATIONS. Before any payment by the District for any portion of the Improvements, the District shall be provided with a certificate (or certificates), signed by the District's Engineer and a certificate (or certificates) (collectively, the "Certifications") signed by the Development Manager and the Assessment Area One Developer certifying that: (a) the amount to be paid to the Development Manager and the Assessment Area One Developer for any portion of the Improvements does not exceed the lower of (i) the actual cost paid or to be paid by the Development Manager and the Assessment Area One Developer for said Improvements (based upon representations of the Development Manager and the Assessment Area One Developer) or (ii) the fair market value of such Improvements; (b) that said Improvements for which payment is to be made are part of the Assessment Area One Project; (c) that said Improvements conveyed or to be conveyed to the District have been installed or constructed in substantial conformity with the plans and specifications and in conformance with applicable rules, regulations, ordinances, laws and all permits and approvals governing the installation or construction of the same; (d) that all currently required approvals and permits for acquisition, construction, reconstruction, installation and equipping of the Improvements or any portion thereof have been obtained or can reasonably be expected to be obtained from all applicable regulatory bodies; (e) that the Development Manager and the Assessment Area One Developer has paid all contracts, subcontracts and materialmen that have provided services or materials in connection with such Improvements; (f) that sufficient funds are available from the available net proceeds of the Series 2026 Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Release Conditions to acquire or construct any remaining portion of the Assessment Area One Project; (g) that each payment to be received by the Development Manager and the Assessment Area One Developer pursuant to this Agreement does not constitute a loan of the proceeds of the Series 2026 Bonds to the Development Manager or the Assessment Area One Developer, and (h) that all conditions set forth in the Indenture to make disbursements have been satisfied. If sufficient funds are not available from the available net proceeds of the Series 2026 Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Release Conditions to acquire or construct any remaining portion of the Assessment Area One Project, the project completion obligations of Section 8 shall be invoked and applicable. The Development Manager and the Assessment Area One Developer shall provide a certificate of completion signed by the Development Manager and the Assessment Area One Developer and the Engineer and delivered to the District for any and all completed improvements to be paid for pursuant to Section 4 above.

Final completion of the Improvements that are not the subject of Contract Rights acquired by the District is to be provided by the Development Manager and the Assessment Area One Developer, and such completion shall be evidenced by a certificate of completion signed by the Development Manager and the Assessment Area One Developer and the District's Engineer and delivered to the District.

8. COMPLETION.

8.1 The Development Manager and the Assessment Area One Developer covenant that they shall cause the Improvements constituting the Assessment Area One Project to be completed and conveyed and shall convey or cause to be conveyed any interests in real property necessary for the maintenance and operation of the Improvements or the Assessment Area One Project, regardless of whether the proceeds of the Series 2026 Bonds or other amounts available for that purpose under the Indenture are sufficient to cover the costs of such completion and such conveyances. From available proceeds of the Series 2026Bonds and other available funds and in accordance with the Indenture and this Agreement, the District shall cause the work contemplated by the assigned Contract Rights to be performed and completed and shall enter into such other contracts as are necessary to complete the portion of the Improvements contemplated by the assigned Contract Rights. To the extent that available proceeds of the Series 2026 Bonds are not sufficient to complete the work contemplated by the assigned Contract Rights, upon demand from the District, the Development Manager and the Assessment Area One Developer shall pay to the District within a commercially reasonable time but no later than the time necessary to ensure the District's compliance with any payment obligations under the Contract Rights, the amount of money sufficient to complete the work contemplated by the assigned Contract Rights. Pursuant to this Agreement and the terms of the Completion Agreement (Assessment Area One Project) of equal date herewith by and between the District and the Development Manager, the Development Manager hereby agrees to complete or cause to be completed or to provide funds to the District in an amount sufficient to allow the District to complete or cause to be completed, those portions of the Improvements which remain unfunded from the sum of the available net proceeds of the Series 2026 Bonds issued by the District and from moneys from the Reserve Account(s) as result of satisfaction of the Release Conditions, including, but not limited to, all administrative, legal, warranty, engineering, permitting or other related soft costs (collectively, the "Remaining Improvements"), for the Improvements specially benefiting the lands within Assessment Area One.

8.2 The Development Manager and the Assessment Area One Developer acknowledge that the Assessment Area One Cost will exceed the amount of net proceeds anticipated to be available from the Series 2026 Bonds issued by the District. According to the Master Assessment Methodology for MainStreet at Coconut Creek Community Development District, dated September 5, 2025 (the "Master Methodology") and the final First Supplemental Assessment Methodology Report (Assessment Area One) for MainStreet at Coconut Creek Community Development District, dated _____________, 2026 (the "2026 Supplemental Methodology"), each prepared by Governmental Management Services-South Florida, LLC, as may be further amended and supplemented by the District Board of Supervisors from time to time (collectively, the "Methodology Report"), the District will issue **$_______________** in principal amount of Series 2026 Bonds, which will provide approximately **$______________** in available Series 2026 Bonds net proceeds to pay a portion of the Purchase Price.

8.3 Nothing herein shall cause or be construed to require the District to issue additional bonds or indebtedness, or to provide funds for any portion of the Remaining Improvements or interests in real property from any source other than the proceeds of the Series 2026 Bonds issued by the District, including amounts from the Reserve Account(s) upon satisfaction of the Release Conditions.

9. APPLICATION OF THE INDENTURE. The acquisition of the Development Manager's and the Assessment Area One Developer's rights or interest in any portion or all of the Assessment Area One Project by the District and District's payment for same shall be in accordance with the terms of this Agreement and applicable provisions of the Indenture relating to the Series 2026 Bonds, which are specifically incorporated herein by reference and made a part hereof. In no case shall the cumulative price paid by the District for the Assessment area One Project, inclusive of the Contract Rights, exceed the lesser of Assessment Area One Project Cost or available net proceeds from the issuance of the Series 2026 Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Release Conditions.

10. SUCCESSORS. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Development Manager, the Assessment Area One Developer and District, and their respective heirs, executors, receivers, trustees, successors, successors-in-title, and assigns.

11. CONSTRUCTION OF TERMS. 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.

12. ENTIRE AGREEMENT. This Agreement contains the entire understanding between the District, the Development Manager, and the Assessment Area One Developer and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement and that in entering into this Agreement neither party relied upon any representation not herein contained.

13. CAPTIONS. The captions for each section of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Agreement, or the intent of any provision hereof.

14. SEVERABILITY. If any provision of this Agreement, the deletion of which would not adversely affect the receipt of any material benefit by any party hereunder or substantially increase the burden of any party hereto, shall be held to be invalid or unenforceable to any extent, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

15. EXECUTION OF DOCUMENTS. Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction herein contemplated and to convey good and marketable title for all conveyances subject to this Agreement.

16. COUNTERPARTS. 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.

17. AUTHORITY. 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.

18. AMENDMENTS AND WAIVERS. This Agreement may not be amended, modified, altered, or changed in any respect whatsoever except by a further agreement in writing duly executed by the parties hereto. No failure by District, the Development Manager, or the Assessment Area One Developer to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term, or condition. Any party hereto, by notice, may but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder. No waiver shall affect or alter this Agreement but each and every covenant, agreement, term, and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof. Notwithstanding anything herein to the contrary, this Agreement may not be materially amended in a manner that (a) could have the effect of reducing the total debt service revenue collected or to be collected for payment of debt service on the Series 2026 Bonds issued by the District or (b) lessens Developer's obligations in this Agreement without the written consent of the Trustee for the Series 2026 Bonds, acting at the direction of the Bondholders (as defined in the Indenture) owning a Majority of the aggregate principal amount of the Series 2026 Bonds then outstanding. The term "Majority" shall mean more than fifty (50%) percent.

19. APPLICABLE LAW. This Agreement is made and shall be construed under the laws of the State of Florida.

20. COSTS AND FEES. 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.

21. NO THIRD-PARTY BENEFICIARIES. Except as provided below, 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 (other than end users). Notwithstanding anything herein to the contrary, the Trustee for the Series 2026 Bonds, on behalf of the Bondholders, shall be a direct third-party beneficiary of the terms and conditions of this

Agreement and, acting at the direction of the Bondholders (as defined in the Indenture) owning a Majority of the aggregate principal amount of the Series 2026 Bonds then outstanding, shall be entitled to cause the District to enforce the Development Manager’s and the Assessment Area One Developer’s obligations hereunder. The Trustee shall not be deemed to have assumed any obligations hereunder.

22. ARM'S LENGTH TRANSACTION. 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.

23. ASSIGNMENT. This Agreement, or any monies to become due hereunder, may be assigned by the Development Manager and the Assessment Area One Developer, provided that the Development Manager or the Assessment Area One Developer, as the case may be, first obtains the prior written approval of the District, which approval shall not unreasonably be withheld. In addition, the Development Manager and the Assessment Area One Developer may not assign its obligations hereunder without the prior written consent of the Trustee acting at the direction of the holders owning a Majority of the aggregate principal amount of the Series 2026 Bonds outstanding.

24. FURTHER ASSURANCES. At any and all times, the Development Manager and the Assessment Area One Developer and District shall, so far as either may be authorized by law, make, do, execute, acknowledge and deliver, all and every other further acts, deeds, conveyances, assignments, transfers and assurances as may be necessary or desirable, as determined by the District, for the better assuring, conveying, granting, assigning and confirming of any and all rights or interest in the Improvements, the Contract Rights, and the real property which are intended or required to be acquired by or conveyed to or by the District as contemplated by the Indenture and this Agreement, including the conveyance, assignment or transfer to other government agencies of such portions of the Improvements or interests in real property as authorized, directed or required by applicable laws or regulations, conditions of development orders, or agreements entered into by the District.

25. REMEDIES. 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 and injunctive relief 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 property within the District and owned by the Development Manager or the Assessment Area One Developer, which lien shall be foreclosable in the manner of mechanics’ liens pursuant to Chapter 713, Florida Statutes, or as otherwise provided by law. In the event of the Development Manager’s or the Assessment Area One Developer's default under this Agreement, the parties agree as to the absence of adequate remedies at law; therefore, the District shall have, in addition to such rights and remedies as provided above and by general application of law, the right to obtain specific performance of the Development Manager’s and the Assessment Area One Developer's obligations hereunder.

26. SOVEREIGN IMMUNITY. The Development Manager and the Assessment Area One Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, as amended, or other statutes or law.

27. NOTICES. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand-delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

District: MainStreet at Coconut Creek Community Development District
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

Development Manager: Lennar Homes, LLC
5505 Waterford District Drive
Miami, Florida 33126
Attn: Carlos Gonzalez, Vice President

With a copy to: Holland & Knight LLP
515 East Las Olas Boulevard, Suite 1200
Fort Lauderdale, Florida 33301
Attention: Connor Holding, Esq.

Assessment Area One Developer:
GSR RE Partners, LLC
1801 S Federal Highway
Boca Raton, Florida 33432
Attn: Michael Nunziata

With a copy to: Nelson Mullins
Lynn Financial Center, Suite 310
1905 NW Corporate Boulevard
Boca Raton, Florida 33431
Attn: Jeffrey A. Deutch, Esq.

Except as otherwise provided in this Agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a non-business day shall be deemed received the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date first above written.

MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Witnesses:

____
Print name: ____________________
Address: ____________________
____

By: ____________________________
Lindsay Rayner Foster, Chairperson
Board of Supervisors

____
Print name: ____________________
Address: ____________________
____

ATTEST:

By: ____________________________
Andrew Gill, Assistant Secretary

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 Lindsay Rayner Foster, the Chairperson of the Board of Supervisors of the MainStreet at Coconut Creek Community Development District, on behalf of the District. She is personally known to me or has produced ________________________________ as identification.

(SEAL)

____
Printed/Typed Name: ________________________
Notary Public-State of ________________________
Commission Number: ________________________

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 Andrew Gill, Assistant Secretary of the MainStreet at Coconut Creek Community Development District, on behalf of the District. He is personally known to me or has produced ________________________________ as identification.

