*Radiance*
*Community Development District*

*Agenda*

*June 19, 2026*

# AGENDA

# *Radiance*
## *Community Development District*

**219 E. Livingston Street, Orlando, Florida 32801**
**Phone: 407-841-5524 – Fax: 407-839-1526**


June 12, 2026

Board of Supervisors
Radiance
Community Development District

The Board of Supervisors of the Radiance Community Development District will meet on **Friday, June 19, 2026 at 12:30 p.m. at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida 32164.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of May 15, 2026 Minutes
4. New Business Items
   - A. Ratification of Change Order No. 4 for Old Kings Road
5. Staff Reports
   - A. Attorney
   - B. Engineer
   - C. Field Manager
     - i. Presentation of Waterway Management Proposal with Florida Waterways, Inc.
   - D. District Manager's Report
     - i. Approval of Check Registers
     - ii. Balance Sheet and Income Statement
     - iii. Ratification of General Funding Request 2026-09
     - iv. Reminder of Form 1 Filing Requirement Deadline
6. Other Business
7. Supervisor's Requests
8. Next Meeting Date – July 17, 2026
9. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

*Jeremy LeBrun*

Jeremy LeBrun
District Manager

Cc:

# MINUTES

**MINUTES OF MEETING**
**RADIANCE**
**COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Radiance Community Development District was held Friday, **May 15, 2026** at 12:30 p.m. at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.

Present and constituting a quorum:

| | |
|---|---|
| Bill Fife | Chairman |
| Hailey Kiernan | Vice Chairperson |
| Eric Morisette | Assistant Secretary |
| Charlie Faulkner *by phone* | Assistant Secretary |

Also present were:

| | |
|---|---|
| Jeremy LeBrun | District Manager, GMS |
| Ashley Ligas *by phone* | District Counsel |
| Rich Gray | Field, GMS |
| Daniel Harvey | GMS |

**FIRST ORDER OF BUSINESS** **Roll Call**

Mr. LeBrun called the meeting to order and called roll. Three Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS** **Public Comment Period**

Mr. LeBrun opened the public comment period and asked that speakers state their name and address and keep their comments to three minutes.

**THIRD ORDER OF BUSINESS** **Approval of Minutes**

Mr. LeBrun presented the minutes of the October 27, 2025 Board of Supervisors meeting and asked for any comments, corrections, or changes.

> On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, the Minutes of the October 27, 2025 Meeting, were approved as amended.

**FOURTH ORDER OF BUSINESS** **New Business**

**A. Consideration of Resolution 2026-07 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Mr. LeBrun presented Resolution 2026-07 approving the proposed Fiscal Year 2027 budget and setting a public hearing. The recommended revision was to move the public hearing date to August 21, 2026 so it aligns with the other Districts and Board members schedules. The proposed budget was reviewed beginning with the general fund, followed by administrative and operations/maintenance items. Mr. LeBrun explained that the budget reflects feedback on areas expected to come online in the next fiscal year and that some contingency amounts were increased to account for unforeseen needs, given the project is still in an early stage of development. Discussion followed regarding the timing of the amenity opening. Board members indicated that the amenity is more likely to open near the end of 2027, rather than during Fiscal Year 2027. Mr. LeBrun noted that if that timing holds, the related costs would instead be reflected in the Fiscal Year 2028 budget, but the item should remain in the current budget as a precaution. The assessment chart for single-family homes, the budget narrative, and the debt service fund for the Series 2025 bond issuance were also reviewed.

> On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, Resolution 2026-07 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 21, 2026, was approved.

**B. Consideration of Resolution 2026-08 Setting Date, Time, and Location of the November 2026 Landowner's Election and Meeting**

Mr. LeBrun presented Resolution 2026-08, which sets the date, time, and location of the November landowners' meeting. The proposed meeting date was November 20, 2026, consistent with the scheduling approach used for the other Districts meeting. He noted that Seats 1, 2, and 3 would be up for landowner election this cycle, identifying those seats as held by Hailey, Tim, and Charlie.

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| On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, Resolution 2026-08 Setting Date, Time, and Location of the November 2026 Landowner's Election and Meeting, was approved. |

**C. Ratification of Requisition 2025-04-09**

Mr. Lebrun stated Requisition 2025-04-09 had already gone through staff and counsel and has been signed, they were now seeking ratification of the requisition.

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| On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, Requisition 2025-04-09, was ratified. |

**D. Ratification of Work Authorization Number 5 for Additional Construction Phase Design Services and Meeting with Kimley-Horn**

Mr. LeBrun presented the Work Authorization No. 5 for design services with Kimley-Horn. The item had been brought before the Board for ratification.

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| On MOTION by Mr. Fife, seconded by Mr. Morisette, with all in favor, Work Authorization Number 5 for Additional Construction Phase Design Services and Meeting with Kimley-Horn, was ratified. |

**E. Ratification of Direct Purchase Order for Old Kings Rd. S. Master Pump Station with Staline Waterworks Inc.**

Mr. Sullivan presented the direct purchase order for the Old Kings Rd. S. Master Pump Station with Staline Waterworks. The item was brought before the Board for ratification.

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| On MOTION by Mr. Fife, seconded by Mr. Morisette, with all in favor, the Direct Purchase Order for Old Kings Rd. S. Master Pump Station with Staline Waterworks Inc, was ratified. |

**F. Ratification of Change Orders No. 17-20 for Radiance Offsite Project**

Mr. Sullivan presented Change Orders 17 through 20 for the Radiance Offsite Project. He noted that the change orders had already been reviewed by staff and approved, and the item was being brought before the Board for ratification.

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| On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, Change Orders No. 17-20 for Radiance Offsite Project, was ratified. |

**FIFTH ORDER OF BUSINESS** **Staff Reports**

**A. Attorney**

Ms. Ligas had nothing to report.

Mr. Morisette asked for an update on collections related to the city and whether billing was occurring as work progressed or only after completion. Ms. Kiernan reported that one reimbursement had already been received and that another request, covering water, sewer, and reclaim components, was currently being processed. She noted the amount involved was approximately $6.6 million and indicated that an additional reimbursement request would likely follow because most of the project work is substantially complete.

The discussion then turned to the lift station. Ms. Kiernan clarified that the lift station falls under FGUA rather than the city reimbursement work and stated that startup was expected within the next one to two weeks. Mr. Morisette suggested if funds become available additional landscaping could be considered along the FGUA tract near the entrance. Ms. Kiernan acknowledged the suggestion and indicated it could be evaluated.

Mr. Smith also commented positively on the appearance of the site, including the landscaping and ponds. Ms. Kiernan noted that the site had been kept clean and that some dirt had been moved to future phases, contributing to the project's overall appearance. A brief exchange also confirmed that a left-turn lane was not required at that location.

**B. Engineer**

There being no comments, the next item followed.

**C. Field Manager**

Mr. Gray reported that there were no major updates at this time, but work was continuing and they were continuing to work on budget estimates and planning. Two proposals for pond-related work have already been received as part of a proactive effort to address the entryway buffer zones and prepare for the areas expected to come online in the future.

