

***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.
 - ii. Presentation of Monthly Pond Maintenance Proposal with J & J Aquatics Specialist, LLC
 - iii. Presentation of Monthly Lake Maintenance Proposal with Lake Pros, LLC
 - 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
Hailey Kiernan
Eric Morissette
Charlie Faulkner *by phone*

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Ashley Ligas *by phone*
Rich Gray
Daniel Harvey

District Manager, GMS
District Counsel
Field, GMS
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.

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.

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.

On MOTION by Mr. Fife, seconded by Mr. Morissette, 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.

On MOTION by Mr. Fife, seconded by Mr. Morissette, 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.

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.

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.

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.

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

On MOTION by Mr. Fife, seconded by Mr. Morissette, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

CHANGE ORDER NO. 4Date 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:**

Original Contract Price:

\$3,308,014.00**CHANGE IN CONTRACT TIMES:**

Original Contract Times:

Original Contract Price:
335 days – substantial; 365 days - final

Increase/Decrease from prior Change Orders:

(\$177,034.94)

Increase/Decrease from previously approved Change Orders

No. _____ to No. _____:

Substantial completion (days):

Ready for final payment (days):

Contract Price prior to this Change Order:

\$3,130,979.06

Contract Times prior to this Change Order:

446 days – substantial; 476 - final

Increase/Decrease of this Change Order:

\$0.00

Increase/Decrease of this Change Order:

30+ days

Contract Price incorporating this Change Order:

\$3,130,979.06

Contract Times with all approved Change Orders: 476 days – substantial; 506 days final

RECOMMENDED BY:

**KIMLEY-HORN AND ASSOCIATES
INC., DISTRICT ENGINEER**By: Cay SmithTitle: AssociateDate: 5/19/2026

ACCEPTED:

**RADIANCE COMMUNITY DEVELOPMENT
DISTRICT**By: [Signature]Title: Board ChairDate: 5/19/2026

ACCEPTED:

HAZEN CONSTRUCTION INC.By: [Signature]

Title: _____

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

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 addition 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	\$ INCLUDED
(Free Callback Service & Additional Treatments, if required)	

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

CUSTOMER

Jim Schwartz
Email: Jim@FloridaPond.com

Printed: _____

Proposal Date: May 14, 2026

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-negotiation 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



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.



Why Florida Waterways, Inc?

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.



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

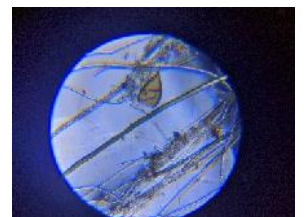
Triploid Grass Carp are effective for the biological control of aquatic weeds, but require a permit through FWC. As a condition of the permit, the stocked waterbody needs to have a method of fish containment, such as the use of a barrier. We design and fabricates the industry's best custom carp containment 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 2



J & J Aquatics Specialist, LLC

PO Box 3417 | Lake City, Florida 32056
386-466-8558 | jandjaquatics22@gmail.com |
jandjaquaticsllc.com

RECIPIENT:

Richard Gray
Radiance Dr
Palm Coast, Florida

Estimate #229	
Sent on	May 14, 2026
Total	\$13,072.20



J & J Aquatics Specialist, LLC

PO Box 3417 | Lake City, Florida 32056
386-466-8558 | jandjaquatics22@gmail.com |
jandjaquaticsllc.com



J & J Aquatics Specialist, LLC

PO Box 3417 | Lake City, Florida 32056
386-466-8558 | jandjaquatics22@gmail.com |
jandjaquaticsllc.com