(SEAL)

____
Printed/Typed Name: ________________________
Notary Public-State of ________________________
Commission Number: ______________________

LENNAR HOMES, LLC, a Florida limited liability company

Witnesses:

____

By: _________________________________
Greg McPherson, Vice President

____
Print Name
Address: 5505 Waterford District Drive
Miami, FL 33126

____ day of ____________, 2026

____

____
Print Name
Address: 5505 Waterford District Drive
Miami, FL 33126

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of [_____] physical presence or [_____] online notarization, this _____ day of ________________, 2026, by Greg McPherson, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company. He/she is personally known to me or has produced __________________ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

____
Notary Public

Commission:

ASSESSMENT AREA ONE DEVELOPER:

GSR RE PARTNERS, LLC, a Florida limited liability company

Witnesses:

________________________________ By: ________________________________

________________________________ Print name: ________________________
Print Name Manager

Address: ______________________
____

________________________________ _____ day of _____________, 2026

____
Print Name

Address: ____________________
____

STATE OF FLORIDA }
COUNTY OF ____________ }

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this _____ day of ____________, 2026, by ____________________, as Manager of **GSR RE PARTNERS, LLC**, a Florida limited liability company. She/He is personally known to me or has produced ___________________ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

____
Notary Public
Commission:

Exhibit A

Assessment Area One, Blocks 2, 3, and 4

Exhibit B

Improvements - Assessment Area One Project

1. Stormwater Management and Drainage Facilities. All stormwater management and retention/drainage facilities for the Assessment Area One Project, including certain earthwork, dry and wet retention facilities, amd stormwater and drainage facilities throughout Assessment Area One. These stormwater management and drainage facilities are more particularly described in the Engineer's Report for MainStreet at Coconut Creek Community Development District, dated September 1, 2025, as supplemented by the Engineer's Report for Phase 1 (Blocks 2, 3, and 4) dated December 19, 2025, each prepared by HSQ Group, LLC, as may be further amended and supplemented from time to time by the District (collectively, the "Engineer's Report").

2. Water Distribution System, Sanitary Sewer System, and Re-Use Irrigation System. The potable water distribution system, sanitary sewer system, and re-use irrigation system for the Assessment Area One Project is as more particularly described in the Engineer's Report Plan.

3. Roadway/Public Right-of-Way Improvements. The roadway improvements for the Assessment Area One Project consist of onsite and offsite public right-of-way improvements benefitting Assessment Area One, as more particularly described in the Engineer's Report.

4. Open Space Improvements. The open space improvements for the Assessment Area One Project include, but are not limited to, internal parks and recreational improvements including park amenities such as benches, trash receptacles, lighting, landscaping and walkways, as well as the landscaping improvements within the public road rights-of-way and perimeter buffer, all as more particularly described in the Engineer's Report

5. Conveyance of Interests in Land. Easements and fee simple interests in those lands within the District where improvements that are part of the Assessment Area One Project are located and as described in the Engineer's Report shall be granted at no cost to the District prior to the conveyance of completed infrastructure.

6. Other Improvements. Those other, appurtenant, and related public infrastructure components of the Assessment Area One Project, as described and depicted in the Engineer's Report.

Exhibit C

Contract Rights – Assessment Area One Project

1. (Partial Assignment of the) Contract Agreement between Development Manager/Assessment Area One Developer and ___________________________________, for the ____, dated __________________, 2026, and amendments and change orders thereto (collectively, the "Contract"). This agreement, initially, shall be partially assigned by Development Manager/Assessment Area One Developer to District with respect to and to the extent it pertains to the Assessment Area One Project only and to the extent the work under such agreement has been identified by the District Engineer of the District as Assessment Area One Project Costs, in accordance with the Engineer's Report for MainStreet at Coconut Creek Community Development District, dated September 1, 2025, as supplemented by the Engineer's Report for Phase 1 (Blocks 2, 3, and 4) dated December 19, 2025, each prepared by HSQ Group, LLC (the "Engineer's Report", and the Assignment and Acquisition Agreement between the MainStreet at Coconut Creek Community Development District, GSR RE Partners, LLC, and Lennar Homes, LLC, dated ____________, 2026 (the "Acquisition Agreement").

2. Agreements for ________________________ between the Development Manager/Assessment Area One Developer and ___________________________ for ____. These agreement(s), initially, shall be assigned by Development Manager/Assessment Area One Developer to District with respect to and to the extent it pertains to the Assessment Area One Project only and to the extent the work under such agreements have been identified by the District Engineer of the District as Assessment Area One Project Costs, in accordance with the Engineer's Report and the Acquisition Agreement.

3. Any and all work product, licenses and permits necessary to construct and Plans (as defined in the Acquisition Agreement) relating to the construction of the Assessment Area One Project, and which pertain to the Contract Rights assigned pursuant to the Acquisition Agreement.

The Contract Rights listed above are hereby incorporated into and by reference made a part of the Acquisition Agreement. The references in this Exhibit to the Engineer's Report, Assessment Area One Project, or the Improvements shall be as defined in said Acquisition Agreement and in the Engineer's Report, as the same may be amended from time to time by the District.

COMPLETION AGREEMENT
(Assessment Area One Project)

This Completion Agreement (the "Agreement") is made and entered into as of this ___ day of ________________, 2026 (the "Effective Date"), 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 the City of Coconut Creek, Broward County, Florida, and whose mailing address is c/o Governmental Management Services-South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"); and

LENNAR HOMES, LLC, a Florida limited liability company, whose principal address is 5505 Waterford District Drive, Miami, Florida 33126, and its successors, successors-in-title, and assigns (the "Development Manager").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and Ordinance No. 2025-008 (the "Ordinance"), by the City Commission (the "City Commission") of the City of Coconut Creek, Florida (the "City") for the purpose of planning, financing, constructing, installing, operating, acquiring and/or maintaining certain public infrastructure to serve the mixed use community located within the boundaries of the District; and

WHEREAS, the Development Manager is the master infrastructure developer of for the entirety of the 187.20 +/- acres within the District, which lands are situated within the municipal limits of the City within Broward County, Florida (the "County") and are more particularly described in the Ordinance (the "District Lands"); and

WHEREAS, the lands within the District Lands are owned by the Development Manager and GSR RE Partners, LLC, a Florida limited liability company ("Assessment Area One Developer"); and

WHEREAS, the Development Manager covenants that pursuant to the agreement(s) by and between the Development Manager and the Assessment Area One Developer, the Development Manager has all necessary authority to manage and complete the Assessment Area One Project, as later defined herein, and enter into this Agreement with the District; and

WHEREAS, the Assessment Area One Developer is the owner of those lands within the District defined as Assessment Area One, which Assessment Area One is more particularly described in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, the District has determined that it is in the best interests of the present and future landowners and is a direct and special benefit to the lands within Assessment Area One within the District to finance, construct and deliver certain community development systems, facilities, and improvements to serve the District and the lands within Assessment Area One, including, without limitation, stormwater drainage system, water distribution system, sanitary sewer system, roadway improvements and open space improvements, including, but not limited to, walking trails, parks, landscaping and entrance features and related soft and incidental costs, which public infrastructure systems, facilities and improvements are more specifically described in the Engineer's Report for MainStreet at Coconut Creek Community Development District, dated September 1, 2025, as supplemented by the Engineer's Report for Phase 1 (Blocks 2, 3, and 4) dated December 19, 2025, each prepared by HSQ Group, LLC (the "Engineer"), as may be further amended or supplemented from time to time (collectively, the "Engineer's Report"), and in the plans and specifications on file at the office of the District (collectively, the "Improvements" or the "Assessment Area One Project"), which Engineer's Report and Assessment Area One Project plans and specifications are hereby incorporated into and made a part of this Agreement by reference; and

WHEREAS, the District has imposed special assessments on Assessment Area One (the "Assessment Area One Special Assessments") to secure the financing for the acquisition and construction of a portion of the Assessment Area One Project; and

WHEREAS, the District is issuing its **$______________** MainStreet at Coconut Creek Community Development District Special Assessment Bonds, Series 2026 (Assessment Area One) (the "Series 2026 Bonds") to finance the cost of acquisition of a portion of the Development Manager's and the Assessment Area One Developer's rights or interest in a portion of the Assessment Area One Project that provides a direct and special benefit to Assessment Area One within the District Lands (; and,

WHEREAS, the parties acknowledge that the District is not legally bound to issue additional bonds to fund the remainder or a portion of the Assessment Area One Project not funded by the Series 2026 Bonds; and

WHEREAS, the assessable lands within the District Lands will be subject to the Assessment Area One Special Assessments relating to the Series 2026 Bonds to be issued to finance the costs of a portion of the Assessment Area One Project that directly and specially benefit Assessment Area One; and

WHEREAS, the Series 2026 Bonds will be issued pursuant to a Master Trust Indenture dated as of _______________ 1, 2026, a First Supplemental Trust Indenture, dated as of _________________ 1, 2026, , as the same may be supplemented from time to time (collectively, the "Indenture"), which Indenture is by and between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"); and

WHEREAS, the Development Manager and the District hereby agree that the District will be obligated to issue the Series 2026 Bonds that may fund only a portion of the cost of the Assessment Area One Project and the Development Manager will cause the Assessment Area One Project to be completed and conveyed to the District or otherwise provide funds to the District to cause the Assessment Area One Project to be completed, as more fully set forth herein and will cause any real property interests associated with the Assessment Area One Project, as described in the Engineer's Report, to be conveyed at no cost to the District; and

WHEREAS, any capitalized terms not otherwise defined in this Agreement shall have the meaning set forth in the Indenture; and

WHEREAS, since the Assessment Area One Project provides a direct and special benefit to lands within Assessment Area One, it is the intent of the parties that this Agreement shall be applicable to only the Series 2026 Bonds issued by the District.

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

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

2. COMPLETION OF THE ASSESSMENT AREA ONE PROJECT.

(a) The Development Manager and District agree and acknowledge that the available net proceeds of the District's Series 2026 Bonds, including moneys released from the Series 2026 Reserve Account upon the satisfaction of Release Conditions, as such terms are defined in the Indenture, will provide only a portion of the funds necessary to complete the Assessment Area One Project. The District will issue a total of **$________________** in principal amount of Series 2026 Bonds, which will initially provide approximately **$__________________** in available Series 2026 Bonds proceeds to pay for a portion of the Assessment Area One Project benefitting Assessment Area One.

(b) The Development Manager hereby agrees, subject to the provisions of this Agreement, including subsection (d) below (i) to complete or cause to be completed or (ii) to provide funds to the District in an amount sufficient to allow the District to complete or cause to be completed, in each case, those portions of the Assessment Area One Project which remain unfunded from available net proceeds of the Series 2026 Bonds and from any amounts deposited pursuant to the applicable Indentures relating to the Series 2026 Bonds into the Series 2026 Acquisition and Construction Account and from monies in the Series 2026 Reserve Account as a result of satisfaction of Release Conditions, including, but not limited to, all administrative, legal, warranty, engineering, permitting, real estate acquisition costs, or other related soft costs, for the Assessment Area One Project specially benefiting Assessment Area One within the District (collectively, the "Remaining Improvements"), whether pursuant to existing contracts, contracts assigned by the Development Manager to the District, or future contracts, and all change orders to any such contracts. The Development Manager has no reason to believe the Remaining Improvements will not be completed and conveyed to the District or that the Development Manager will not provide funds to the District to permit the Remaining Improvements to be completed. The Development Manager shall cause the property interests associated with the Assessment Area One Project to be conveyed to the District prior to the completion of the Assessment Area One Project or within sixty (60) days of written demand of the District, whichever is earlier

(c) Nothing herein shall cause or be construed to require the District to issue additional bonds or indebtedness, or to provide funds for any portion of the Remaining Improvements from any source other than the proceeds of the Series 2026 Bonds, including monies released from Series 2026 Reserve Account upon satisfaction of the Release Conditions.

(d) The District and Development Manager hereby acknowledge and agree that the District's execution of this Agreement constitutes the manner and means by which the Development Manager will provide any and all portions of the Remaining Improvements not funded by net proceeds of the Series 2026 Bonds and the moneys released form the Series 2026 Reserve Account upon satisfaction of the Release Conditions, as follows:

(i) The Development Manager shall diligently proceed to complete or cause to complete the Remaining Improvements (without regard to the estimated cost thereof set forth in the Engineer's Report) and convey such completed components of the Remaining Improvements to the District or to the County or the City, if applicable, subject to the terms of the Assignment and Acquisition Agreement (Assessment Area One) of equal date herewith, between the District and the Development Manager and the Assessment Area One Developer, and pertaining to the Assessment Area One Project, as the same may be amended by the parties from time to time (collectively, the "Acquisition Agreement"); provided, however, when all or any portion of the Remaining Improvements are the subject of an existing District contract, whether procured or assumed by the District, then upon notice to the Development Manager by the District, the Development Manager shall promptly, in accordance with the Acquisition Agreement, provide funds directly to the District in an amount sufficient to complete the Remaining Improvements pursuant to such contract, including change orders thereto.