Mr. Gray stated that outreach had been made to four pond maintenance companies and four landscape companies in order to gather a range of proposals for Board review when needed.

Regarding landscaping, it was noted that the previously discussed budget threshold was still considered accurate, although final pricing had not yet been received. For pond maintenance, Mr. Gray advised that projected costs were currently favorable and running approximately $7,000 under budget.

Ms. Kiernan reported that landscaping work has been placed under contract. Although there were still a few outstanding questions related to water availability, she indicated that temporary water would be used if necessary to keep the project moving forward. Irrigation work at the entrance was expected to begin within the next couple of weeks.

During the discussion, Ms. Kiernan confirmed that Yellowstone held the installation contract and would be responsible for the buffer and entranceway work. It was also noted that Yellowstone had the irrigation and planting plans available.

**D. District Manager's Report**

**i. Approval of Check Registers**

Mr. LeBrun presented the check register for December 1, 2025 through March 31, 2026. There were no Board questions and the next item followed.

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| On MOTION by Mr. Fife, seconded by Mr. Morisette, with all in favor, the Check Register, was approved. |

**ii. Balance Sheet and Income Statement**

Mr. LeBrun presented the balance sheet and income statement. The unaudited financials are presented through March 31, 2026. No Board action is required; this item is for informational purposes only.

**iii. Ratification of Construction Funding Request 2026-01-06**

Mr. LeBrun presented Construction Funding Request 2026-01-06. The item was brought before the Board for ratification.

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| On MOTION by Mr. Fife, seconded by Mr. Morisette, with all in favor, Construction Funding Request 2026-01-06, was ratified. |

**iv. Ratification of General Funding Request 2026-07-08**

Mr. LeBrun presented General Funding Request 2026-07-08. The item was brought before the Board for ratification.

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| On MOTION by Mr. Morisette, seconded by Ms. Kiernan, with all in favor, General Funding Request 2026-07-08, was ratified. |

**v. Presentation of Number of Registered Voters: 0**

Mr. LeBrun reported that the number of registered voters as of April 15, 2026 for purposes of the Supervisor of Elections was zero.

**SIXTH ORDER OF BUSINESS** **Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS** **Supervisor's Requests**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS** **Next Meeting Date – Juen 19, 2026**

Mr. LeBrun announced that the next meeting was scheduled for June 19th but noted that it could be canceled if there was no further business to come before the Board.

**NINTH ORDER OF BUSINESS** **Adjournment**

Mr. LeBrun asked for a motion of approval.

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| On MOTION by Mr. Fife, seconded by Mr. Morisette, with all in favor, the meeting was adjourned. |

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

# SECTION IV

# SECTION A

# CHANGE ORDER NO. 4

Date of Issuance: **May 6, 2026** Effective Date: ______________

| | | |
|---|---|---|
| Project: **Radiance – Offsite Utility Line** | District: **Radiance Community Development District** | District's Contract No.: |
| Contract: **Radiance – Offsite Utility Project** | | Date of Contract: **March 24, 2023 Assigned to District on December 1, 2023** |
| Contractor: **Hazen Construction Inc.** | | Architect's/Engineer's Project No.: |

The foregoing agreement is modified as follows upon execution of this Change Order:

Description:

Attachments: **See attached Exhibit A**

| **CHANGE IN CONTRACT PRICE:** | **CHANGE IN CONTRACT TIMES:** |
|---|---|
| Original Contract Price:<br>**$3,308,014.00** | Original Contract Times: Original Contract Price:<br>335 days – substantial; 365 days - final |
| Increase/**Decrease** from prior Change Orders:<br>**($177,034.94)** | Increase/Decrease from previously approved Change Orders No.____________ to No.____________:<br>Substantial completion (days):<br>Ready for final payment (days): |
| Contract Price prior to this Change Order:<br>**$3,130,979.06** | Contract Times prior to this Change Order:<br>446 days – substantial; 476 - final |
| Increase/Decrease of this Change Order:<br>**$0.00** | Increase/Decrease of this Change Order:<br>30+ days |
| Contract Price incorporating this Change Order:<br>**$3,130,979.06** | Contract Times with all approved Change Orders: 476 days – substantial; 506 days final |

| RECOMMENDED BY: | ACCEPTED: | ACCEPTED: |
|---|---|---|
| **KIMLEY-HORN AND ASSOCIAITES INC., DISTRICT ENGINEER** | **RADIANCE COMMUNITY DEVELOPMENT DISTRICT** | **HAZEN CONSTRUCTION INC.** |
| By: Cary Sith | Signed by:<br>By: [signature]<br>21AABD855FB74D4... | By: [signature] |
| Title: Associate | Title: Board Chair | Title: |
| Date: 5/19/26 | Date: 5/19/2026 | Date: |

# EXHIBIT A

# Project Change Order

PROJECT: Old Kings Road Master Pump Station

CHANGE ORDER NO. 04

CONTRACTOR: Hazen Construction

DATE OF ISSUANCE: April 28, 2026

ENGINEER: Kimley Horn

EFFECTIVE DATE: April 28, 2026

CONTRACT DATE: April 4, 2025

THE FOLLOWING CHANGES ARE HEREBY MADE TO THE CONTRACT DOCUMENTS

| **CHANGE IN CONTRACT PRICE:** | **CHANGE IN CONTRACT TIMES:** |
|---|---|
| ORIGINAL CONTRACT PRICE<br>$3,308,014.00 | ORIGINAL CONTRACT TIMES<br>335 days – Substantial; 365 days – Final |
| NET CHANGE FROM PREVIOUS AUTHORIZED CHANGE ORDER<br>$(177,034.94) | NET CHANGE FROM PREVIOUS AUTHORIZED CHANGE ORDER<br>111 |
| CONTRACT PRICE PRIOR TO THIS CHANGE ORDER<br>$3,130,979.06 | CONTRACT TIMES PRIOR TO THIS CHANGE ORDER<br>446 days – Substantial; 476 days – Final |
| NET INCREASE / DECREASE OF THIS CHANGE ORDER<br>$0.00 | NET INCREASE / DECREASE OF THIS CHANGE ORDER<br>30 days |
| CONTRACT PRICE WITH ALL APPROVED CHANGE ORDERS<br>$3,130,979.06 | CONTRACT TIMES WITH ALL APPROVED CHANGE ORDERS<br>476 days – Substantial; 506 days – Final |

CHANGES ORDERED

1. GENERAL: This changed order is for the addition of 30 calendar days to the contract time only

2. REQUIRED CHANGES: As stated above, this is a zero dollar change order for the addtion of 30 calendar days to the contract time making the total days 476 and 506 for Substantial and Final Completion respectively.