Product/Service	Description	Qty.	Unit Price	Total
Monthly Pond Maintenance	Our pond management includes the following maintenance. • Weed and algae control. • Upon your request, we can make suggestions for fishery improvements, sediment dredge solutions, and aeration needs. • Blue or Blake Lake Colorant (at Clients request) A.) Two monthly visits (excluding the months of November, December, January, and February, for which one visit will be sufficient.) B.) Business hours are Monday through Friday from 7:30am to 4:00pm. Visits will be performed at any time during these hours unless advance arrangements have been made outside of business hours or for a specific date and time. C.) J & J AQUATICS Specialist, LLC will provide 4 emergency visits throughout the duration of the contract if needed at no additional cost if the visit is within the terms of this contract. Any special application that requires an additional cost will need a signed proposal prior to the work being performed. These visits must be requested by the customer and allow J & J Aquatics Specialist, LLC two weeks to schedule the visit. Such visit may not be requested on major holidays and is limited to extenuating circumstances. I.E hurricanes, rain wash outs, or special events being held onsite. Pond(s) will be treated with the understanding that they will not be used for Irrigation. Should the pond(s) need to be used for the purpose of Irrigation, J & J Aquatics Specialist, LLC will require a written statement from the customer within 30-days before the Irrigation starts. "The Client" agrees to notify J & J Aquatics Specialist, LLC of any chemical spills located on property. If "The Client" uses a third-party insurance compliance program, any expense associated with that program is the sole responsibility of "The Client". J & J Aquatics Specialist, LLC agrees to enroll in the compliance program and will issue an invoice to "The Client" for the fees associated with the enrollment. "The Client" agrees to purchase the services specified and to pay J & J Aquatics Specialist, LLC as follows: A.) Monthly Payment Total \$ 1089.35 per month, for 12 months B.) Total Contract Amount \$ 13,072.20 per Year C.) Any visits beyond the standard monthly visits and 4 emergency visits during the contracted timeframe will require an additional payment of \$ 544.67 . D.) Any fees associated with a third-party billing system that is required by "The Client" will be the sole responsibility of "The Client". All fees will be added to the First billing cycle of the contract.	12	\$1,089.35	\$13,072.20



J & J Aquatics Specialist, LLC

PO Box 3417 | Lake City, Florida 32056
386-466-8558 | jandjaquatics22@gmail.com |
jandjaquaticsllc.com

Total	\$13,072.20
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5 ponds

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____

SECTION 3



Radiance CDD

Date: 5-11-26

Name: Rich Gray

Phone: (904)759-8890

Email: rgray@rmsnf.com

This agreement, made by and between Lake Pros, LLC ("Contractor") and Radiance CDD ("Owner") includes:

-Monthly Lake Maintenance Agreement-

Monthly Lake Maintenance Service for **Five (5)** ponds totaling a minimum of **twelve (12)** service visits per year

- Algae and Aquatic Weed Control
- Border Grass and Brush Control
- Blue Water Colorant Application
- Underwater and Floating Vegetation Control
- Casual Debris and Trash Removal
- Treatment and Inspection Reporting
- Stormwater Structure Inspections & Grate Cleaning

Monthly Lake Maintenance Investment: \$490.00 per month

3885 Shader Road, Orlando, Florida 32808

 (407) 607-7738  www.lakepro.co



3885 Shader Road, Orlando, Florida 32808

(407) 607-7738 www.lakepro.co

Terms and Conditions:

1. LAKE PROS monthly treatments include EPA certified herbicides applications, beneficial bacteria, casual debris clean up, and structure monitoring. Services outside of the maintenance scope will be subject to a one-time fee that is agreed upon by the CUSTOMER in writing.
2. Debris clean-up is limited to casual debris: such as cups, cans, bags, and other non-natural materials along the shoreline. Debris Clean-up service does NOT include extensive debris and trash cleanup in the event of a major storm event. (Example: Hurricane). Does NOT include construction debris, tires, shopping carts, and other large, discarded debris.
3. This agreement shall automatically renew for its original term on the anniversary starting date of this contract. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing.
4. Invoices submitted for work completed shall be paid within 30 days of receipt. If payment has not been received within 30 days, invoices will accrue an interest at 2% per month. After two consecutive months without receiving payment, the account will be put on hold.
5. CUSTOMER understands that the annual investment amount has been spread out over a twelve-month period. If the CUSTOMER puts the account on hold, or LAKE PROS puts the account on hold due to lack of payment, an additional start-up fee may be required.
6. LAKE PROS will maintain insurance coverage, which includes General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.
7. The Customer agrees to inform LAKE PROS in writing if any lake or pond areas have been, or are scheduled, to be mitigated (planted with required or beneficial aquatic vegetation). Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of the agreement.
8. If at any time during the agreement, the customer is not satisfied with LAKE PROS service, the customer can cancel the agreement with a 30-day written notice.
9. Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. LAKE PROS will notify the customer of such restriction. It shall be the customer's responsibility to observe the restrictions throughout the required period. The customer understands and agrees that, notwithstanding any other provision of the agreement, LAKE PROS does not assume any liability for failure by any party to be notified of, or to observe. The above regulations.
10. LAKE PROS shall not be responsible for acts beyond our control. These include, but aren't limited to, adverse weather conditions, Acts of God, Strikes, government regulations or order, acts of vandalism, theft or third-party actions.
11. The customer warrants that he or she is authorized to execute the water management agreement on behalf of the riparian owner and to hold LAKE PROS harmless for consequences of such service not arising out of the sole negligence of LAKE PROS.
12. LAKE PROS agrees to hold the customer harmless from any loss, damage, or claims arising out of the sole negligence of LAKE PROS. However, LAKE PROS shall in no event be liable to the customer or others indirect, special or consequential damages resulting from any cause whatsoever.
13. Water use restrictions ensuing treatment are rarely required. If required, LAKE PROS will notify the customer in writing. LAKE PROS will not be held responsible if customer fails to follow water use restrictions.