(ii) When any portion of the Remaining Improvements are <u>not</u> the subject of an existing District contract, then upon notice to the Development Manager by the District, the Development Manager, within a commercially reasonable time, may request that it instead provide funds to the District in an amount sufficient to allow the District to complete or cause to be completed those Remaining Improvements, subject to a formal determination by the District Board of Supervisors in advance that the option selected by the Development Manager will not adversely impact the District and is in the District's best interests.

3. OTHER CONDITIONS AND ACKNOWLEDGMENTS.

(a) The District and the Development Manager agree and acknowledge that the exact location, size, configuration and composition of the Assessment Area One Project, including the Remaining Improvements, may change from that described in the Engineer's Report, depending upon final design of the development, permitting or other regulatory requirements over time, or other factors. Material changes to the Assessment Area One Project shall require the prior written consent of the Trustee acting at the direction of the Bondholders (as defined in the Indenture) owning a Majority of the aggregate principal amount of the Series 2026 Bonds then outstanding. The term "Majority," as used herein, shall mean more than fifty (50%) percent.

(b) The District and Development Manager agree and acknowledge that for any and all portions of the Remaining Improvements which are constructed, or caused to be constructed, by the Development Manager for the benefit of the District shall be conveyed to the District or such other appropriate unit of local government as is designated in the Engineer's Report or required by governmental regulation or development approval. All conveyances to another governmental entity shall be in accordance with and in the same manner as provided in any agreement between the District and the appropriate unit of local government. All conveyances to the District shall be in accordance with the Acquisition Agreement or any other agreement or agreements governing conveyances between the Development Manager and the District.

(c) Notwithstanding anything to the contrary contained in this Agreement, the payment or performance by the Development Manager of its completion obligations hereunder is expressly subject to, dependent and conditioned upon (i) the issuance of the Series 2026 Bonds, as provided herein and use of available net proceeds thereof to fund a portion of the Assessment Area One Project for the District Lands and (ii) the scope, configuration, size and/or composition of the Assessment Area One Project for Assessment Area One not materially changing from the Engineer's Report, adopted by the District as of the Effective Date hereof, without the consent of the Development Manager; provided, however, such consent will not be necessary and the Development Manager must meet its completion obligations when the scope, configuration, size and/or composition of the Assessment Area One Project is materially changed in response a requirement imposed by law or by a regulatory agency (to be understood as including any governmental action or requirement) other than the District.

(d) In the event of a conflict in a provision set forth in this Agreement and in the Acquisition Agreement, the applicable provisions of the Acquisition Agreement shall control.

4. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance. Notice of default must be given to the Development Manager by the District, and the Development Manager shall thereafter have a commercially reasonable time to cure the default. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by any third party.

5. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Development Manager. Additionally, this Completion Agreement may not be materially amended in a manner that (a) could have the effect of reducing the total debt service revenue collected or to be collected for payment of debt service on the Series 2026 Bonds or (b) lessens Development Manager's obligations in this Agreement without the prior written consent of the Trustee for the Series 2026 Bonds, acting at the direction of the holders owning a Majority of the aggregate principal amount of the Series 2026 Bonds then outstanding.

6. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Development Manager, both the District and the Development Manager have complied with all the requirements of law, and both the District and the Development Manager have full power and authority to comply with the terms and provisions of this instrument.

7. NOTICES. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand-delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

District: MainStreet at Coconut Creek Community Development District
c/o Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With a copy to: Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

Development Manager: Lennar Homes, LLC
5505 Waterford District Drive
Miami, Florida 33126
Attn: Carlos Gonzalez, Vice President

With a copy to: Holland & Knight LLP
515 East Las Olas Boulevard, Suite 1200
Fort Lauderdale, Florida 33301
Attention: Connor Holding, Esq.

Except as otherwise provided in this Agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a non-business day shall be deemed received the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

8. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Development Manager as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Development Manager.

9. THIRD PARTY BENEFICIARIES. Except as provided below, this Agreement is solely for the benefit of the District and the Development Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Development Manager any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Development Manager and their respective representatives, successors, successors in title, and assigns (other than end users). Notwithstanding the foregoing or anything in this Completion Agreement to the contrary, the Trustee for the Series 2026 Bonds, on behalf of the holders of the Series 2026 Bonds, shall be a direct third-party beneficiary of the terms and conditions of this Completion Agreement and, acting at the direction of the holders owning a Majority of the aggregate principal amount of the Series 2026 Bonds then outstanding, shall be entitled to cause the District to enforce the Development Manager's obligations hereunder. The Trustee shall not be deemed to have assumed any obligations hereunder.

10. SUCCESSORS. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Development Manager and District, their receivers, trustees, successors, successors in title, and assigns.

11. ASSIGNMENT. This Agreement, or any monies to become due hereunder, may be assigned, provided that the assigning party first obtains the prior written approval of the other party, which approval shall not unreasonably be withheld. The Development Manager may not assign its obligations hereunder without the prior written consent of the Trustee acting at the direction of the holders owning a Majority of the aggregate principal amount of the Series 2026 Bonds outstanding.

12. CONSTRUCTION OF TERMS. 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.

13. CONTROLLING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

14. PUBLIC RECORDS. The Development Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement are public records and are treated as such in accordance with Florida law.

15. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

16. SOVEREIGN IMMUNITY. Development Manager agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, as amended, or other statutes or law.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

18. COUNTERPARTS. 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 detached from the counterparts and attached to a single copy of this document to physically form one document.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

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

MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Witnesses:

____
Print name: _____________________
Address: _____________________
____

By: ____________________________
Lindsay Rayner Foster, Chairperson
Board of Supervisors

____
Print name: _____________________
Address: _____________________
____

ATTEST:

By: ____________________________
Andrew Gill, Assistant Secretary

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 Lindsay Rayner Foster, the Chairperson of the Board of Supervisors of the MainStreet at Coconut Creek Community Development District, on behalf of the District. She is personally known to me or has produced _________________________________ as identification.

(SEAL)

____
Printed/Typed Name: _________________________
Notary Public-State of ________________________
Commission Number: _________________________

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 Andrew Gill, Assistant Secretary of the MainStreet at Coconut Creek Community Development District, on behalf of the District. He is personally known to me or has produced _________________________________ as identification.

(SEAL)

____
Printed/Typed Name: _________________________
Notary Public-State of ________________________
Commission Number: _________________________

LENNAR HOMES, LLC, a Florida limited liability company

Witnesses:

____

____
Print Name

Address: 5505 Waterford District Drive
Miami, FL 33126

By: _________________________________
Greg McPherson, Vice President

____ day of ____________, 2026

____

____
Print Name
Address: 5505 Waterford District Drive
Miami, FL 33126

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of [_____] physical presence or [_____] online notarization, this _____ day of ________________, 2026, by Greg McPherson, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company. He/she is personally known to me or has produced ___________________ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

____
Notary Public
Commission:

Exhibit A

Assessment Area One, Blocks 2, 3, and 4

Prepared by and return to:

Michael J. Pawelczyk, Esq.
Billing Cochran, P.A.
515 East Las Olas Blvd., Suite 600
Fort Lauderdale, FL 33301

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS RELATING TO MAINSTREET ASSESSMENT AREA ONE, BLOCKS 2, 3, AND 4

This **COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS RELATING TO MAINSTREET ASSESSMENT AREA ONE, BLOCKS 2, 3, AND 4** (herein, the "Assignment") is made this ___ day of ________________, 2026, by **GSR RE PARTNERS, LLC**, a Florida limited liability company, whose principal address is 1801 S. Federal Highway, Boca Raton, Florida 33432, together with their respective successors, successors in title, and assigns, the "Assessment Area One Developer" or the "Assignor"), in favor of the **MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and created under the laws of the State of Florida, whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351, located within the City of Coconut Creek ("City") in Broward County, Florida (the "County") (together with its successors, successors in title, and assigns, the "District" or "Assignee").

RECITALS

WHEREAS, the District proposes to issue its **$____________** MainStreet at Coconut Creek Community Development District Special Assessment Bonds, Series 2026 (Assessment Area One) (the "Series 2026 Bonds"), to finance certain public infrastructure which will provide direct and special benefits to the residential lots and commercial parcels (collectively, the "Lots" and individually, a "Lot") and lands within the herein defined Subject Property within the District to be developed into Lots, all contained within certain lands owned by Assignor and described in **Exhibit "A"** attached hereto (the "Subject Property" or "Assessment Area One"), which will be included in a portion of the mixed-use project referred to as "MainStreet Assessment Area One" (the "Project"), located within the geographical boundaries of the District; and

WHEREAS, the security for the repayment of the Series 2026 Bonds is the special assessments levied against the assessable lands within the Subject Property within the District, including residential and commercial Lots therein (the "2026 Special Assessments"); and

WHEREAS, the 2026 Special Assessments have been levied by the District against the assessable lands of the Subject Property within the District; and

WHEREAS, the Assessment Area One Developer is the primary landowner of the Subject Property, while the Development Manager is responsible for managing the master public capital infrastructure project for the entirety of the District, which includes Assessment Area One; and

WHEREAS, the Assessment Area One Developer covenants that the Assessment Area One Developer has all necessary authority to develop the Subject Property, complete the Project, and enter into this Assignment with the District; and

WHEREAS, in the event of default in the payment of the 2026 Special Assessments securing the Series 2026 Bonds, the District has certain remedies with respect to the lien of the 2026 Special Assessments as more particularly set forth herein; and

WHEREAS, if the 2026 Special Assessments are direct billed, the sole remedy available to the District would be an action in foreclosure and if the 2026 Special Assessments are collected pursuant to Florida's uniform method of collection, the sole remedy for non-payment of the 2026 Special Assessments is the sale of tax-certificates (collectively, the "Remedial Rights"); and

WHEREAS, in the event the District or its designee exercises its Remedial Rights, the District will require the assignment of certain Development Rights, as hereinafter defined, to complete the Project to the extent that such Development Rights have not been previously assigned, transferred or otherwise conveyed (i) as fully-developed Lots conveyed to unaffiliated homebuilders, homebuyers, or commercial end users or (ii) with respect to any property which has been conveyed, or is in the future to be conveyed to the City, the County, the State of Florida, the District, any utility provider, any other governmental or quasi-governmental entity, any applicable homeowners' or property owners' association or other governing entity or association, as may be required by applicable permits, plats, entitlements, or regulations affecting the District, if any, for the benefit of the capital infrastructure improvements Project to be financed in part with the Series 2026 Bonds (a "Prior Transfer"); and

WHEREAS, this Assignment is not intended to impair or interfere with the development of the Project and shall be inchoate and shall only become an absolute assignment and assumption of the Development Rights, as described below, upon failure of the Assignor to pay the 2026 Special Assessments levied against the Subject Property owned by the Assessment Area One Developer; provided, however, that such Assignment shall only be absolute to the extent that this Assignment has not been terminated earlier pursuant to the term of this Assignment or to the extent that a Prior Transfer has not already occurred with respect to any of the Development Rights; and

WHEREAS, the rights assigned to the District hereunder shall be exercised in a manner which will not materially affect the intended development of the Project; and

WHEREAS, in the event of a transfer, conveyance or sale of any portion of the Subject Property that is not a Prior Transfer, the successors-in-interest to the real property so conveyed by the Assessment Area One Developer shall be subject to this Assignment, which shall be recorded in the Official Records of Broward County, Florida.

NOW, THEREFORE, in consideration of the above recitals which the parties hereby agree are true and correct and are hereby incorporated by reference and other good and valuable consideration, the sufficiency of which is acknowledged, Assignor and Assignee agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.

2. **Collateral Assignment.**

(A) Assessment Area One Developer hereby collaterally assign to Assignee, to the extent assignable and to the extent that they are solely owned or controlled by the Assessment Area One Developer, all of its development rights relating to the Project (herein the "Development Rights") as security for Assignor's payment and performance and discharge of its obligation to pay the 2026 Special Assessments levied against the Subject Property while owned by the Assessment Area One Developer. The Development Rights shall include the following as they pertain to the Project, but shall specifically exclude any such portion of the Development Rights which relate solely to the Lots or any property which has been conveyed by the Assessment Area One Developer to any homebuyer, commercial end user, the City, County, the State of Florida, the District, any utility provider, any other homebuilder, any other governmental or quasi-governmental entity, any applicable homeowner's association or other governing entity or association as may be required by applicable permits, approvals, plats, entitlements or regulations affecting the Project, if any, or to homebuyer residents (the "Excluded Property"):

(a) Zoning approvals, density approvals and entitlements, concurrency and capacity certificates, development agreements and homeowners' or property owners' association covenants and documents.