3. APPROVAL AND CHANGE AUTHORIZATION:

ACKNOWLEDGMENTS:

The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change order; and It is expressly understood and agreed that the approval of the Change Order shall have no effect on the original contract other than matters expressly provided herein.

| **APPROVED BY:** | **ACCEPTED BY:** |
|---|---|
| ______________________ (OWNER) | ______________________ (CONTRACTOR) |
| BY: ______________ (AUTHORIZED SIGNATURE) ________ (DATE) | BY: ______________ (AUTHORIZED SIGNATURE) ________ (DATE) |

# SECTION V

# SECTION C

# SECTION 1

Waterway Management Proposal

For

**Radiance Community Development District**

Palm Coast, Florida



Prepared by: Florida Waterways, Inc.

6900 Philips Highway, Unit 23

Jacksonville, Florida 32216


Date: May 14, 2026

# Annual Waterway Management Service Agreement

This Agreement made the date set forth below, by and between Florida Waterways, Inc., a Florida Corporation, hereinafter called "FLORIDA WATERWAYS", and

**Radiance Community Development District**
c/o Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1. FLORIDA WATERWAYS agrees to manage certain lake(s), pond(s), and/or waterway(s) in accordance with the terms and conditions of this Agreement for a period of **twelve (12) months** from the date of receipt in the following location:

Twelve (12) annual visits for treatment and/or inspection of five (5) wet detention ponds as shown on Waterway Map

2. CUSTOMER agrees to pay FLORIDA WATERWAYS, its agents or assigns, each month the following sum for specified waterway management services:

| | | |
|---|---|---|
| Algae and Aquatic Vegetation Control (including Floating Vegetation) | $ | 465.00 |
| Shoreline Grass Control | $ | INCLUDED |
| Debris Removal | $ | INCLUDED |
| Management Reporting | $ | INCLUDED |
| Triploid Grass Carp Stocking* w/ Included Permitting Assistance | $ | 8.50/fish |
| Water Quality & Chemistry Monitoring * | $ | INCLUDED |
| Florida Waterways 100% Control Guarantee (Free Callback Service & Additional Treatments, if required) | $ | INCLUDED |
| **Total Recurring Monthly Service Charges** | **$** | **465.00** |

*Services performed at FLORIDA WATERWAYS' sole discretion for the success of the Waterway Management Services Agreement.

3. FLORIDA WATERWAYS agrees to commence Waterway Management Services within fifteen (15) business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or issuance of required government permits.

4. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that they have read and are familiar with the contents thereof. Agreement must be accepted in its entirety to be considered valid.

By:
FLORIDA WATERWAYS

Jim Schwartz
Email: Jim@FloridaPond.com

Proposal Date: May 14, 2026

CUSTOMER

Printed: ____________________

Dated: ____________________

The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to FLORIDA WATERWAYS within ninety (90) days from the effective Proposal Date.

# Terms & Conditions

**1)** The Algae and Aquatic Vegetation Control and Shoreline Grass Control Programs will be conducted in a manner consistent with Best Management Practices (BMPs) intended to prevent the stormwater management facility (SWMF) and associated control structures from becoming clogged or choked with vegetative or aquatic growth to such an extent as to render them inoperable. Control of vegetative and aquatic growth may take 30-90 days depending upon species, materials used and environmental factors.

**2)** FLORIDA WATERWAYS, in its sole discretion, will implement an Integrated Pest Management (IPM) Plan for CUSTOMERS site which may utilize chemical, mechanical-physical, biological and/or cultural procedures (as applicable) for controlling aquatic plants, including:

a. Class I Prohibited Aquatic Plants listed by the Florida Department of Agriculture and Consumer Services as cited Rule 5B-64.011, F.A.C.

b. Category I & II Invasive Plant Species listed by Florida Exotic Pest Plan Council (FLEPPC)

These listed plants have a tendency to spread or become invasive in an ecosystem, sometimes in a rapid manner, so as to impair the ecosystem's ability to function by altering its productivity, decomposition, water fluxes, nutrient cycling and loss, soil fertility, erosion, dissolved oxygen concentrations, or its ability to maintain its existing species diversity. These plants also have the ability to create dense, monospecific stands or monotypic stands which displace or destroy native plant habitat, destroy fish and wildlife habitats, inhibit water circulation, hinder navigation and irrigation, or severely restrict the recreational use of waterways.

**3)** Triploid grass carp stocking, if included, will be performed at stocking rates determined by FLORIDA WATERWAYS, within Florida Fish and Wildlife Conservation Commission permit guidelines. If deemed necessary, carp containment barriers will be coordinated with CUSTOMER at a rate of $45.00/SF. FLORIDA WATERWAYS designs and fabricates the industry's best custom carp containment barriers out of welded aluminum construction. Barriers built by FLORIDA WATERWAYS are guaranteed to meet FWC's specifications.

**4)** CUSTOMER agrees to provide adequate access to the SWMF, including boat access. Failure to provide boat access may require re-negation or termination of this Agreement. If, at time of treatment, access to the site has been restricted and FLORIDA WATERWAYS is unable to provide services, FLORIDA WATERWAYS reserves the right to impose a fuel surcharge as may be necessary.

**5)** CUSTOMER agrees that the system will be kept free of debris, trash, garbage, oils and greases, and other refuse. Included debris removal by FLORIDA WATERWAYS is limited to small, incidental litter that may accumulate within the SWMF. Removal of large debris resulting from intentional or unintentional dumping, vandalism, or weather events may result in additional service charges. Agreements that include debris removal shall consist of: Removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.

**6)** Under the Shoreline Grass Control Program, FLORIDA WATERWAYS will treat border vegetation to the SWMF's Normal Water Level (NWL) including, but not limited to torpedograss, cattails and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species leave visible structure which may take several seasons to decompose. CUSTOMER is responsible for removing such structure if desired. CUSTOMER understands that during periods of prolonged drought, or due to a change in hydrological conditions, the SWMF's water level may fall below the NWL elevation. Treatment of border vegetation below the NWL will be coordinated between CUSTOMER and FLORIDA WATERWAYS and may result in a service surcharge.

**7)** CUSTOMER understands that the full Contract Term is annual (12-months) and, that, for convenience, the Contract Price has been spread over a twelve-month period, and will be billed in equal monthly installments, and that individual monthly billings do not reflect the fluctuating seasonal costs of service.

**8)** FLORIDA WATERWAYS, in implementing the IPM, will use methods that protect or restore fish and wildlife habitat. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system. When deemed necessary, FLORIDA WATERWAYS may plant and/or nurture certain variety of plants, which for various reasons, help to maintain ecological balance.

**9)** FLORIDA WATERWAYS shall maintain the following insurance coverage: a) Automobile Liability; b) Comprehensive General Liability; c) comply with Florida's Workers Compensation Law (FSS Chapter 420) statutory limits.

**10)** FLORIDA WATERWAYS agrees to hold CUSTOMER harmless from any loss, damage, or claims arising out of the sole negligence of FLORIDA WATERWAYS; however, FLORIDA WATERWAYS, shall in no event be liable to CUSTOMER, or others, for indirect special or consequential damages resulting from any cause whatsoever.

