

***Radiance
Community Development District***

Agenda

August 21, 2026

AGENDA

Radiance

Community Development District

Meeting Agenda

Friday
August 21, 2026
12:30 PM

Hilton Garden Inn Palm Coast/Town Center
55 Town Center Blvd.
Palm Coast, Florida

1. Roll Call
2. Public Comment Period
3. Approval of June 19, 2026 Minutes
4. Public Hearing
 - A. Fiscal Year 2027 Budget and Assessments
 - i. Consideration of Resolution 2026-09 Adopting the Fiscal Year 2027 Budget and Appropriating Funds
 - ii. Consideration of Resolution 2026-10 Imposing Special Assessments and Certifying an Assessment Roll
5. Organizational Matters
 - A. Acceptance of Resignation of Eric Morrisette and Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2028
 - B. Administration of Oath of Office to Newly Appointed Supervisor
 - C. Consideration of Resolution 2026-11 Electing Officers
6. New Business Items
 - A. Presentation of Fiscal Year 2025 Financial Audit
 - B. Consideration of Fiscal Year 2027 Deficit Funding Agreement
 - C. Consideration of Flagler County Property Appraiser Data Sharing and Usage Agreement
 - D. Ratification of Requisition 2025-10 Radiance Community Development District Special Assessment Bonds, Series 2025 (Assessment Area One Project)
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager
 - i. Ratification of Landscape Maintenance Agreement with Yellowstone
 - D. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of General Funding Request 2026-10 & 2026-11
 - iv. Approval of Fiscal Year 2027 Meeting Schedule
8. Other Business
9. Supervisor's Requests
10. Next Meeting Date – September 18, 2026
11. Adjournment

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, **June 19, 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 Morisette
Charlie Faulkner *by phone*

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Ashley Ligas *by phone*
Jere Earlywine *by phone*
Rich Gray

District Manager, GMS
District Counsel
District Counsel
Field, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called roll. Three Supervisors were present in person 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 May 15, 2026 Minutes

Mr. LeBrun presented the minutes of the May 15, 2026 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board made no changes to the minutes.

On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, the Minutes of the May 15, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS

New Business Items

A. Ratification of Change Order No. 4 for Old Kings Road

Mr. LeBrun stated that Item 4A was old business concerning the ratification of Change Order No. 4 for Old Kings Road. He noted the change order had already been reviewed by staff and the Board was being asked to ratify it.

On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, Change Order No. 4 for Old Kings Road, was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Ligas had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Field Manager

i. Presentation of Waterway Management Proposal with Florida Waterways, Inc.

Mr. Gray recommended focusing on Florida Waterways and Lake Pros because their prices were close: Florida Waterways proposal was \$465 per month / \$5,580 per year.

ii. Presentation of Monthly Pond Maintenance Proposal with J & J Aquatics Specialist, LLC

Mr. Gray noted that J&J Aquatics was much more expensive because it included more frequent treatment and extra services, such as emergency visits and fish stocking.

iii. Presentation of Monthly Lake Maintenance Proposal with Lake Pros, LLC

Mr. Gray noted the Lake Pros proposal totaled \$490 per month / \$5,880 per year. The Board noted that J&J's proposal was more involved but likely unnecessary because there were not many residents yet, making the added cost a waste at the current stage. Mr. Gray stated they had used Lake Pros on other projects and were happy with their work, even though it was slightly more expensive.

On MOTION by Mr. Fife, seconded by Mr. Morisette, with all in favor, the Monthly Lake Maintenance Proposal with Lake Pros, LLC, was approved.

Mr. Gray reported that entry landscaping had started for the north project near the entry features and along the Old Kings Road buffer. Irrigation was already installed, but they were waiting for the county to provide a temporary meter before the plants could be installed.

The Board discussed using Yellowstone, which was already doing the installation, for ongoing maintenance as well. This would include maintenance of the buffer, the entry area, and the five ponds. Mr. Gray agreed to reach out to Yellowstone that day about the maintenance pricing.

D. District Manager's Report

i. Approval of Check Registers

Mr. LeBrun presented the check register for checks 17 through 34 totaling \$83,816.61. 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 were presented through May 31, 2026. No Board action is required; this item is for informational purposes only.

iii. Ratification of General Funding Request 2026-09

Mr. LeBrun stated that there was one funding request, Funding Request 2026-09, and stated the Board was being asked to ratify it.