(b) Engineering and construction plans and specifications for grading, open space and roadways, site drainage, storm water drainage, signage, water distribution, waste water collection, re-use irrigation, and other improvements.

(c) Preliminary and final site plans.

(d) Architectural plans and specifications for public buildings and other improvements to the assessable property within the Subject Property (other than residential dwelling unit plans).

(e) Permits, approvals, resolutions, variances, licenses, and franchises granted by governmental authorities, or any of their respective agencies, for or affecting the Project and construction of improvements thereon and off-site to the extent improvements are necessary or required to complete the development of the Subject Property.

(f) Contracts with engineers, architects, land planners, landscape architects, consultants, contractors, and suppliers for or relating to the construction of the Project or the construction of improvements on the Subject Property.

(g) Contracts and agreements with private utility providers to provide utility services to the Subject Property.

(h) All prepaid impact fees, impact fee credits, mobility fee credits, and mitigation credits.

(i) Assessment Area One Developer's rights as declarant under any recorded covenants, conditions and restrictions of any property owners or homeowners association with respect to the Subject Property.

(j) All future creations, changes, extensions, revisions, modifications, substitutions, and replacements of any of the foregoing.

(B) This Assignment is not intended to and shall not impair or interfere with the development of the Subject Property, and shall be inchoate and shall only become an absolute assignment and assumption of the Development Rights only upon the District's exercise of its rights hereunder upon a failure of Assessment Area One Developer to pay the 2026 Special Assessments levied against the portion of Subject Property owned by Assessment Area One Developer, failure of Assessment Area One Developer to satisfy a true-up obligation, a default or failure to perform by Assessment Area One Developer or the Development Manager under any of the instruments or documents entered into in connection with the issuance of the Series 2026 Bonds, including but not limited to, the Assignment and Acquisition Agreement (Assessment Area One Project), True-Up Agreement (Assessment Area One), and Completion Agreement (Assessment Area One Project) of equal date herewith, or Event of Default hereunder, which default or failure remains uncured after passage of any applicable cure period. The District shall not be deemed to have assumed any obligations associated with the Development Rights unless and until the District exercises its rights under this Assignment, and then only to the extent of such exercise.

(C) If this Assignment has not become absolute, it shall automatically terminate upon the earliest to occur of the following events: (i) payment of the Series 2026 Bonds in full; (ii) Development Completion which shall mean the issuance of certificates of occupancy for all Lots; (iii) transfer of any Development Rights to the City, the County, the State of Florida, the District, any utility provider, any other governmental or quasi-governmental entity; any homeowners' or property owners' association, but only to the extent of such transfer; or (iv) transfer of fully developed Lots which have been conveyed to unaffiliated homebuilders, residential homebuyers, or commercial end users, but only as to such Lots transferred, from time to time.

3. **Warranties by Assignor.** Assignor represents and warrants to Assignee that:

(a) Other than in connection with the sale or conveyance of Lots (completed or otherwise) or property, or in connection with securing a construction loan from an institutional lender to finance the development of the Project on the Subject Property, Assignor has made no assignment of the Development Rights to any other person.

(b) Assignor is not prohibited under any agreement with any other person or under any judgment or decree from the execution and delivery of this Assignment.

(c) No action has been brought or threatened which would in any way interfere with the right of Assignor to execute this Assignment and perform all of Assignor's obligations herein contained.

(d) Any transfer, conveyance or sale of Lots shall subject any and all affiliated entities or successors-in-interest or successors in title of the Assignor to the Assignment, except to the extent of a conveyance described in Section 2 relating to Excluded Property.

4. **Covenants.** Assignor covenants with Assignee that during the Term (as defined herein):

(a) Assignor will use reasonable, good faith efforts to: (i) fulfill, perform, and observe each and every material condition and covenant of Assignor relating to the Development Rights and (ii) give notice to Assignee of any claim of default relating to the Development Rights given to or by Assignor, together with a complete copy of any such claim.

(b) The Development Rights include all of Assignor's right to modify the Development Rights, and to waive or release the performance or observance of any obligation or condition of the Development Rights.

(c) Assignor agrees not to take any action that would decrease the development entitlements to a level below the amount necessary to support the then outstanding Series 2026 Bonds.

(d) Assignor shall pay the 2026 Special Assessments levied against the portions of the Subject Property owned by Assignor when due.

5. **Events of Default**. Any breach of either of the Assignor's warranties contained in Section 3 hereof or breach of covenants contained in Section 4 hereof will, after the giving of written notice and an opportunity to cure (which cure period shall not be greater than thirty (30) days unless Assignee, in its sole discretion, agrees to a longer cure period) shall constitute an Event of Default under this Assignment.

6. **Remedies Upon Default**.

(a) Upon an Event of Default, or the transfer of title to Lots or other property owned by Assignor pursuant to a judgment of foreclosure entered by a court of competent jurisdiction in favor of Assignee (or its designee) or a deed in lieu of foreclosure to Assignee (or its designee) (herein a "Transfer"), Assignee may, as Assignee's sole and exclusive remedies under this Assignment, take any or all of the following actions, at Assignee's option:

(i) Perform any and all obligations of Assignor relating to the Development Rights and exercise any and all rights of Assignor therein as fully as Assignor could.

(ii) Initiate, appear in, or defend any action arising out of or affecting the Development Rights.

(iii) Further assign any and all of the Development Rights to a third party acquiring title to the Property so acquired or any portion thereof on the District's or the bondholders' behalf.

(b) Notwithstanding the foregoing, the Assignee acknowledges and agrees that it shall not use the proceeds of the Series 2026 Bonds on any improvements necessary to reach Development Completion other than the Improvements that are part of the Project. Improvements that are outside the scope of the Project, including those improvements that are not otherwise able to be funded or constructed by Assignee, may be funded or constructed by Assignee's designee.

(c) Nothing herein shall be construed as an obligation on the part of the District to accept any liability for all or any portion of the Development Rights unless it chooses to do so in its sole discretion and is legally permitted to do so. Nor shall any provisions hereunder be construed to place liability or obligation on the District for compliance with the terms and provisions of all or any portion of the Development Rights.

7. **Authorization**. In the Event of Default or Transfer, Assignor does hereby authorize and shall direct any party to any agreement relating to the Development Rights to tender performance thereunder to Assignee or its designee upon written notice and request from Assignee. Any such performance in favor of Assignee or its designee shall constitute a full release and discharge to the extent of such performance as fully as though made directly to Assignor, but not a release of Assignor from any remaining obligations under this Assignment.

8. **Term and Termination**. In the event this Assignment does not become an absolute assignment and assumption of the Development Rights, this Assignment shall automatically terminate upon the earliest to occur of the following (the "Term"): (i) payment of the Series 2026 Bonds, plus accrued interest in full; (ii) completion of the construction and sale of all Lots within the Subject Property to homebuyers or commercial end users; or (iii) upon occurrence of a Prior Transfer, but only to the extent that such Development Rights are subject to the Prior Transfer.

9. **Third Party Beneficiaries and Direction of Remedies Upon Default.** This Assignment shall inure to the benefit of U.S. Bank Trust Company, National Association, as Trustee for the Series 2026 Bonds (the "Trustee"), and the holders of the Series 2026 Bonds and such parties are hereby deemed third party beneficiaries of this Assignment. In the event of an Event of Default, the Trustee, acting at the direction of the holders owning a Majority of the aggregate principal amount of the Series 2026 Bonds then outstanding, shall have the right to direct the actions of the District and select the remedies in this Assignment. The term "Majority," as used herein, shall mean more than fifty (50%) percent. The District hereby agrees that it shall not take any material action under this Assignment that would have the effect of reducing the total annual debt service revenue collected or to be collected for the Series 2026 Bonds without the prior written consent of the Trustee, acting at the direction and on behalf of the owners of a Majority of the Series 2026 Bonds then outstanding, fail to take any action under this

Assignment after direction from the Trustee, or take any action under this Assignment inconsistent with any direction of the Trustee. The Trustee shall not be deemed to have assumed any obligations hereunder.

10. **Amendment.** Except as provided in the next succeeding sentence and except with respect to a Partial Release of this Assignment or a Termination (each of which may be executed solely by Assignee), this Assignment may not be amended, modified, altered, or changed in any respect whatsoever except by a further agreement in writing duly executed by the parties hereto. Notwithstanding anything herein to the contrary, this Assignment may not be materially amended in a manner that has the effect of reducing the total annual debt service revenue collected or to be collected for the Series 2026 Bonds without the written consent of the Trustee for the Series 2026 Bonds, acting at the direction of the Bondholders (as defined in the Indenture for the Series 2026 Bonds) owning a Majority of the aggregate principal amount of the Series 2026 Bonds then outstanding.

11. **Notices.** All notices, requests, consents and other communications required or permitted under this Assignment shall be in writing and shall be (as elected by the person giving such notice) hand-delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

District: MainStreet at Coconut Creek Community Development District
c/o Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With a copy to: Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

Assessment Area One Developer:
GSR RE Partners, LLC
1801 S Federal Highway
Boca Raton, Florida 33432
Attn: Michael Nunziata

With a copy to: Nelson Mullins
Lynn Financial Center, Suite 310
1905 NW Corporate Boulevard
Boca Raton, Florida 33431
Attn: Jeffrey A. Deutch, Esq.

Except as otherwise provided in this Assignment, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a non-business day shall be deemed received the next business day. If any time for giving notice contained in this Assignment would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

12. **Miscellaneous**. Unless the context requires otherwise, whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders. The terms "person" and "party" shall include individuals, firms, associations, joint ventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, and all other groups and combinations. Titles of paragraphs contained herein are inserted only as a matter of convenience and for reference and in no way define, limit, extend, or describe the scope of this Assignment or the intent of any provisions hereunder. This Assignment shall be construed under Florida law.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed and delivered on the day and year first written above.

ASSIGNOR – ASSESSMENT AREA ONE DEVELOPER

GSR RE PARTNERS, LLC, a Florida limited liability company

Witnesses:

____

____
Print Name

Address: ______________________
____

By: ______________________________

Print name: _________________________

Title: ______________________________

____

____
Print Name

Address: ____________________
____

_____ day of _____________, 2026

STATE OF FLORIDA }
COUNTY OF ____________ }

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this _____ day of ____________, 2026, by ____________________, as Manager of **GSR RE PARTNERS, LLC**, a Florida limited liability company. She/He is personally known to me or has produced ___________________ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

____
Notary Public
Commission:

ASSIGNEE:

MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Witnesses:

____
Print name: ____________________
Address: ____________________
____

By: ____________________________
Lindsay Rayner Foster, Chairperson
Board of Supervisors

____
Print name: ____________________
Address: ____________________
____

ATTEST:

By: ____________________________
Andrew Gill, Assistant Secretary

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 Lindsay Rayner Foster, the Chairperson of the Board of Supervisors of the MainStreet at Coconut Creek Community Development District, on behalf of the District. She is personally known to me or has produced ______________________________ as identification.

(SEAL)

____
Printed/Typed Name: ______________________
Notary Public-State of ______________________
Commission Number: ______________________

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 Andrew Gill, Assistant Secretary of the MainStreet at Coconut Creek Community Development District, on behalf of the District. He is personally known to me or has produced ______________________________ as identification.

(SEAL)

____
Printed/Typed Name: ______________________
Notary Public-State of ______________________
Commission Number: ______________________

EXHIBIT "A"

DESCRIPTION OF SUBJECT PROPERTY
(ASSESSMENT AREA ONE, BLOCKS 2, 3 AND 4)

RETURN TO:
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attn: Michael J. Pawelczyk, Esq.