**11)** This Agreement may be terminated without cause by either party upon a 30-day written notice to the other party. However, such termination does not relieve CLIENT of its obligation to pay the full Contract Price for the entire Contract Term. Any unpaid balance of the Contract Price shall become immediately due and payable upon termination.

**12)** Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, FLORIDA WATERWAYS may adjust the monthly recurring service charge amount after the original term. FLORIDA WATERWAYS will submit written notification to CUSTOMER thirty (30) days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, FLORIDA WATERWAYS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure outlined in #11 above.

**13)** Should CUSTOMER become sixty (60) days delinquent, FLORIDA WATERWAYS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly service charge even if the account is placed on hold. FLORIDA WATERWAYS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement. Monthly interest will accrue on delinquent accounts at a rate of 1.5% per month. Service may be reinstated once the entire past due balance has been received in full, including interest. Should it become necessary for FLORIDA WATERWAYS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by FLORIDA WATERWAYS resulting from such collection action.

Waterway Map

East-Central Florida Office
1575 Aviation Center Parkway
Unit 514
Daytona Beach, FL 32114
**(386) 349–LAKE (5253)**

# Lake & Pond Management

## Services Overview

**FLORIDA WATERWAYS, INC.**
***Your Trusted Waterway Advisers***
**www.FloridaLake.com**

## PROVEN LAKE MANAGEMENT SOLUTIONS

**Florida Waterways, Inc. is a State-wide environmental firm specializing in pond and lake management using solution focused, science-based approaches. Florida Waterways has a team of environmental professionals who specialize in multiple disciplines including: aquatic biology and ecology, limnology, entomology, soils, chemistry, sampling, and landscape sciences. Florida Waterways provides lake and pond management services for the North Florida Region, Central Florida Region and Tampa Bay Region.**

**Florida Waterways is a full-service lake management provider offering annual pond and lake maintenance programs, aeration and fountain system installation and design, fish stocking and fisheries management, algae and aquatic weed control, mitigation and wetland management, and water quality restoration services.**

THE
FLORIDA WATERWAYS
GUARANTEE

We put our money where our mouth is. When you purchase a service contract with the **100% Control Guarantee**, we mean just that! Algae and nuisance vegetation are a thing of the past. We provide a cost quote and that is all you pay… regardless of whether it takes 2 applications or 10! Bar none, this is the best warranty in the business.

## Why Florida Waterways, Inc?

### Licensed and Insured

Our Field Biologists are properly licensed with the Florida Department of Agriculture and Consumer Services for the services we offer and the locations we work in.

We carry General Liability Insurance, Automobile Insurance and Workers Compensation Coverage.

### Knowledgeable

Florida Waterways has a team of environmental professionals who specialize in multiple disciplines including: aquatic biology and ecology, limnology, entomology, soils, chemistry, sampling, and landscape sciences.

### Responsive

Immediate service when needed due to local concentration of professional staff.

### Equipped

Our work takes us to some challenging environs. We've made the investment in a fleet of specialized equipment so we have the right tools for the job.

### Accredited

As a company Florida Waterways is a member of the Florida Lake Management Society.

Our staff consists of degreed environmental professionals, Clemson University Master Pond Managers and University of Florida |Florida Master Naturalists.

# PROVEN LAKE MANAGEMENT SOLUTIONS

## ALGAE & AQUATIC WEED CONTROL

- Control and maintenance of excessive algae
- Control and maintenance of nuisance aquatic weeds
- Control and maintenance of shoreline grasses and brush
- Scheduled inspections and monitoring
- Management reporting
- Trash and debris removal




## FLOATING FOUNTAIN DISPLAYS & AERATION SYSTEMS

Sales, service and installation of floating fountains and diffused bottom aeration systems. We carry top-tier manufactures with industry leading warranties for peace of mind. Bathymetric models of diffused bottom aeration systems to custom design systems specified for your unique waterway.




## TRIPLOID GRASS CARP & FISHERIES MANAGEMENT

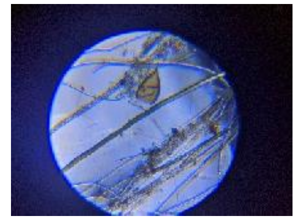
Triploid Grass Carp are effective for the biological control of aquatic weeds, but require a permit through FWC. As a condition of the permit, the stocked waterbody needs to have a method of fish containment, such as the use of a barrier. We design and fabricates the industry's best custom carp containment barriers out of welded aluminum construction.
Florida Waterways is a Freshwater Frog & Fish Dealer and an FWC Authorized Triploid Grass Carp Supplier.




## WATER QUALITY MONITORING & CONSULTING

Our team of experienced environmental professionals is available to help diagnose and determine the underlying conditions which may affect your waterway. We do mitigation planting and monitoring, bathymetry and sedimentation studies, water chemistry testing and monitoring and algae identification. By understanding the science behind the problems, we can provide you with cost effective solutions.