On MOTION by Mr. Fife, seconded by Mr. Morissette, with all in favor, Construction Funding Request 2026-09, was ratified.

iv. Reminder of Form 1 Filing Requirement Deadline

Mr. LeBrun reminded the Board of the Form 1 filing requirement deadline.

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 – July 17, 2026

Mr. LeBrun announced that the next meeting was scheduled for July 17th 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 to adjourn the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2026-09

[ANNUAL APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE RADIANCE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (“**Board**”) of the Radiance Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RADIANCE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the

comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Radiance Community Development District for the Fiscal Year Ending September 30, 2027."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 21st DAY OF August, 2026.

ATTEST:

RADIANCE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Title: _____

By: _____
Its: _____

Exhibit A: Fiscal Year 2026/2027 Budget(s)

Radiance
Community Development District

Approved Proposed Budget
FY2027



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Radiance
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY2027
Revenues					
Developer Funding/Assessments	\$ 255,155	\$ 76,553	\$ 65,000	\$ 141,553	\$ 336,245
Total Revenues	\$ 255,155	\$ 76,553	\$ 65,000	\$ 141,553	\$ 336,245
Expenditures					
General & Administrative					
Supervisor Fees	\$ 2,400	\$ 400	\$ 400	\$ 800	\$ 2,400
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Fees	\$ 30,000	\$ 7,934	\$ 1,587	\$ 9,521	\$ 30,000
Dissemination Fees	\$ 2,000	\$ 5,528	\$ 834	\$ 6,362	\$ 5,150
Assessment Administration	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 6,180
Attorney	\$ 25,000	\$ 13,877	\$ 2,775	\$ 16,652	\$ 15,000
Annual Audit	\$ -	\$ 4,000	\$ -	\$ 4,000	\$ 3,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450
Trustee Fees	\$ -	\$ 3,800	\$ -	\$ 3,800	\$ 3,750
Management Fees	\$ 20,000	\$ 34,222	\$ 6,666	\$ 40,888	\$ 41,200
Administrative Services	\$ 12,750	\$ -	\$ -	\$ -	\$ -
Accounting Services	\$ 12,750	\$ -	\$ -	\$ -	\$ -
Website Administration	\$ 1,580	\$ 2,213	\$ 464	\$ 2,677	\$ 1,236
Information Technology	\$ -	\$ 1,220	\$ 300	\$ 1,520	\$ 1,854
Postage	\$ 500	\$ 152	\$ 75	\$ 227	\$ 500
Copies	\$ -	\$ -	\$ -	\$ -	\$ 250
Insurance	\$ 7,000	\$ 5,732	\$ -	\$ 5,732	\$ 6,500
Printing & Binding	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
Legal Advertising	\$ 10,000	\$ -	\$ 750	\$ 750	\$ 2,500
Other Current Charges	\$ 500	\$ 2,251	\$ 300	\$ 2,551	\$ 2,500
Office Supplies	\$ -	\$ -	\$ 50	\$ 50	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Contingency	\$ 1,500	\$ 127	\$ 500	\$ 627	\$ 1,500
Total General & Administrative	\$ 129,155	\$ 81,631	\$ 17,451	\$ 99,082	\$ 125,245

Radiance
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY2027
Operations & Maintenance					
Field Expenditures					
Field Management	\$ -	\$ 1,250	\$ 2,500	\$ 3,750	\$ 15,000
Streetlights - Electric	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Irrigation - Water	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ 50,000	\$ -	\$ -	\$ -	\$ 100,000
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscape Inspections	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 16,000	\$ 490	\$ 980	\$ 1,470	\$ 16,000
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Subtotal Field Expenditures	\$ 126,000	\$ 1,740	\$ 3,480	\$ 5,220	\$ 211,000
Amenity Expenditures					
Amenity Management	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, License, Permits	\$ -	\$ -	\$ -	\$ -	\$ -
Cable/Internet	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ -
Fitness Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Preventative Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 126,000	\$ 1,740	\$ 3,480	\$ 5,220	\$ 211,000
<u>Other Financing Sources/(Uses)</u>					
Capital Reserves - Transfer		\$ -	\$ -	\$ -	\$ -
<u>Total Other Expenditures</u>	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$ 255,155	\$ 83,371	\$ 20,931	\$ 104,302	\$ 336,245
Excess Revenues/(Expenditures)	\$ -	\$ (6,818)	\$ 44,069	\$ 37,251	\$ -
					Net Assessments
					\$ 336,245
					Add: Discounts & Collections 6%
					\$ 21,462
					Gross Assessments
					<u>\$ 357,707</u>
FY27					

Product	Assessable Units	ERU	Total ERU's	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Single Family	172	1.00	172.00	\$ 129,964.85	\$ 755.61	\$ 803.84
Active Adult	152	0.47	71.44	\$ 53,864.33	\$ 354.37	\$ 376.99
Admin Only	876	0.14	122.64	\$ 91,426.54	\$ 104.37	\$ 111.03
Developer Contribution				\$ 60,989.27		
Total	1200			\$ 336,245		

Radiance

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisor checks.