DECLARATION OF CONSENT TO JURISDICTION OF THE MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT (ASSESSMENT AREA ONE, BLOCKS 2, 3, AND 4)

The undersigned entity, **GSR RE PARTNERS, LLC**, a Florida limited liability company authorized to do business in the State of Florida, whose principal address is 1801 S. Federal Highway, Boca Raton, Florida 33432 (the "Assessment Area One Developer"), is the owner and developer of those certain lands which are described in Exhibit A attached hereto (the "Assessment Area One") located within the boundaries of the MainStreet at Coconut Creek Community Development District (the "District") in Coconut Creek, Broward County, Florida. The Assessment Area One Developer, intending that the Assessment Area One Developer, and its successors, successors-in-title, and assigns shall be legally bound by this Declaration, hereby declare, acknowledge and agree as follows:

1. The District is, and has been at all times, on and after April 10, 2025, a legally created, duly organized, and validly existing community development district under the provisions of Chapter 190, *Florida Statutes,* as amended (the "Act"). Without limiting the generality of the foregoing, the Assessment Area One Developer acknowledges that: (a) the petition filed with the City Commission (the "City Commission") of the City of Coconut Creek (the "City"), relating to the creation of the District contained all matters required by the Act to be contained therein and was filed in the manner and by the persons required by the Act; (b) Ordinance No. 2025-008 enacted and effective April 10, 2025, was duly enacted by the City Commission in compliance with all applicable requirements of law; and (d) all members of the Board of Supervisors of the District were duly and properly designated pursuant to the Act to serve in their respective capacities and had the authority and right to authorize, approve and undertake all actions of the District approved and undertaken from April 10, 2025.

2. The Assessment Area One Developer, on behalf of itself, its successors, successors-in-title, and assigns, hereby confirm and agree that the special assessments (the "2026 Special Assessments") imposed by Resolutions 2025-19, 2025-20, and 2026-01 duly adopted by the Board of Supervisors of the District (the "Board") on September 5, 2025, September 5, 2025, and October 17, 2025, respectively (the "Assessment Resolutions"), the Master Assessment Methodology for MainStreet at Coconut Creek Community Development District, dated September 5, 2025, and the Final Supplemental Assessment Methodology Report (Assessment Area One) for MainStreet at Coconut Creek Community Development District, dated _____________, 2026, each prepared by Governmental Management Services-South Florida, LLC, as the same may be further amended and supplemented from time to time by the

District Board of Supervisors in connection with the issuance of the Series 2026 Bonds, as later defined, and all proceedings undertaken by the District with respect thereto have been in accordance with applicable Florida law, that the District has taken all actions necessary to date to levy and impose the 2026 Special Assessments, and the 2026 Special Assessments are legal, valid and binding first liens upon the lands of Assessment Area One co-equal with the lien of all state, county, district and municipal taxes, superior in dignity to all other non-federal liens, titles and claims, until paid.

3. The Assessment Area One Developer, on behalf of itself and its successors, successors-in-title, and assigns, including homebuyers/end users, hereby confirms and agrees that 2026 Special Assessments are due and payable on the due date and in the manner established by the District.

4. The Assessment Area One Developer, on behalf of itself and its successors, successors-in-title, and assigns, including homebuyers/end users, hereby waives the right granted in Chapter 170.09, *Florida Statutes,* to prepay the 2026 Special Assessments without interest within thirty (30) days after the improvements are completed, in consideration of the rights granted by the District to prepay the 2026 Special Assessments in full or in part at any time, but with interest, under the circumstances set forth in the Assessment Resolutions of the District levying the 2026 Special Assessments.

5. The Assessment Area One Developer hereby expressly acknowledges, represents and agrees that (i) the 2026 Special Assessments, the Assessment Resolutions, the terms of the Assignment and Acquisition Agreement (Assessment Area One Project), Completion Agreement (Assessment Area One Project), the True-Up Agreement (Assessment Area One), the Collateral Assignment and Assumption of Development Rights Relating to MainStreet at Coconut Creek Assessment Area One, and this Declaration of Consent to Jurisdiction, all dated _____________, 2026, and which the Assessment Area One Developer will enter into with the District, all of which pertain to the District's proposed issuance of its **$_______________** MainStreet at Coconut Creek Community Development District Special Assessment Bonds, Series 2026 (Assessment Area One) (the "Series 2026 Bonds") or securing payment thereof, are valid and binding obligations enforceable in accordance with their terms; (ii) there are no claims or offsets whatsoever against, or defenses or counterclaims whatsoever relating to payments of the 2026 Special Assessments or claims of invalidity, deficiency or unenforceability of the 2026 Special Assessments and Financing Documents, the Improvements and the benefit thereof to the lands within Assessment Area One within the District, or any portions thereof (and the Assessment Area One Developer hereby expressly waives any such claims, offsets, defenses or counterclaims); (iii) the Assessment Area One Developer expressly waives and relinquishes any argument, claim or defense that foreclosure proceedings cannot be commenced until one (1) year after the date of the Assessment Area One Developer's default, and agrees that (1) the 2026 Special Assessments are not a "tax," and (2) immediate use of remedies in Chapter 170, *Florida Statutes,* is an appropriate and available remedy, notwithstanding the provisions of Section 190.026, *Florida Statutes*; and (iv) the Assessment Area One Developer expressly waives and relinquishes any argument, claim or defense that the Assessment Area One Developer may have regarding the District's collection of the 2026 Special Assessments.

6. This Declaration shall represent a lien of record for purposes of Chapter 197, *Florida Statutes,* including, without limitation, Section 197.573, *Florida Statutes.* Other information regarding the 2026 Special Assessments is available from Governmental Management Services-South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (or any successor District Manager or Collection Agent).

THE DECLARATIONS, ACKNOWLEDGEMENTS, WAIVERS AND AGREEMENTS CONTAINED HEREIN SHALL BE BINDING ON THE ASSESSMENT AREA ONE DEVELOPER AND ON ALL PERSONS (INCLUDING CORPORATIONS, PARTNERSHIPS, LLCs, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES, WHATEVER FORM) TAKING TITLE TO ALL OR ANY PART OF ASSESSMENT AREA ONE, AND ITS SUCCESSORS IN INTEREST, WHETHER OR NOT THE ASSESSMENT AREA ONE LANDS ARE PLATTED AT SUCH TIME. BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS DECLARATION TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY AND ENFORCEABILITY OF THIS DECLARATION. SECTIONS 1, 2, AND 5 ABOVE SHALL NOT BE DEEMED TO BE APPLICABLE TO HOMEBUYERS/END USERS. NOTWITHSTANDING THE FOREGOING, NOTHING CONTAINED IN THIS DECLARATION SHALL BE DEEMED TO BE A REPRESENTATION OR WARRANTY BY ANY PARTY TO THIS DECLARATION AS TO THE TRUTH OR ACCURACY OF THE MATTERS SET FORTH IN SECTIONS 1, 2, OR 5(i) OF THIS DECLARATION. HOMEBUYERS AND END-USERS ACQUIRING PROPERTY AFTER THE RECORDING OF THIS DECLARATION OF CONSENT ARE BOUND BY THE TERMS OF PARAGRAPH 4 HEREOF. THIS DECLARATION IS INTENDED TO BE A WAIVER AS AGAINST ANY PARTY DEEMED TO HAVE PROVIDED THE DECLARATIONS, ACKNOWLEDGEMENTS AND AGREEMENTS CONTAINED IN THIS DECLARATION AND SUCH PARTIES HEREBY WAIVE ANY DEFENSE AS TO VALIDITY, LEGALITY AND ENFORCEMENT AGAINST SUCH PARTY AS TO THE MATTERS CONTAINED IN THIS DECLARATION.

Effective the _____ day of ______________, 2026.

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ASSESSMENT AREA ONE DEVELOPER:

GSR RE PARTNERS, LLC, a Florida limited liability company

Witnesses:

____

Print Name:__________________________

Address: ___________________________

____

By: _________________________________

Print name: __________________________
Manager

____

Print Name:___________________________

Address: ____________________________

____

_____ day of _____________, 2026

STATE OF FLORIDA }
COUNTY OF ____________ }

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this _____ day of ____________, 2026, by ____________________, as Manager of **GSR RE PARTNERS, LLC**, a Florida limited liability company. She/He is personally known to me or has produced ___________________ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

____
Notary Public
Commission:

Exhibit A

ASSESSMENT AREA ONE (Blocks 2, 3, and 4)

THIS INSTRUMENT PREPARED BY AND RETURN TO: Michael J. Pawelczyk, Esq. Billing Cochran, P.A. 515 East Las Olas Boulevard, Suite 600 Fort Lauderdale, FL 33301	ABOVE SPACE RESERVED FOR RECORDING PURPOSES ONLY

LIEN OF RECORD OF THE
MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT
(ASSESSMENT AREA ONE – BLOCKS 2, 3, AND 4)

Notice is hereby given this ____ day of _____________, 2026 that the MainStreet at Coconut Creek Community Development District (the "District"), a unit of special purpose local government established pursuant to Chapter 190, Florida Statutes, the Uniform Community Development District Act of 1980 (the "Act"), enjoys a governmental lien of record on the property referred to as Assessment Area One within the boundaries of the District, as described in Exhibit "A" attached hereto. Such lien is coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other non-federal liens, titles, and claims until paid pursuant to the Act and other applicable law. The District's lien secures the payment of special assessments levied in accordance with the Act and other applicable law, for the purpose of funding the District's operating and maintenance expenses, and to pay the District's bond indebtedness for the purpose of funding various improvements incurred by the District in connection with the issuance of **$_____________** MainStreet at Coconut Creek Community Development District Special Assessment Bonds, Series 2026 (Assessment Area One). For information regarding the amount of the special assessments encumbering the specified real property, contact the District at:

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, FL 33351
954-721-8681

THIS CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF SECTION 190.021, FLORIDA STATUTES, AND ALL OTHER APPLICABLE PROVISIONS OF THE FLORIDA STATUTES AND ANY OTHER APPLICABLE LAW.

MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Witnesses:

____
Print name: ____________________
Address: ____________________
____

By: ___________________________
Lindsay Rayner Foster, Chairperson
Board of Supervisors

____
Print name: ____________________
Address: ____________________
____

ATTEST:

By: ___________________________
Andrew Gill, Assistant Secretary

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 Lindsay Rayner Foster, the Chairperson of the Board of Supervisors of the MainStreet at Coconut Creek Community Development District, on behalf of the District. She is personally known to me or has produced __________________________________ as identification.

(SEAL)

____
Printed/Typed Name: ________________________
Notary Public-State of ________________________
Commission Number: ________________________

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 Andrew Gill, Assistant Secretary of the MainStreet at Coconut Creek Community Development District, on behalf of the District. He is personally known to me or has produced __________________________________ as identification.

(SEAL)

____
Printed/Typed Name: ________________________
Notary Public-State of ________________________
Commission Number: ________________________

Exhibit "A"

LEGAL DESCRIPTION – ASSESSMENT AREA ONE
(BLOCKS 2, 3, AND 4)

PREPARED BY AND AFTER RECORDING
RETURN TO:

Michael J. Pawelczyk, Esq.
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301

TRUE-UP AGREEMENT
(Assessment Area One, Blocks 2, 3, and 4)

This True-Up Agreement (the "Agreement") is made and entered into this ________ day of ______________________, 2026 (the "Effective Date"), 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 the City of Coconut Creek, Broward County, Florida, and whose mailing address is c/o Governmental Management Services-South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"); and

GSR RE PARTNERS, LLC, a Florida limited liability company, whose principal address is 1801 S. Federal Highway, Boca Raton, Florida 33432, and its successors, successors-in-title, and assigns (the "Assessment Area One Developer").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and Ordinance No. 2025-008, enacted by the City Commission of the City of Coconut Creek (the "Ordinance") for the purpose of planning, financing, constructing, installing, operating, acquiring and/or maintaining certain public infrastructure to serve the mixed-use community within the boundaries of the District; and

WHEREAS, the Assessment Area One Developer is the primary landowner of certain lands comprised of approximately **25.29**+/- gross acres located within the boundaries of the District and within the City of Coconut Creek (the "City") in Broward County (the "County"), Florida, which lands are defined herein as Assessment Area One, as described herein and in the Assessment Methodology, as later defined; and

WHEREAS, the lands within Assessment Area One within the District are owned by the Assessment Area One Developer; and

WHEREAS, Assessment Area One is legally described in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, the Assessment Area One Developer covenants that the Assessment Area One Developer has all necessary authority to develop the lands within Assessment Area One, ensure the completion of the Assessment Area One Capital Improvement Plan, as later defined herein, and enter into this Agreement with the District; and