# SECTION D

# SECTION 1

# Radiance
## Community Development District

Check Register Summary

April 1, 2026 to May 31, 2026

| Bank | Date | Check No.'s | | Amount |
|---|---|---|---|---|
| General Fund - Truist | | | | |
| | 4/17/26 | 17-24 | $ | 36,735.32 |
| | 5/22/26 | 25-34 | $ | 47,081.29 |
| | | | **$** | **83,816.61** |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 4/17/26 | 00016 | 11/17/25 | 1 | 202511 | 310-51300-34000 | NOV25 MANAGEMENT FEES | * | 1,555.68 | | |
| | | 11/17/25 | 1 | 202511 | 310-51300-35200 | NOV25 INFO TECH | * | 70.00 | | |
| | | 11/17/25 | 1 | 202511 | 310-51300-49500 | NOV25 WEBSITE ADMIN | * | 46.76 | | |
| | | 11/17/25 | 1 | 202511 | 310-51300-31300 | NOV25 DISSEM AGENT SRVCS | * | 194.46 | | |
| | | 12/01/25 | 2 | 202512 | 310-51300-34000 | DEC25 MANAGEMENT FEES | * | 3,333.33 | | |
| | | 12/01/25 | 2 | 202512 | 310-51300-35200 | DEC25 INFO TECH | * | 100.00 | | |
| | | 12/01/25 | 2 | 202512 | 310-51300-49500 | DEC25 WEBSITE ADMIN | * | 150.00 | | |
| | | 12/01/25 | 2 | 202512 | 310-51300-31300 | DEC25 DISSEM AGENT SRVCS | * | 416.67 | | |
| | | 12/01/25 | 2 | 202512 | 310-51300-49000 | 11/25 MEETING ROOM | * | 387.50 | | |
| | | 1/01/26 | 3 | 202601 | 310-51300-34000 | JAN26 MANAGEMENT FEES | * | 3,333.33 | | |
| | | 1/01/26 | 3 | 202601 | 310-51300-49500 | JAN26 WEBSITE ADMIN | * | 100.00 | | |
| | | 1/01/26 | 3 | 202601 | 310-51300-35200 | JAN26 INFO TECH | * | 150.00 | | |
| | | 1/01/26 | 3 | 202601 | 310-51300-31300 | JAN26 DISSEM AGENT SRVCS | * | 416.67 | | |
| | | 2/01/26 | 4 | 202602 | 310-51300-34000 | FEB26 MANAGEMENT FEES | * | 3,333.33 | | |
| | | 2/01/26 | 4 | 202602 | 310-51300-49500 | FEB26 WEBSITE ADMIN | * | 100.00 | | |
| | | 2/01/26 | 4 | 202602 | 310-51300-35200 | FEB26 INFO TECH | * | 150.00 | | |
| | | 2/01/26 | 4 | 202602 | 310-51300-31300 | FEB26 DISSEM AGENT SRVCS | * | 416.67 | | |
| | | 2/01/26 | 4 | 202602 | 310-51300-51000 | OFFICE SUPPLIES | * | .06 | | |
| | | 2/01/26 | 4 | 202602 | 310-51300-42000 | POSTAGE | * | 1.49 | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 14,255.95 | 000017 |
| 4/17/26 | 00006 | 1/31/26 | 34645211 | 202601 | 310-51300-31100 | JAN ENGINEER SERVICES | * | 1,161.06 | | |
| | | | | | | KIMLEY HORN AND ASSOCIATES, INC. | | | 1,161.06 | 000018 |
| 4/17/26 | 00006 | 1/31/26 | 34780927 | 202601 | 300-20700-10200 | JAN MASTER PUMP | * | 6,325.32 | | |
| | | | | | | KIMLEY HORN AND ASSOCIATES, INC. | | | 6,325.32 | 000019 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 4/17/26 | 00006 | 1/31/26 | 34780929 | 202601 | 300-20700-10200 | | * | 3,556.62 | | |
| | | | JAN OFFSITE UTILITY | | | | | | | |
| | | | | | | KIMLEY HORN AND ASSOCIATES, INC. | | | 3,556.62 | 000020 |
| 4/17/26 | 00006 | 9/30/25 | 33401038 | 202510 | 310-51300-31100 | | * | 1,548.08 | | |
| | | | SEP ENGINEER SERVICES | | | | | | | |
| | | 11/30/25 | 34127153 | 202511 | 310-51300-31100 | | * | 1,935.10 | | |
| | | | NOV ENGINEER SERVICES | | | | | | | |
| | | 12/31/25 | 34372228 | 202512 | 310-51300-31100 | | * | 1,548.08 | | |
| | | | DEC ENGINEER SERVICES | | | | | | | |
| | | | | | | KIMLEY HORN AND ASSOCIATES, INC. | | | 5,031.26 | 000021 |
| 4/17/26 | 00003 | 11/24/25 | 3657957 | 202510 | 310-51300-31500 | | * | 1,663.50 | | |
| | | | OCT GENERAL COUNSEL | | | | | | | |
| | | 1/23/26 | 3688876 | 202601 | 310-51300-31500 | | * | 2,339.00 | | |
| | | | NOV GENERAL COUNSEL | | | | | | | |
| | | 1/28/26 | 3689514 | 202512 | 310-51300-31500 | | * | 1,727.50 | | |
| | | | DEC GENERAL COUNSEL | | | | | | | |
| | | | | | | KUTAK ROCK LLP | | | 5,730.00 | 000022 |
| 4/17/26 | 00009 | 11/30/25 | 429886 | 202511 | 310-51300-49000 | | * | 148.47 | | |
| | | | OCT MEETING ROOM POSTAGE | | | | | | | |
| | | | | | | VESTA DISTRICT SERVICES | | | 148.47 | 000023 |
| 4/17/26 | 00004 | 11/01/25 | 7851 | 202511 | 310-51300-49500 | | * | 131.66 | | |
| | | | NOV WEBSITE FEES | | | | | | | |
| | | 12/01/25 | 7938 | 202512 | 310-51300-49500 | | * | 131.66 | | |
| | | | DEC WEBSITE FEES | | | | | | | |
| | | 1/01/26 | 8137 | 202601 | 310-51300-49500 | | * | 131.66 | | |
| | | | JAN WEBSITE FEES | | | | | | | |
| | | 2/01/26 | 8216 | 202602 | 310-51300-49500 | | * | 131.66 | | |
| | | | FEB WEBSITE | | | | | | | |
| | | | | | | VGLOBALTECH | | | 526.64 | 000024 |
| 5/22/26 | 00016 | 3/01/26 | 5 | 202603 | 310-51300-34000 | | * | 3,333.33 | | |
| | | | MAR26 MANAGEMENT FEES | | | | | | | |
| | | 3/01/26 | 5 | 202603 | 310-51300-49500 | | * | 100.00 | | |
| | | | MAR26 WEBSITE ADMIN | | | | | | | |
| | | 3/01/26 | 5 | 202603 | 310-51300-35200 | | * | 150.00 | | |
| | | | MAR26 INFO TECH | | | | | | | |
| | | 3/01/26 | 5 | 202603 | 310-51300-31300 | | * | 416.67 | | |
| | | | MAR26 DISSEM AGENT SRVCS | | | | | | | |
| | | 3/01/26 | 5 | 202603 | 310-51300-51000 | | * | .06 | | |
| | | | OFFICE SUPPLIES | | | | | | | |
| | | 3/01/26 | 5 | 202603 | 310-51300-42000 | | * | 73.99 | | |
| | | | POSTAGE | | | | | | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 4/01/26 | 6 | 202604 | 310-51300-34000 | APR26 MANAGEMENT FEES | * | 3,333.33 | | |
| | | 4/01/26 | 6 | 202604 | 310-51300-49500 | APR26 WEBSITE ADMIN | * | 100.00 | | |
| | | 4/01/26 | 6 | 202604 | 310-51300-35200 | APR26 INFO TECH | * | 150.00 | | |
| | | 4/01/26 | 6 | 202604 | 310-51300-31300 | APR26 DISSEM AGENT SRVCS | * | 416.67 | | |
| | | 4/01/26 | 6 | 202604 | 310-51300-51000 | OFFICE SUPPLIES | * | .06 | | |
| | | 4/01/26 | 6 | 202604 | 310-51300-42000 | POSTAGE | * | 1.49 | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 8,075.60 | 000025 |
| 5/22/26 | 00006 | 2/28/26 | 34989202 | 202602 | 300-20700-10200 | FEB MASTER PUMP | * | 6,325.33 | | |
| | | | | | | KIMLEY HORN AND ASSOCIATES, INC. | | | 6,325.33 | 000026 |
| 5/22/26 | 00006 | 2/28/26 | 35080536 | 202602 | 300-20700-10200 | FEB OFFSITE UTILITY | * | 11,063.86 | | |
| | | | | | | KIMLEY HORN AND ASSOCIATES, INC. | | | 11,063.86 | 000027 |
| 5/22/26 | 00006 | 3/31/26 | 35294690 | 202603 | 300-20700-10200 | MAR MASTER PUMP | * | 6,325.33 | | |
| | | | | | | KIMLEY HORN AND ASSOCIATES, INC. | | | 6,325.33 | 000028 |
| 5/22/26 | 00006 | 3/31/26 | 35294691 | 202603 | 300-20700-10200 | MAR OFFSITE UTILITY | * | 13,063.85 | | |
| | | | | | | KIMLEY HORN AND ASSOCIATES, INC. | | | 13,063.85 | 000029 |
| 5/22/26 | 00003 | 2/20/26 | 3702084 | 202601 | 300-20700-10200 | JAN PROJECT CONSTRUCTION | * | 137.50 | | |
| | | | | | | KUTAK ROCK LLP | | | 137.50 | 000030 |
| 5/22/26 | 00003 | 1/28/26 | 3689515 | 202512 | 300-20700-10200 | DEC PROJECT CONSTRUCTION | * | 536.50 | | |
| | | | | | | KUTAK ROCK LLP | | | 536.50 | 000031 |
| 5/22/26 | 00003 | 3/24/26 | 3717482 | 202602 | 300-20700-10200 | FEB PROJECT CONSTRUCTION | * | 262.50 | | |
| | | | | | | KUTAK ROCK LLP | | | 262.50 | 000032 |
| 5/22/26 | 00003 | 2/20/26 | 3702082 | 202601 | 310-51300-31500 | JAN GENERAL COUNSEL | * | 912.50 | | |
| | | 3/24/26 | 3717481 | 202602 | 310-51300-31500 | FEB GENERAL COUNSEL | * | 115.00 | | |
| | | | | | | KUTAK ROCK LLP | | | 1,027.50 | 000033 |