Customer Acceptance:

"OWNER"

"CONTRACTOR"

Lake Pros, LLC

Signature: _____

Signature: _____

Print: _____

Print: Chad Bass

Date: _____

Date: 05/11/2026

3885 Shader Road, Orlando, Florida 32808

☎ (407) 607-7738 💻 www.lakepro.co

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

DATE	VEND#	INVOICE	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK
DATE	INVOICE	YRMO	DPT ACCT#	SUB SUBCLASS			AMOUNT #
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				

RADI RADIANCE CDD AMOSSING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
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		

RADI RADIANCE CDD AMOSSING

SECTION 2

Radiance
Community Development District

Unaudited Financial Reporting
May 31, 2026



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1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund - Series 2025</u>
4	<u>Capital Projects Fund - Series 2025</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Schedule</u>

Radiance
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
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	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Developer Contributions	\$ 255,155	\$ 57,471	\$ 57,471	\$ -
Total Revenues	\$ 255,155	\$ 57,471	\$ 57,471	\$ -
Expenditures:				
<u>General & Administrative:</u>				
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

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Excess Revenues (Expenditures)	\$	-	\$	(833)
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Fund Balance - Beginning	\$	-	\$	13,428
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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
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Total Revenues	\$	-	\$	-	\$	42,873	\$	42,873
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Expenditures:

Interest Expense 11/1	\$	-	\$	-	\$	150,280	\$	(150,280)
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Principal Expense 5/1	\$	-	\$	-	\$	-	\$	-
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Interest Expense 5/1	\$	-	\$	-	\$	541,010	\$	(541,010)
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Total Expenditures	\$	-	\$	-	\$	691,290	\$	(691,290)
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Other Financing Sources:

Transfer In/(Out)	\$	-	\$	-	\$	46	\$	46
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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)	\$	-
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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)
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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:													
<u>General & Administrative:</u>													
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
<u>Operation and Maintenance</u>													
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 Redemption 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 Certificate 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

Please remit payment electronically to:

Account Name: KIMLEY-HORN AND ASSOCIATES, INC.
 Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104
 Account Number: [REDACTED]
 ABA#: [REDACTED]
 Please send remittance information to: payments@kimley-horn.com

If paying by check, please remit to:

KIMLEY-HORN AND ASSOCIATES, INC.
 P.O. BOX 932520
 ATLANTA, GA 31193-2520

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

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.

KUTAK ROCK LLP**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:

First National Bank of Omaha

Kutak Rock LLP

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

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		

KUTAK ROCK LLP

Radiance CDD

April 30, 2026

Client Matter No. 36523-1

Invoice No. 3733184

Page 2

TOTAL FOR SERVICES RENDERED	\$564.50
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TOTAL CURRENT AMOUNT DUE	\$564.50
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UNPAID INVOICES:

February 20, 2026	Invoice No. 3702082	912.50
March 24, 2026	Invoice No. 3717481	115.00

TOTAL DUE	<u>\$1,592.00</u>
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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 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 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



View and pay