WHEREAS, the District has determined that it is in the best interests of the present and future landowners and is a direct and special benefit to the lands within Assessment Area One to finance, construct and deliver certain community development systems, facilities, and improvements to serve the District and the lands within Assessment area One within the boundaries of the District, including, without limitation, those capital improvements that are more specifically described in the Engineer's Report for MainStreet at Coconut Creek Community Development District dated September 1, 2025, as supplemented by the Engineer's Report for Phase 1 (Blocks 2, 3, and 4) dated December 19, 2025, each prepared by HSQ Group, LLC (the "Engineer"), as may be amended or supplemented from time to time (the "Engineer's Report"), and in the plans and specifications on file at the office of the District (collectively, the "Improvements" or the "Assessment Area One Capital Improvement Plan"), which Engineer's Report and Assessment Area One Capital Improvement Plan plans and specifications are hereby incorporated into and made a part of this Agreement by reference; and

WHEREAS, the District has imposed and levied non-ad valorem special assessments (the "2026 Special Assessments") on the assessable acreage of Assessment Area One, to secure financing for the acquisition and construction of the Assessment Area One Capital Improvement Plan directly and specially benefitting Assessment Area One, as described in the Engineer's Report and has validated special assessment bonds to fund the planning, design, permitting, construction and/or acquisition of the Assessment Area One Capital Improvement Plan; and

WHEREAS, the District has imposed and levied 2026 Special Assessments against the assessable acreage of Assessment Area One in accordance with the provisions of Chapters 170, 190 and 197, Florida Statutes, for purposes of paying certain **$_____________** MainStreet at Coconut Creek Community Development District Special Assessment Bonds, Series 2026 (Assessment Area One), as described in the Assessment Methodology, as later defined (collectively, the "Series 2026 Bonds") to be issued pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the owner(s) of the lands within Assessment Area One within the District, is responsible for the payment of the all taxes and assessments on the lands within Assessment Area One, including the 2026 Special Assessments; and

WHEREAS, the District has accepted and utilized the provisions of the Master Assessment Methodology for MainStreet at Coconut Creek CDD, dated September 5, 2025 (the "Master Methodology") and the final First Supplemental Assessment Methodology Report (Assessment Area One) for MainStreet at Coconut Creek Community Development District, dated _______________, 2026 (the "Supplemental Methodology"), describing the assessment allocation for the 2026 Special Assessments levied in connection with the Series 2026 Bonds to be issued by the District, with the Master Methodology and the Supplemental Methodology having been prepared by Governmental Management Services-South Florida, LLC, as such may be amended and further supplemented from time to time, incorporated by specific reference thereto and made a part hereof (collectively, the "Assessment Methodology"); and

WHEREAS, the 2026 Special Assessments are initially levied on all 25.29 +/- gross acres comprising Assessment Area One within the District, and as individual residential lots and commercial parcels within Assessment Area One are platted, subject to a record declaration of condominium, or sold with assigned development entitlements or other means of identifying individual lots within Assessment Area One ("Assigned Properties"), the 2026 Special Assessments will be assigned to the Assigned Properties in Assessment Area One, as defined in the Indenture, as later defined herein, on a first assigned/first sold basis in accordance with the Supplemental Methodology; and

WHEREAS, the District relies upon and intends to utilize the true-up analysis and mechanism set forth in section 3.0 of the Supplemental Methodology; and

WHEREAS, the District and the Assessment Area One Developer agree pursuant to the terms of this Agreement to provide, if required, for certain payments to the District in accordance with the true-up analysis and mechanism referenced above and further described herein; and

WHEREAS, unless otherwise defined herein, all capitalized terms shall be as defined in the Assessment Methodology and the Indenture, as applicable, which Indenture is collectively defined as the Master Trust Indenture dated as of ______________ 1, 2026 and the First Supplemental Trust Indenture dated as of ____________ 1, 2026 (collectively, the "Indenture"), each between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee") and as such Indenture may be further amended and supplemented from time to time.

NOW THEREFORE, in consideration of the mutual covenants herein contained, and for Ten and no/100ths ($10.00) Dollars from the District to the Assessment Area One Developer and other good and valuable consideration between the parties, the receipt and sufficiency of which are hereby acknowledged by the parties, and subject to the terms and conditions hereof, the parties agree as follows:

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

2. TRUE-UP PROVISIONS.

(a) As stated in the Assessment Methodology, the allocation of debt is a continuous process until the development plan associated with the Series 2026 Bonds and the Assessment Area One Capital Improvement Plan, constituting the 404 residential apartment units and the 77,200 square foot of commercial product to be developed within Assessment Area One, as described in Table 1 of the Supplemental Methodology (the "Development Plan") is completed. Prior to, until, and as each of the 404 residential apartment units and as the 77,200 square foot of commercial product within assessment Area One become Assigned Properties, the initial 2026 Special Assessments shall be levied by the District on an equal per acre basis to all other acreage of Assessment Area One.

(b) The true-up mechanism under this Agreement applies to the lands within Assessment Area One within the District. As lands of Assessment Area One that are benefitted by the Assessment Area One Capital Improvement Plan are developed, the allocation of costs and benefit for the Assessment Area One Capital Improvement Plan is based on an estimated number and type of units within Assessment Area One for the Development Plan that are developed into Assigned Properties, as shown and described in Table 4 to the Supplemental Methodology.

(c) The Supplemental Methodology, particularly section 2.1, section 2.2, Table 2, Table 4, and Table 5 therein, allocates the benefit to the different categories of improvements that constitute of the Assessment Area One Capital Improvement Plan, utilizing various measures based upon the estimated number and type of developed units under the Development Plan that are directly and specially benefited by the Assessment Area One Capital Improvement Plan and constitute Assigned Properties. Correspondingly, consistent with section 3.0 of the Supplemental Methodology, the District must allocate a portion of its debt over Assessment Area One according to the Supplemental Methodology. In addition, the District must prevent any buildup of debt on Unassigned Properties, which are defined as gross acres that have not become Assigned Properties. To prevent the buildup of debt on the Unassigned Properties, the District shall perform a true-up test to ensure that each of the units constituting the Development Plan is assessed no more than the pro rata amount (based on total Assessment Area One Capital Improvement Plan costs allocated and the total allocation of par debt) of a maximum annual debt service for the particular type of unit, as described in Table 4 and Table 5 of the Supplemental Methodology, and to determine potential remaining assessable units or lands (the Unassigned Properties) within Assessment Area One that have not been or will not be developed.

(d) The true-up test shall be as follows:

(i) Based on the Development Plan for Assessment Area One, the District has fairly and reasonably allocated the benefit and will assign the debt across the various unit types based on the equivalent residential unit ("ERU") factor attributable to each unit type, as described in section 2.1 through section 2.3, Table 4, and Table 5 of the Supplemental Methodology.

Notwithstanding that which is set forth above and in the Supplemental Methodology, if future platting, filing a declaration of condominium, or site plan or land use change results in significant changes in land use or proportion of benefit per acre, the allocation methodology of the Assessment Methodology may no longer be applicable and the District may determine, in its discretion, to revise the allocation methodology.

In accordance with Table 3 and Table 5 of the Supplemental Methodology, based on a Series 2026 Bond size of **$______________** at an average interest rate of **______%**, the annual assessment revenue for the Series 2026 Bonds will be approximately **$______________**, which has NOT been grossed up to include the 1% County Tax Collector fee, the 1% County Property Appraiser fee, and 4% discount for early payment of taxes ("Maximum Annual Debt Service").

(iii) Until and as the lands within Assessment Area One become Assigned Properties, the debt associated with the Assessment Area One Capital Improvement Plan is initially distributed across the Unassigned Properties of Assessment Area One on an equal acreage basis across the **25.29**+/- gross acres of Assessment Area One, as shown in Table 6 and Table 7 of the Supplemental Methodology. As the Development Plan continues to be implemented, the 2026 Special Assessments will be assigned to the Assigned Properties, as defined in the Indenture, in accordance with the Supplemental Methodology. For purposes of the Series 2026 Bonds, prior to and as units become Assigned Properties, based on a Series 2026 Bond size of **$____________**, each acre of land of remaining Unassigned Properties in the District will be assessed in accordance with Table 6 of the Supplemental Methodology.

(iv) In accord with section 3.0 of the Assessment Methodology, a true-up test shall be performed whenever Unassigned Properties becomes Assigned Properties. At that time when Unassigned Properties become Assigned Properties, the District must allocate the portion of the debt attributed to the benefitting real property according to the Supplemental Methodology and the ERU factors and allocations set forth above. The District shall also determine the amount of anticipated annual assessment revenue that remains on the Unassigned Properties.

(v) If the total anticipated assessment revenue from the 2026 Special Assessments to be generated from the Assigned Properties and from the Unassigned Properties is greater than or equal to the Maximum Annual Debt Service for the Series 2026 Bonds as set forth in the Supplemental Methodology and as defined in Section 2(d)(ii) above, then no debt reduction payment must be made and no true-up payment is required.

(vi) However, if at any time any true-up test calculation results in the total anticipated assessment revenue from the 2026 Special Assessments to be generated from the Assigned Properties and from the Unassigned Properties being less than the Maximum Annual Debt Service pertaining to the Series 2026 Bonds, then, within ten (10) days following its receipt of written notice from the District or the District Manager on behalf of the District that a true-up payment is due, the Assessment Area One Developer, must make a debt reduction prepayment (including accrued interest) to the District in an amount sufficient to retire an amount of the Series 2026 Bonds then outstanding such that the par amount of the outstanding Series 2026 Bonds plus accrued interest is at a level that can be supported by the new maximum annual debt service based on the change in the Development Plan (the "Adjusted Maximum Debt Service").

(e) Correspondingly, consistent with section 3.0 of the Assessment Methodology, whenever any plat, re-plat, declaration of condominium, site plan, or revision thereof is submitted to the applicable local governing authority or property is sold with development entitlements assigned, and which changes the product types or product mix of the Development Plan over the lands within Assessment Area One as described in Tables 4 and 5 of the Supplemental Methodology, a true-up test shall be performed. Not later than fifteen (15) days after the date the plat, re-plat, declaration of condominium, site plan, or revision thereof is submitted to the applicable governing authority and not later than at least fifteen (15) days prior to the sale of property with development entitlements assigned, the Assessment Area One Developer shall inform the District of such proposed change in the Development Plan. Any payment resulting from such true-up test would be due to the District within ten (10) days of the plat, re-plat, declaration of condominium, site plan, or revision being approved by the local government entity reviewing the same or prior to the sale of the property with development entitlements assigned, or when the change in Development Plan is implemented, whichever is sooner.

(f) In the event that additional land not currently subject to the 2026 Special Assessments levied by the District is developed in such a manner as to receive direct and special benefits from the Assessment Area One Capital Improvement Plan described herein, it will be necessary for the District to re-apply the methodology for allocating the 2026 Special Assessments to include such parcels. The additional land will, as a result of re-applying the assessment methodology of the Assessment Methodology, then be allocated an appropriate share of the 2026 Special Assessments while all currently assessed parcels will receive a relative reduction in their assessments. This pro-rata adjustment shall still provide the same amount of revenue from such Special Assessments necessary for repayment of the Series 2026 Bonds.

(g) Additionally, at the time of approval of a final plat or re-plat, recording of a declaration of condominium, final site plan approval, and/or sale of property with development rights assigned pertaining to the portion of the lands within Assessment Area One being developed pursuant to the Development Plan, if any debt associated with the Series 2026 Bonds remains unallocated, then the Assessment Area One Developer shall make a payment to the District sufficient to retire all remaining unallocated debt, which payment shall include accrued interest.

(h) If the Assessment Area One Developer transfers ownership of the lands within Assessment Area One, or any portion thereof, said Assessment Area One will maintain the allocated number of and types of units in the Development Plan described in Table 4 and Table 5 of the Assessment Methodology. If the Development Plan is changed or said Assessment Area One, or portions thereof are subdivided, or platted or re-platted, impacted by the recording of a declaration of condominium or site plan or revision, or sold with development entitlements assigned, the true-up test will be performed and the Assessment Area One Developer shall be jointly and severally responsible to make the debt reduction payment described herein after calculation of the true-up.