*** CHECK DATES 04/01/2026 - 05/31/2026 *** RADIANCE CDD
BANK B RADIANCE - TRUIST

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 5/22/26 | 00004 | 3/01/26 | 8303 | 202603 | 310-51300-49500 | | * | 131.66 | | |
| | | | MARCH WEBSITE FEES | | | | | | | |
| | | 4/01/26 | 8436 | 202604 | 310-51300-49500 | | * | 131.66 | | |
| | | | APR WEBSITE FEES | | | | | | | |
| | | | | | | VGLOBALTECH | | | 263.32 | 000034 |

TOTAL FOR BANK B 83,816.61

TOTAL FOR REGISTER 83,816.61

# SECTION 2

# Radiance

## Community Development District

## Unaudited Financial Reporting

May 31, 2026

# Table of Contents

1 Balance Sheet

2 General Fund

3 Debt Service Fund - Series 2025

4 Capital Projects Fund - Series 2025

5 Month to Month

6 Long Term Debt Schedule

# Radiance

## Community Development District

### Combined Balance Sheet

### May 31, 2026

| | General Fund | Debt Service Fund | Capital Projects Fund | Totals Governmental Funds |
|---|---|---|---|---|
| **Assets:** | | | | |
| Cash - Bank United | $ - | $ - | $ - | $ - |
| Cash - Truist | $ 978,707 | $ - | $ - | $ 978,707 |
| Due from Developer | $ 13,075 | $ - | $ 20,007 | $ 33,082 |
| Due from General Fund | $ - | $ - | $ 269,428 | $ 269,428 |
| Investments: | | | | |
| Series | | | | |
| Reserve | $ - | $ 1,319,695 | $ - | $ 1,319,695 |
| Revenue | $ - | $ - | $ - | $ - |
| Interest | $ - | $ 13,325 | $ - | $ 13,325 |
| Prepayment | $ - | $ - | | |
| Sinking Fund | $ - | $ - | $ - | $ - |
| Construction | $ - | $ - | $ 7,659,083 | $ 7,659,083 |
| Cost of Issuance | $ - | $ - | $ 1 | $ 1 |
| **Liabilities:** | | | | |
| Accounts Payable | $ 76,110 | $ - | $ 1,387,789 | $ 1,463,900 |
| Due to Capital Projects | $ 20,206 | $ - | $ - | $ 20,206 |
| Due to Developer | $ 882,871 | $ - | $ - | $ 882,871 |
| **Fund Balance:** | | | | |
| Assigned For: | | | | |
| Debt Service - Series 2025 | $ - | $ 1,333,019 | $ - | $ 1,333,019 |
| Restricted For: | | | | |
| Capital Projects - Series 2025 | $ - | $ - | $ 6,560,729 | $ 6,560,729 |
| Unassigned | $ 12,595 | $ - | $ - | $ 12,595 |
| Total Liabilities & Fund Balance | $ 991,783 | $ 1,333,019 | $ 7,948,519 | $ 10,273,321 |

# Radiance

## Community Development District

### General Fund

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

| | Adopted Budget | Prorated Budget Thru 05/31/26 | Actual Thru 05/31/26 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Developer Contributions | $ 255,155 | $ 57,471 | $ 57,471 | $ - |
| **Total Revenues** | **$ 255,155** | **$ 57,471** | **$ 57,471** | **$ -** |
| **Expenditures:** | | | | |
| ***General & Administrative:*** | | | | |
| Supervisor Fees | $ 2,400 | $ 1,600 | $ 200 | $ 1,400 |
| FICA Expense | $ - | $ - | $ - | $ - |
| Engineering | $ 30,000 | $ 20,000 | $ 7,934 | $ 12,066 |
| Dissemination | $ 2,000 | $ 1,333 | $ 4,694 | $ (3,361) |
| Assessment Administration | $ 2,500 | $ 2,500 | $ - | $ 2,500 |
| Attorney | $ 25,000 | $ 7,322 | $ 7,322 | $ - |
| Annual Audit | $ - | $ - | $ - | $ - |
| Management Fees | $ 45,500 | $ 30,333 | $ 27,556 | $ 2,778 |
| Information Technology | $ - | $ - | $ 920 | $ (920) |
| Administrative Services | $ - | $ - | $ - | $ - |
| Accounting Services | $ - | $ - | $ - | $ - |
| Postage | $ 500 | $ 333 | $ 149 | $ 184 |
| Printing & Binding | $ 500 | $ 333 | $ - | $ 333 |
| Insurance | $ 7,000 | $ 7,000 | $ 5,732 | $ 1,268 |
| Legal Advertising | $ 10,000 | $ 6,667 | $ (73) | $ 6,739 |
| Other Current Charges | $ 500 | $ 333 | $ 1,816 | $ (1,483) |
| Contingency | $ 1,500 | $ 1,000 | $ 127 | $ 873 |
| Website Admin | $ 1,580 | $ 1,580 | $ 1,750 | $ (170) |
| Office Supplies | $ - | $ - | $ 0 | $ (0) |
| Dues, Licenses, Subscriptions | $ 175 | $ 175 | $ 175 | $ - |
| **Total General & Administrative:** | **$ 129,155** | **$ 80,510** | **$ 58,304** | **$ 22,207** |