(i) The Assessment Area One Developer shall not transfer any portion of Assessment Area One to any third party other than (a) fully-developed lots (having been assigned a folio number by the property appraiser) to homebuilders and/or homebuyers, (b) commercial property with development entitlements assigned in accordance with the Development Plan and subject to Section 2(i) below, or (c) portions of Assessment Area One exempt from assessments to Broward County, the City, the District, or other governmental agencies, except in accordance with Section 2(h)(ii) below. Any transfer of any portion of Assessment Area One pursuant to this Section 2(h)(i) shall terminate this Agreement as to such portion of Assessment Area One and constitute an automatic release of such portion of Assessment Area One from the scope and effect of this Agreement. Any violation of this provision by the Assessment Area One Developer shall constitute a default under this Agreement.

(ii) The Assessment Area One Developer shall not transfer any portion of Assessment Area One to any third party, except as permitted by Section 2(h)(i) above, without making any debt reduction payment (plus accrued interest) that results from a true-up tests analysis that will be performed by the District prior and as a condition to such transfer ("Transfer Condition"). Any transfer that is consummated pursuant to this Paragraph 2(h)(ii) shall operate as a release of the Assessment Area One Developer from their its obligations under this Agreement as to such portion of Assessment Area One that is subject to such transfer, but only to the extent arising from and after the date of such transfer and satisfaction of the Transfer Condition, and the transferee shall be deemed to have assumed the Assessment Area One Developer's obligations in accordance herewith and shall be deemed the "Assessment Area One Developer" from and after such transfer for all purposes as to such portion of Assessment Area One so transferred. Any violation of this provision by the Assessment Area One Developer shall constitute a default under this Agreement.

(i) When property within Assessment Area One has been sold with development entitlements assigned, such property shall be the subject of a true-up test in accordance with this Agreement with respect to the entitlements conveyed to such property. When any such property is fully-developed as evidenced by its certificate of occupancy ("CO") issued by the local government having jurisdiction thereof, the District will compare the CO to the entitlement conveyed to such property. Is such property fails to develop to the full extent of its entitlements as evidenced by its CO, the property shall remain obligated to pay the full debt allocated to the property based on the entitlements and shall be required to make a true up payment to the District to reduce the allocated debt to the level consistent with the development total in the CO.

(j) If the Assessment Area One Developer proposes to transfer or transfers any portion of Assessment Area One on which 2026 Special Assessments are imposed to a unit of local, state or federal government, or similarly exempt entity (without the consent of that entity to the imposition of the 2026 Special Assessments thereon), all future unpaid 2026 Special Assessments for such transferred portion of Assessment Area One shall become due and payable to the District immediately prior to such transfer without further action of the District.

(k) All obligations of the Assessment Area One Developer described in this Section 2 shall constitute a lien on the Subject Property until paid in full.

3. VALIDITY OF ASSESSMENTS. The Assessment Area One Developer agree that the 2026 Special Assessments are legal, valid and binding liens on the property against which assessed from the date of imposition thereof until paid, coequal with the lien of state, county, municipal and school board taxes. The Assessment Area One Developer hereby waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such 2026 Special Assessments.

4. PREPAYMENT WAIVER. The Assessment Area One Developer, on behalf of itself and its respective successors and assigns, including homebuyers, covenants and agrees that it shall not exercise any right pursuant to Section 170.09, Florida Statutes, or any other law or other source of rights to pre-pay 2026 Special Assessments, without interest, within the thirty days after the Assessment Area One Capital Improvement Plan has been completed and the District Board of

Supervisors has adopted a resolution accepting the Assessment Area One Capital Improvement Plan, and such right is hereby deemed waived.

5. COMPLETE UNDERSTANDING. The parties agree that this instrument embodies the complete understanding of the parties with respect to the subject matter of this Agreement and supersedes all other agreements, verbal or otherwise.

6. AMENDMENT. This Agreement may be amended only by a written instrument signed by both parties. If either party fails to enforce their respective rights under this Agreement or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights as stated in this Agreement. Notwithstanding anything herein to the contrary, this Agreement may not be materially amended in a manner that (a) could have the effect of reducing the total debt service revenue collected or to be collected for payment of debt service on the Series 2026 Bonds or (b) lessens Assessment Area One Developer's obligations in this Agreement without the prior written consent of the Trustee for the Series 2026 Bonds, acting at the direction of the holders owning a Majority of the aggregate principal amount of the Series 2026 Bonds then outstanding. The term "Majority," as used herein, shall mean more than fifty (50%) percent.

7. NOTICES. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand-delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

District: MainStreet at Coconut Creek Community Development District
c/o Governmental Management Services-South Florida, LLC
5385 Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With a copy to: Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

Assessment Area One Developer:
GSR RE Partners, LLC
1801 S Federal Highway
Boca Raton, Florida 33432
Attn: Michael Nunziata

With a copy to:Nelson Mullins
Lynn Financial Center, Suite 310
1905 NW Corporate Boulevard

Boca Raton, Florida 33431
Attn: Jeffrey A. Deutch, Esq.

Except as otherwise provided in this Agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a non-business day shall be deemed received the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

8. SEVERABILITY. The parties agree that if any part, term or provision of this Agreement is held to be illegal or in conflict with any law of the State of Florida or with any federal law or regulation, such provision shall be severable, with all other provisions remaining valid and enforceable.

9. CONTROLLING LAW. This Agreement shall be construed under the laws of the State of Florida.

10. AUTHORITY. 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.

11. REMEDIES. A default by any party under the Agreement, including, but not limited to, the failure of the Assessment Area One Developer to make a true-up payment as required by Section 2 of this Agreement, shall entitle the others 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 Assessment Area One, or portion thereof, owned by the Assessment Area One Developer, as applicable, and located within the District.

12. COSTS AND FEES. 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.

13. THIRD-PARTY BENEFICIARIES. 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. Except as provided below, 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 (other than end users). Notwithstanding the foregoing or anything in this Agreement to the contrary, the Trustee for the Series 2026 Bonds, on behalf of the holders of the Series 2026 Bonds, shall be a direct third-party beneficiary of the terms and conditions of this Agreement and, acting at the direction of the holders owning a Majority of the aggregate principal amount of the Series 2026 Bonds then outstanding, shall be entitled to cause the District to enforce the Assessment Area One Developer's obligations hereunder. The Trustee shall not be deemed to have assumed any obligations hereunder.

14. ARM'S LENGTH TRANSACTION. 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.

15. SUCCESSORS. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of the Assessment Area One Developer and the District, their respective heirs, executors, receivers, trustees, successors, successors-in-title, and assigns.

16. CONSTRUCTION OF TERMS. 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.

17. CAPTIONS. The captions for each section of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Agreement, or the intent of any provision hereof.

18. ASSIGNMENT. This Agreement, or any monies to become due hereunder, may be assigned, provided that the assigning party first obtains the prior written approval of the other party, which approval shall not unreasonably be withheld; provided, however, the Assessment Area One Developer may not assign its respective duties or obligations under this Agreement except in accordance with the terms of Section 2(h) and 2(i) above. This Agreement, including, without limitation, all true-up obligations hereunder, shall constitute a covenant running with the title to Assessment Area One, binding upon the Assessment Area One Developer, and their respective successors and assigns as to Assessment Area One or portions thereof, except as expressly provided in Section 2(h) and subject to 2(i) above.

19. SOVEREIGN IMMUNITY. Assessment Area One Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, as amended, or other statutes or law.

20. COUNTERPARTS AND EXECUTION. 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.

21. COVENANT AND RECORDATION. The Assessment Area One Developer, as landowner, agrees that the obligations imposed upon it by this Agreement are valid and enforceable and shall be covenants running with the lands constituting Assessment Area One described in Exhibit A hereto, which exhibit is again incorporated herein by reference, creating an obligation and one which is binding upon their respective successor owners and assigns. The District shall record this Agreement in the Public Records of Broward County, Florida, against the lands so described.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

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

MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Witnesses:

____

Print name: ____________________

Address: ____________________

____

By: ____________________________

Lindsay Rayner Foster, Chairperson

Board of Supervisors

____

Print name: ____________________

Address: ____________________

____

ATTEST:

By: ____________________________

Andrew Gill, Assistant Secretary

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 Lindsay Rayner Foster, the Chairperson of the Board of Supervisors of the MainStreet at Coconut Creek Community Development District, on behalf of the District. She is personally known to me or has produced ______________________________ as identification.

(SEAL)

____

Printed/Typed Name: ____________________

Notary Public-State of ____________________

Commission Number: ____________________

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 Andrew Gill, Assistant Secretary of the MainStreet at Coconut Creek Community Development District, on behalf of the District. He is personally known to me or has produced ______________________________ as identification.

(SEAL)

____

Printed/Typed Name: ____________________

Notary Public-State of ____________________

Commission Number: ____________________

ASSESSMENT AREA ONE DEVELOPER:

GSR RE PARTNERS, LLC, a Florida limited liability company

Witnesses:

_________________________________ By: _________________________________

Print name: _______________________ Print name: _________________________
Manager

Address: _________________________
____

_________________________________ _____ day of _____________, 2026

____
Print Name

Address: _________________________
____

STATE OF FLORIDA }
COUNTY OF ____________}

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this _____ day of ____________, 2026, by ____________________, as Manager of **GSR RE PARTNERS, LLC**, a Florida limited liability company. She/He is personally known to me or has produced ___________________ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

____
Notary Public
Commission:

Exhibit A

LEGAL DESCRIPTION
(ASSESSMENT AREA ONE, BLOCKS 2, 3 AND 4)

(PARTIAL) ASSIGNMENT AND ASSUMPTION AGREEMENT
(______________________________)

This (Partial) Assignment and Assumption Agreement (the "(Partial) Assignment") is made and entered into this _____ day of __________, 2026 (the "Effective Date"), 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 the City of Coconut Creek, Broward County, Florida, and whose mailing address is c/o Governmental Management Services-South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"); and

LENNAR HOMES, LLC, a Florida limited liability company, the primary developer of lands within the District, whose principal address is 5505 Waterford District Drive, Miami, Florida 33126, and its successors, successors-in-title, and assigns (the "Developer") OR **GSR RE PARTNERS, LLC**, a Florida limited liability company, whose principal address is 1801 S. Federal Highway, Boca Raton, Florida 33432 (the "Developer").

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for Ten and no/100ths ($10.00) Dollars and other good and valuable consideration from the District to the Developer, the receipt and sufficiency of which are hereby acknowledged, and subject to the terms and conditions hereof, the parties agree as follows:

1. (Partial) Assignment. The Developer hereby sells and assigns to the District any and all of their right title and interest in and to the portion of that certain Agreement between Developer and ____ ("Contractor") dated ____________________________, 2026, for ____, within the scope of work of the District's Assessment Area One Project (the "Project"), as set forth in **Exhibit A**, attached hereto and made a part hereof, together with any and all change orders, amendments, or modifications thereto, and which project is more particularly described in the Assignment and Acquisition Agreement (Assessment Area One Project) between the District, the Lennar Homes, LLC, and GSR RE Partners, LLC, dated _____________, 2026 (the "Acquisition Agreement") and in the Engineer's Report for MainStreet at Coconut Creek Community Development District, dated September 1, 2025, as supplemented by the Engineer's Report for Phase 1 (Blocks 2, 3, and 4) dated December 19, 2025, each prepared by HSQ Group, LLC, as may be further amended or supplemented from time to time (collectively, the "Engineer's Report". Such (partial) assignment further includes, to the extent capable of being assigned (a) all plans, specifications and other design and construction documents relating thereto; (b) all tests, records, licenses, permits, and authorizations obtained by or on behalf of the Developer, including those obtained from any federal, state, or local governmental entity relating to the partially assigned contract, to the public infrastructure improvements constituting the Project or to the lands upon which said improvements are to be designed, constructed, serviced, operated or maintained; (c) all bonds, guarantees, warranties and other undertakings covering the quality or performance of the work or the quality of the materials required by the assigned contract (such partially assigned contract and related rights to be referred to collectively herein as the "Contract Rights"). The District hereby assumes all the rights, benefits, responsibilities and obligations of Developer under the assigned Contract Rights.