# Radiance

## Community Development District

### General Fund

### Statement of Revenues, Expenditures, and Changes in Fund Balance

**For The Period Ending May 31, 2026**

| | | | | |
|---|---|---|---|---|
| ***Operations and Maintenance*** | | | | |
| **Field Expenses** | | | | |
| Field Management | $ - | $ - | $ - | $ - |
| Landscape Maintenance | $ 50,000 | $ 33,333 | $ - | $ 33,333 |
| Landscape Inspections | $ 10,000 | $ 6,667 | $ - | $ 6,667 |
| Lake Maintenance | $ 16,000 | $ 10,667 | $ - | $ 10,667 |
| Contingency | $ 50,000 | $ 33,333 | $ - | $ 33,333 |
| **Excess Revenues (Expenditures)** | $ - | | $ (833) | |
| **Fund Balance - Beginning** | $ - | | $ 13,428 | |
| **Fund Balance - Ending** | $ - | | $ 12,595 | |

# Radiance

## Community Development District

### Debt Service Fund - Series 2025

### Statement of Revenues, Expenditures, and Changes in Fund Balance

**For The Period Ending May 31, 2026**

| | | | | |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Interest | $ - | $ - | $ 42,873 | $ 42,873 |
| **Total Revenues** | **$ -** | **$ -** | **$42,873** | **$ 42,873** |
| **Expenditures:** | | | | |
| Interest Expense 11/1 | $ - | $ - | $ 150,280 | $ (150,280) |
| Principal Expense 5/1 | $ - | $ - | $ - | $ - |
| Interest Expense 5/1 | $ - | $ - | $ 541,010 | $ (541,010) |
| **Total Expenditures** | **$ -** | **$ -** | **$ 691,290** | **$ (691,290)** |
| **Other Financing Sources:** | | | | |
| Transfer In/(Out) | $ - | $ - | $ 46 | $ 46 |
| **Excess Revenues (Expenditures)** | $ | | $ (648,371) | |
| **Fund Balance - Beginning** | $ - | | $ 1,981,391 | |
| **Fund Balance - Ending** | $ - | | $ 1,333,019 | |

# Radiance

## Community Development District

### Capital Projects Fund

### Statement of Revenues, Expenditures, and Changes in Fund Balance

**For The Period Ending May 31, 2026**

| | | |
|---|---|---|
| **Revenues:** | | |
| Developer Contributions | $ - | $ 10,443,911 |
| Interest | $ 263,452 | $ - |
| | | |
| **Expenditures:** | | |
| Capital Outlay - Construction | $ 7,306,405 | $ - |
| Capital Outlay - Cost of Issuance | $ 5,400 | $ - |
| Construction in Progress | $ - | $ 10,443,911 |
| Other Current Charges | $ - | $ 237 |
| **Total Expenditures** | **$ 7,311,805** | **$ 10,444,147** |
| **Other Financing Sources:** | | |
| Transfer In/(Out) | $ (46) | $ - |
| | | |
| **Excess Revenues (Expenditures)** | $ (7,048,399) | $ (237) |
| **Fund Balance - Beginning** | $ 14,707,483 | $ (1,098,118) |
| **Fund Balance - Ending** | $ 7,659,084 | $ (1,098,355) |

# Radiance

## Community Development District

### Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Revenues:** | | | | | | | | | | | | | |
| Interest | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Developer Contributions | $ 14,366 | $ - | $ 4,037 | $ 16,021 | $ 7,170 | $ 5,118 | $ 4,248 | $ 6,510 | $ - | $ - | $ - | $ - | $ 57,471 |
| **Expenditures:** | | | | | | | | | | | | | |
| ***General & Administrative:*** | | | | | | | | | | | | | |
| Supervisor Fees | $ 200 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 200 |
| FICA Expense | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Engineering | $ 1,548 | $ 1,935 | $ 1,548 | $ 1,161 | $ - | $ - | $ 1,742 | $ - | $ - | $ - | $ - | $ - | $ 7,934 |
| Dissemination | $ 2,000 | $ 194 | $ 417 | $ 417 | $ 417 | $ 417 | $ 417 | $ 417 | $ - | $ - | $ - | $ - | $ 4,694 |
| Assessment Administration | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Attorney | $ 1,664 | $ - | $ 1,728 | $ 3,252 | $ 115 | $ 565 | $ - | $ - | $ - | $ - | $ - | $ - | $ 7,322 |
| Annual Audit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Management Fees | $ 4,000 | $ 3,556 | $ 3,333 | $ 3,333 | $ 3,333 | $ 3,333 | $ 3,333 | $ 3,333 | $ - | $ - | $ - | $ - | $ 27,556 |
| Information Technology | $ - | $ 70 | $ 100 | $ 150 | $ 150 | $ 150 | $ 150 | $ 150 | $ - | $ - | $ - | $ - | $ 920 |
| Postage | $ - | $ - | $ - | $ - | $ 1 | $ 74 | $ 1 | $ 72 | $ - | $ - | $ - | $ - | $ 149 |
| Printing & Binding | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Insurance | $ 5,732 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 5,732 |
| Legal Advertising | $ (73) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ (73) |
| Other Current Charges | $ - | $ 148 | $ 438 | $ 586 | $ 151 | $ 151 | $ 203 | $ 139 | $ - | $ - | $ - | $ - | $ 1,816 |
| Contingency | $ 127 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 127 |
| Website Admin | $ 132 | $ 178 | $ 282 | $ 232 | $ 232 | $ 232 | $ 232 | $ 232 | $ - | $ - | $ - | $ - | $ 1,750 |
| Office Supplies | $ - | $ - | $ - | $ - | $ 0 | $ 0 | $ 0 | $ 0 | $ - | $ - | $ - | $ - | $ 0 |
| Dues, Licenses, Subscriptions. | $ - | $ - | $ 175 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 175 |
| ***Operation and Maintenance*** | | | | | | | | | | | | | |
| **Field Expenses** | | | | | | | | | | | | | |
| Field Management | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Landscape Maintenance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Landscape Inspections | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Lake Maintenance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Contingency | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| **Excess Revenues (Expenditures)** | $ (964) | $ (6,082) | $ (3,983) | $ 6,891 | $ 2,771 | $ 197 | $ (1,830) | $ 2,167 | $ | $ | $ | $ | $ (833) |

# Radiance

## Community Development District

### Long Term Debt Report

| Series 2025, Special Assessment Bonds | | |
|---|---|---|
| Interest Rates: | 5%, 6.2%, 6.4% | |
| Maturity Date: | 5/1/2056 | |
| Optional Redemtion Date: | 11/1/2035 | |
| Reserve Fund Definition | Maximum Annual Debt Service | |
| Reserve Fund Requirement | $1,290,100 | |
| Reserve Fund Balance | $1,319,695 | |
| | | |
| Bonds Outstanding - 09/11/25 | | $17,300,000 |
| **Current Bonds Outstanding** | | **$17,300,000** |

(1) Reserve Fund Requirement is subject to the following Reserve Fund Release Conditions

(a) Release Condition #1 - All property platted and conveyed to Builders - Reduce to 50%