2. Assumption. The District hereby accepts the foregoing (partial) assignment and, in consideration thereof, as of the Effective Date, to the fullest extent permitted by law, the District assumes and agrees to perform all obligations of the Developer under the assigned Contract Rights that accrue or arise on or after the Effective Date for the Assessment Area One Project within the scope of this (Partial Assignment). The District shall reimburse the Developer from available proceeds of the MainStreet at Coconut Creek Community Development District Special Assessment Bonds, Series 2026 (the "Series 2026 Bonds"), for those amounts paid by Developer to Contractor for on behalf of the District's Assessment Area One Project (the "Project") pursuant to the Contract Rights hereby assigned to the District. The District does not assume any obligation to pay sales tax. Upon the Effective Date of this (Partial Assignment), the Developer is released from the obligations under said Contract Rights that arise after the Effective Date; however, nothing herein shall be construed to release the Developer from any obligation, by agreement or otherwise, to complete the Project and which are part of the District's Assessment Area One Project, which are also in that Acquisition Agreement, the Completion Agreement (Assessment Area One Project) dated _______________, 2026 by and among the District and Developer (the "Completion Agreement"), and from any assigned Contract Rights that arose before the Effective Date.

3. Scope. The District accepts the portion of the Contract Rights constituting the Project, as set forth in the Engineer's Report, and as determined to be CDD-eligible costs under the Project by the District Engineer, as more specifically described and set forth in **Exhibit A**.

4. Interpretation. Except as set forth below, nothing in this (Partial) Assignment shall be construed as altering the terms of the Acquisition Agreement, as may be amended. To the extent that payment or conveyances have become due under said Acquisition Agreement, and subject to the certifications, warranties, and other terms and conditions set forth therein, both the Developer and the District agree to fully perform under said Acquisition Agreement. Nothing in this (Partial) Assignment shall be interpreted or construed as a waiver of any Developer obligation to complete the Project, as such term is defined in the Acquisition Agreement or the Completion Agreement.

5. Third-Party Consents. Prior to any reimbursement to Developer in accordance with the Acquisition Agreement and Section 2 of this Assignment for work performed pursuant to a contract assigned hereunder, a third-party consent prepared in substantially the same form as attached hereto as **Exhibit B** and approved by District Counsel shall be executed by the Contractor and consent of the surety in substantially the same form as attached hereto as **Exhibit C**.

6. Authority. Each person executing this (Partial) Assignment on behalf of its respective party represents and warrants that they have the authority to execute and deliver this Partial Assignment on behalf of their respective company, corporation, or entity.

7. Miscellaneous. This (Partial) Assignment shall be governed and interpreted in accordance with the laws of the State of Florida. This (Partial) Assignment shall be binding upon each of the parties hereto and their permitted successors and assigns. This (Partial) Assignment may be executed in multiple counterparts, each of which shall be deemed an original and all of which when taken together shall constitute a single instrument. Any capitalized term in this (Partial) Assignment

(and the exhibits thereto) that is not otherwise defined herein shall have the meaning set forth in the Acquisition Agreement between the parties and of equal date herewith.

8. By executing the consent to this (Partial) Assignment, Contractor agrees to furnish Payment and Performance Bonds, by appropriate rider, naming the District, on a form reasonably acceptable to such parties.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date first above written.

MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Witnesses:

____

Print name: ____________________

Address: ____________________

____

By: ___________________________

Lindsay Rayner Foster, Chairperson

Board of Supervisors

____

Print name: _______________________

Address: _____________________

____

ATTEST:

By: _______________________

Andrew Gill, Assistant Secretary

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 Lindsay Rayner Foster, the Chairperson of the Board of Supervisors of the MainStreet at Coconut Creek Community Development District, on behalf of the District. She is personally known to me or has produced _________________________________ as identification.

(SEAL)

____

Printed/Typed Name: _________________________

Notary Public-State of ________________________

Commission Number: __________________________

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 Andrew Gill, Assistant Secretary of the MainStreet at Coconut Creek Community Development District, on behalf of the District. He is personally known to me or has produced _________________________________ as identification.

(SEAL)

____

Printed/Typed Name: _________________________

Notary Public-State of ________________________

Commission Number: ______________________

LENNAR HOMES, LLC, a Florida limited liability company

Witnesses:

____

____

Print Name
Address: 5505 Waterford District Drive
Miami, FL 33126

By: ________________________________
Greg McPherson, Vice President

____ day of ____________, 2026

____

____

Print Name
Address: 5505 Waterford District Drive
Miami, FL 33126

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of [_____] physical presence or [_____] online notarization, this _____ day of ________________, 2026, by Greg McPherson, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company. He/she is personally known to me or has produced ___________________ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

____
Notary Public

Commission:

GSR RE PARTNERS, LLC, a Florida limited liability company

Witnesses:

____

By: ________________________________

____
Print Name

Print name: ________________________
Manager

Address: ______________________
____

____

_____ day of _____________, 2026

____
Print Name

Address: ____________________
____

STATE OF FLORIDA }
COUNTY OF ____________ }

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this _____ day of ____________, 2026, by ____________________, as Manager of **GSR RE PARTNERS, LLC**, a Florida limited liability company. She/He is personally known to me or has produced ___________________ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

____
Notary Public
Commission:

<u>Exhibit A – Contract Rights</u>

Those portions of that certain contract by and between **LENNAR HOMES, LLC, a** Florida limited liability company/**GSR RE PARTNERS, LLC,** a Florida limited liability company, and ____, within the scope of the District's Assessment Area One Project, as more fully described in the Engineer's Report for MainStreet at Coconut Creek Community Development District, dated September 1, 2025, as supplemented by the Engineer's Report for Phase 1 (Blocks 2, 3, and 4) dated December 19, 2025, each prepared by HSQ Group, LLC (the "Engineer's Report"), as follows:

> ___________________ Agreement between LENNAR HOMES, LLC/GSR RE PARTNERS, LLC (the "Developer") and _______________________________________ ("Contractor"), dated _____________________________, 2026, for the ____. This contract shall be (partially) assigned by Developer to District with respect to and only to the extent it pertains to the Assessment Area One Project for MainStreet at Coconut Creek Community Development District, as this term is defined in this Partial Assignment.

This contract above shall be partially assigned by Developer to District with respect to CDD-cost or CDD-related items only, as set forth in the Engineer's Report.

<u>Exhibit B - Third Party Consent</u>

Assigned Contract Rights:

Construction Agreement between LENNAR HOMES, LLC/GSR RE PARTNERS, LLC (the “Developer”) and ____________________________________ (“Contractor”), dated __________________________, 2026, for ____, within the scope of work of the District’s Assessment Area One Project (the “Project”).

The undersigned, party to the above-described contract, hereby consents to the (partial) assignment of such assigned Contract Rights as set forth in the preceding **<u>Exhibit A</u>** by Developer to MainStreet at Coconut Creek Community Development District (the “District”), to the District’s assumption of the rights, benefits, responsibilities and obligations of Developer under such contract constituting the Contract Rights pertaining to the District’s Assessment Area One Project (the “Project”), and hereby releasing the Developer from the obligations and liabilities under the above contract with respect to the Contract Rights pertaining to the Project only.

The Contractor further agrees to an amendment to the above contract, with respect to the assigned Contract Rights only, as follows:

I. **<u>Public Records</u>.**

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

2. Upon the request of the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from

public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONSULTANT MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

GOVERNMENTAL MANAGEMENT SERVICES-
SOUTH FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: RECORDS@GMSSF.COM

II. **E-Verify**. Contractor, on behalf of itself and its contractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. If the District has a good faith belief that the Contractor has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United Sates for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a contractor of the Contractor performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Contractor and order the Contractor to immediately terminate its contract with the contractor. Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this Section.

III. **Scrutinized Companies**. Contractor hereby certifies that as of the date below Contractor is not listed on a Scrutinized Companies list created pursuant to 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to 287.135, Florida Statutes, Contractor further certifies that:

A. Contractor is not on the Scrutinized Company that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. Furthermore, Contractor was not on the Scrutinized Companies that Boycott Israel List and was not participating in a boycott of Israel at the time of bidding on or submitting a proposal for this Agreement.

B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into this Agreement:

1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:

    i. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or

    ii. Have a material business relationship involving the supply of military equipment, or

    iii. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or

    iv. Have been complicit in the genocidal campaign in Darfur.

2. Contractor does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:

i. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or

ii. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.

3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

IV. **Convicted Vendor List**. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

V. **Anti-Human Trafficking Affidavit**. Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

The person executing this consent on behalf of its company, corporation, or other entity, represents and warrants that they have the authority to execute and deliver this consent on behalf of their respective company, corporation or other entity.

____, a
____

By:_ _____________________________________
Name: ____________________________________
Title:_____________________________________

Date: ______________ , 2026

Exhibit C - Surety Consent

Project: **MainStreet at Coconut Creek Community Development District (Assessment Area One Project)**

Contracts:

(Partial) Assignment of ___________________________greement between LENNAR HOMES, LLC/GSR RE PARTNERS, LLC (the "Developer") and___________________________________, dated __________________________, 2026, for ________________________________

Obligor:____________________________

The undersigned hereby consents to the above-described contract and hereby agrees to the assignment of such Contract Rights as set forth in the preceding **Exhibit A** by MainStreet at Coconut Creek Community Development District. The undersigned further agrees that its Performance Bond and Payment Bonds, together with any riders attached thereto, issued in connection with the above-described ____________________________________ Agreement shall remain in full force and effect. The undersigned recognizes MainStreet at Coconut Creek Community Development District as the "Owner" and co-obligee under the bonds in substitution of Developer with respect to the Contract Rights.

____

By: _________________________________

Name: ___________________________

Title: ____________________________

Date: ______________, 2026

Attach Power-of-Attorney or other evidence of due authorization

Mainstreet at Coconut Creek

Community Development District

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

April 16, 2026
Funding Request #9

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

	PAYEE		TOTAL		GSR RE Parnters (40%)		Lennar (60%)
1	**Aucamp, Dellenback & Whitney**						
	Inv# 26-0225 - Balance Due - Appraisal	$	3,900.00	$	1,560.00	$	2,340.00
2	**GMS-SF, LLC**						
	Inv# 13 - Management Fees & Expenses (Apr 26)	$	3,252.22	$	1,300.89	$	1,951.33
	TOTAL	**$**	**7,152.22**	**$**	**2,860.89**	**$**	**4,291.33**

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

March 31, 2026

Table of Contents

MainStreet at Coconut Creek

Community Development District

Combined Balance Sheet

March 31, 2026

		General Fund
Assets:		
Cash:		
Operating Account	$	12,439
Accounts Receivable		-
Due from Developer		15,334
Total Assets	**$**	**27,773**
Liabilities:		
Accounts Payable	$	8,804
Due to Developer		-
Total Liabilites	**$**	**8,804**
Fund Balance:		
Unassigned		18,969
Total Fund Balances	**$**	**18,969**
Total Liabilities & Fund Balance	$	27,773

MainStreet at Coconut Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Amended Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	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	$ 4,167	$ 5,280	$ (1,113)
Attorney	12,000	5,000	5,043	(43)
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	15,000	18,000	(3,000)
Information Technology/Website Admin	3,000	1,250	1,500	(250)
Telephone	200	83	-	83
Postage & Delivery	750	313	139	173
Insurance General Liability	6,500	6,500	5,000	1,500
Printing & Binding	1,000	417	144	272
Legal Advertising	5,000	2,083	3,564	(1,480)
Other Current Charges	750	313	329	(16)
Contingency	1,000	417	4,000	(3,583)
Dues, Licenses & Subscriptions	175	175	175	-
Total Expenditures	**$ 91,925**	**$ 36,717**	**$ 44,173**	**$ (7,457)**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 19,411	$ 11,954	$ (7,457)
Net Change in Fund Balance	**$ -**	**$ 19,411**	**$ 11,954**	**$ (7,457)**
Fund Balance - Beginning	$ -		$ 7,016	
Fund Balance - Ending	$ -		$ 18,969	

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	-	-	-	-	-	-	-	5,043
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	-	-	-	-	-	-	18,000
Information Technology/Website Admin	250	250	250	250	250	250	-	-	-	-	-	-	1,500
Postage & Delivery	9	125	2	3	-	-	-	-	-	-	-	-	139
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	-	-	-	-	-	-	329
Contingency	-	-	-	-	4,000	-	-	-	-	-	-	-	4,000
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Expenditures	**$ 12,963**	**$ 4,995**	**$ 9,856**	**$ 4,105**	**$ 8,800**	**$ 3,454**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 44,173**
Excess (Deficiency) of Revenues over Expenditures	$ (12,963)	$ 6,895	$ 5,283	$ 2,195	$ 4,879	$ 5,665	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,954
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**	**$ 5,665**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 11,954**