(b) Release Condition #2 - All property platted, principal assigned to lots and conveyed to Builders - Reduce to 25%

(c) Release Condition #3 - All homes have Certifcate of Occupancy - Reduce to 10%

# SECTION 3

# Radiance

**Community Development District**

**Funding Request - #GF2026-09**
**May 20, 2026**

**Bill To:**
**Kolter Group Acquisitions LLC**

| | Payee | | General Fund FY2026 |
|---|---|---|---|
| **1** | **Governmental Management Services** | | |
| | Invoice # 7 - May 2026 Management Fees | $ | 4,072.61 |
| **2** | **Kimley Horn** | | |
| | Invoice # 35557509 - Engineering Services through 04/30/26 | $ | 1,741.59 |
| **3** | **Kutak Rock LLP** | | |
| | Invoice # 3733184 - March 2026 Legal Counsel | $ | 564.50 |
| **4** | **Vglobal Tech** | | |
| | Invoice # 8516 - Web Hosting May 2026 | $ | 131.66 |
| | | **$** | **6,510.36** |

Please make check payable to:

**Radiance CDD**
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Wire Instructions Available Upon Request

**GMS-Central Florida, LLC**
1001 Bradford Way
Kingston, TN 37763

# Invoice

**Invoice #:** 7
**Invoice Date:** 5/1/26
**Due Date:** 5/1/26
**Case:**
**P.O. Number:**

**Bill To:**

Radiance CDD
219 E Livingston St.
Orlando, FL 32801

| Description | Hours/Qty | Rate | Amount |
|---|---|---|---|
| Management Fees | | 3,333.33 | 3,333.33 |
| Website Administration | | 100.00 | 100.00 |
| Information Technology | | 150.00 | 150.00 |
| Dissemination Agent Services | | 416.67 | 416.67 |
| Office Supplies | | 0.15 | 0.15 |
| Postage | | 72.46 | 72.46 |

| | |
|---|---|
| **Total** | $4,072.61 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $4,072.61 |

Kimley»Horn

Invoice for Professional Services

| **Please remit payment electronically to:** | | **If paying by check, please remit to:** |
|---|---|---|
| Account Name: | KIMLEY-HORN AND ASSOCIATES, INC. | KIMLEY-HORN AND ASSOCIATES, INC. |
| Bank Name and Address: | WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 | P.O. BOX 932520 |
| Account Number: | [redacted] | ATLANTA, GA 31193-2520 |
| ABA#: | | |
| Please send remittance information to: | payments@kimley-horn.com | |

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
250 INTERNATIONAL PARKWAY
SUITE 208
LAKE MARY, FL 32746

Federal Tax Id: 56-0885615
For Services Rendered through Apr 30, 2026

**Invoice Amount: $1,741.59**

Invoice No: 35557509
Invoice Date: Apr 30, 2026

Project No: 249365001.2
Project Name: RADIANCE CDD - WA1
Project Manager: SITLER, CORY

Client Reference: WORK AUTHORIZATION 1

**HOURLY**

| Description | Current Amount Due |
|---|---|
| SERVICES RENDERED | 1,741.59 |
| **Total HOURLY** | **1,741.59** |

**Total Invoice: $1,741.59**

Kimley»Horn

Labor and Expense Detail

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
250 INTERNATIONAL PARKWAY
SUITE 208
LAKE MARY, FL 32746

Invoice No: 35557509
Invoice Date: Apr 30, 2026

Project No: 249365001.2
Project Name: RADIANCE CDD - WA1
Project Manager: SITLER, CORY

## HOURLY

| Task | Description | Qty Hours | Billing Rate | Current Amount Due |
|---|---|---|---|---|
| CLIENT REPRESENTATION | SENIOR PROFESSIONAL I | 4.5 | 370.00 | 1,665.00 |
| **TOTAL CLIENT REPRESENTATION** | | **4.5** | | **1,665.00** |
| OFFICE EXPENSE | OFFICE EXPENSE | | | 76.59 |
| **TOTAL OFFICE EXPENSE** | | | | **76.59** |
| **TOTAL LABOR AND EXPENSE DETAIL** | | | | **1,741.59** |

*This page is for informational purposes only. Please pay amount shown on cover page.*

**K U T A K   R O C K   L L P**

**TALLAHASSEE, FLORIDA**
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

April 30, 2026

**Check Remit To:**
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**
[redacted]
First National Bank of Omaha
Kutak Rock LLP
[redacted]
Reference: Invoice No. 3733184
Client Matter No. 36523-1
Notification Email: eftgroup@kutakrock.com

Radiance CDD
C/O GMS
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3733184
36523-1

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Re: General Counsel

For Professional Legal Services Rendered

| | | | | |
|---|---|---|---|---|
| 03/10/26 | A. Ligas | 1.00 | 275.00 | Prepare acquisition of Phase 1 and Cresswind improvements; correspond with developer and engineer regarding the same |
| 03/11/26 | J. Earlywine | 0.20 | 65.00 | Email regarding plat item |
| 03/21/26 | S. Sandy | 0.10 | 34.50 | Prepare FYE 2027 budget documents |
| 03/24/26 | A. Ligas | 0.10 | 27.50 | Correspond with engineer regarding acquisition of phase 1 improvements |
| 03/30/26 | J. Earlywine | 0.30 | 97.50 | Email regarding CDD ordinances and contact info for permit |
| 03/31/26 | J. Earlywine | 0.20 | 65.00 | Email regarding permit transfer |

TOTAL HOURS 1.90

| | |
|---|---|
| TOTAL FOR SERVICES RENDERED | $564.50 |
| TOTAL CURRENT AMOUNT DUE | $564.50 |

UNPAID INVOICES:

| | | |
|---|---|---|
| February 20, 2026 | Invoice No. 3702082 | 912.50 |
| March 24, 2026 | Invoice No. 3717481 | 115.00 |
| TOTAL DUE | | $1,592.00 |

**VGlobalTech**
636 Fanning Drive
Winter Springs, FL  32708 US
contact@vglobaltech.com
www.vglobaltech.com

# INVOICE

**BILL TO**
Radiance CDD
C/O GMS
6200 Lee Vista Boulevard,
suite 300
Orlando, FL 32822

**INVOICE #** 8516
**DATE** 05/01/2026
**DUE DATE** 05/01/2026
**TERMS** Due on receipt

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| | **Web Design:New ADA Compliant Website**<br>Fees spread across 12 months Create new ADA and WCAG Compliant website. Convert documents to ADA compatible format. Optimize website for VGlobalTech's ADA plugins, optimization algorithm as per proposal. Launch website as per the timelines provided by customer. | 1 | 0.00 | 0.00 |
| | **Web Maintenance:ADA Website Maintenance**<br>Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions. | 1 | 131.66 | 131.66 |

Make Checks Payable to "VGlobalTech"
This is a recurring Monthly Invoice

BALANCE DUE **$131.66**

## Ways to pay

Pay DISCOVER VISA AMEX BANK

View and pay