Engineering Fees

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based on the Series 2025 bond issuance.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Attorney Fees

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on Series 2025 bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Radiance

Community Development District

General Fund Budget

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Website Administration

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Postage

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Copies

The District incurs charges for miscellaneous copies of documents.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175.

Contingency

Represents any other miscellaneous administrative charges incurred by the District..

Radiance

Community Development District

General Fund Budget

Operations & Maintenance:

Field Expenditures

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Streetlights-Electric

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Irrigation - Water

Represents the estimated costs for water usage of the irrigation system.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Contingency

Represents the estimated cost of replacing landscaping within the common areas of the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Lake Maintenance

Represents the estimated maintenance of the lakes and ponds within the common areas of the District.

Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenses

Amenity Management

Represents compensation for the Amenity Center staff which provides funds for employee benefits.

Property Insurance

The District's property and casualty insurance coverages.

Radiance

Community Development District

General Fund Budget

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Dues, License, Permits

Any cost incurred for Permits and Licenses.

Cable/Internet

Represents cost to provide cable and internet at the amenity center. The district will receive free cable service. .

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Pool Chemicals

Represents the costs of pool chemicals to treat the District's pool.

Fitness Equipment Lease

Represents the costs of the fitness equipment lease for the amenity center gym.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

HVAC Preventative Maintenance

Represents estimated costs for the preventative maintenance of the Districts HVAC system.

Special Events

The Amenity Manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

Holiday Decorations

Radiance
Community Development District
General Fund Budget

The District will incur costs to related to the decoration of common areas during the Holidays.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Radiance
Community Development District
Approved Budget
Debt Service Fund Series 2025

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY2027
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 1,290,100
Assessments - Direct	\$ -	\$ -	\$ 515,000	\$ 515,000	\$ -
Assessments - Lot Closing	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ 50,367	\$ 25,184	\$ 75,551	\$ 15,000
Carry Forward Surplus ⁽¹⁾	\$ -	\$ 654,277	\$ -	\$ 654,277	\$ 553,586
Total Revenues	\$ -	\$ 704,644	\$ 540,184	\$ 1,244,828	\$ 1,858,686
Expenditures					
Interest - 11/1	\$ -	\$ 150,280	\$ -	\$ 150,280	\$ 541,010
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 210,000
Interest - 5/1	\$ -	\$ 541,010	\$ -	\$ 541,010	\$ 538,385
Total Expenditures	\$ -	\$ 691,290	\$ -	\$ 691,290	\$ 1,289,395
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 48	\$ -	\$ 48	\$ -
Total Other Sources/(Uses)	\$ -	\$ 48	\$ -	\$ 48	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 13,402	\$ 540,184	\$ 553,586	\$ 569,291

Interest - 11/1 \$ 538,385

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Maximum Annual Debt Service	Net Per Unit	Gross Per Unit
Single Family	324	\$ 1,290,100	\$ 3,981.79	\$ 4,235.95
		\$ -		\$ -
Total	324	\$ 1,290,100		

Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/25		\$ -	\$ 150,280.56	\$ 150,280.56
05/01/26	\$ 17,300,000.00	\$ -	\$ 541,010.00	\$ -
11/01/26	\$ -	\$ -	\$ 541,010.00	\$ 1,082,020.00
05/01/27	\$ 17,090,000.00	\$ 210,000.00	\$ 538,385.00	\$ -
11/01/27	\$ -	\$ -	\$ 538,385.00	\$ 1,286,770.00
05/01/28	\$ 16,870,000.00	\$ 220,000.00	\$ 533,010.00	\$ -
11/01/28	\$ -	\$ -	\$ 533,010.00	\$ 1,286,020.00
05/01/29	\$ 16,635,000.00	\$ 235,000.00	\$ 527,322.50	\$ -
11/01/29	\$ -	\$ -	\$ 527,322.50	\$ 1,289,645.00
05/01/30	\$ 16,390,000.00	\$ 245,000.00	\$ 521,322.50	\$ -
11/01/30	\$ -	\$ -	\$ 521,322.50	\$ 1,287,645.00
05/01/31	\$ 16,130,000.00	\$ 260,000.00	\$ 514,230.00	\$ -
11/01/31	\$ -	\$ -	\$ 514,230.00	\$ 1,288,460.00
05/01/32	\$ 15,855,000.00	\$ 275,000.00	\$ 505,937.50	\$ -
11/01/32	\$ -	\$ -	\$ 505,937.50	\$ 1,286,875.00
05/01/33	\$ 15,560,000.00	\$ 295,000.00	\$ 497,102.50	\$ -
11/01/33	\$ -	\$ -	\$ 497,102.50	\$ 1,289,205.00
05/01/34	\$ 15,250,000.00	\$ 310,000.00	\$ 487,725.00	\$ -
11/01/34	\$ -	\$ -	\$ 487,725.00	\$ 1,285,450.00
05/01/35	\$ 14,920,000.00	\$ 330,000.00	\$ 477,805.00	\$ -
11/01/35	\$ -	\$ -	\$ 477,805.00	\$ 1,285,610.00
05/01/36	\$ 14,565,000.00	\$ 355,000.00	\$ 467,187.50	\$ -
11/01/36	\$ -	\$ -	\$ 467,187.50	\$ 1,289,375.00
05/01/37	\$ 14,190,000.00	\$ 375,000.00	\$ 455,872.50	\$ -
11/01/37	\$ -	\$ -	\$ 455,872.50	\$ 1,286,745.00
05/01/38	\$ 13,790,000.00	\$ 400,000.00	\$ 443,860.00	\$ -
11/01/38	\$ -	\$ -	\$ 443,860.00	\$ 1,287,720.00
05/01/39	\$ 13,365,000.00	\$ 425,000.00	\$ 431,072.50	\$ -
11/01/39	\$ -	\$ -	\$ 431,072.50	\$ 1,287,145.00
05/01/40	\$ 12,910,000.00	\$ 455,000.00	\$ 417,432.50	\$ -
11/01/40	\$ -	\$ -	\$ 417,432.50	\$ 1,289,865.00
05/01/41	\$ 12,430,000.00	\$ 480,000.00	\$ 402,940.00	\$ -
11/01/41	\$ -	\$ -	\$ 402,940.00	\$ 1,285,880.00
05/01/42	\$ 11,915,000.00	\$ 515,000.00	\$ 387,517.50	\$ -
11/01/42	\$ -	\$ -	\$ 387,517.50	\$ 1,290,035.00
05/01/43	\$ 11,370,000.00	\$ 545,000.00	\$ 371,087.50	\$ -
11/01/43	\$ -	\$ -	\$ 371,087.50	\$ 1,287,175.00
05/01/44	\$ 10,790,000.00	\$ 580,000.00	\$ 353,650.00	\$ -
11/01/44	\$ -	\$ -	\$ 353,650.00	\$ 1,287,300.00
05/01/45	\$ 10,170,000.00	\$ 620,000.00	\$ 335,050.00	\$ -
11/01/45	\$ -	\$ -	\$ 335,050.00	\$ 1,290,100.00
05/01/46	\$ 9,510,000.00	\$ 660,000.00	\$ 314,880.00	\$ -
11/01/46	\$ -	\$ -	\$ 314,880.00	\$ 1,289,760.00
05/01/47	\$ 8,810,000.00	\$ 700,000.00	\$ 293,120.00	\$ -
11/01/47	\$ -	\$ -	\$ 293,120.00	\$ 1,286,240.00
05/01/48	\$ 8,060,000.00	\$ 750,000.00	\$ 269,920.00	\$ -
11/01/48	\$ -	\$ -	\$ 269,920.00	\$ 1,289,840.00
05/01/49	\$ 7,265,000.00	\$ 795,000.00	\$ 245,200.00	\$ -
11/01/49	\$ -	\$ -	\$ 245,200.00	\$ 1,285,400.00
05/01/50	\$ 6,415,000.00	\$ 850,000.00	\$ 218,880.00	\$ -
11/01/50	\$ -	\$ -	\$ 218,880.00	\$ 1,287,760.00
05/01/51	\$ 5,510,000.00	\$ 905,000.00	\$ 190,800.00	\$ -
11/01/51	\$ -	\$ -	\$ 190,800.00	\$ 1,286,600.00
05/01/52	\$ 4,545,000.00	\$ 965,000.00	\$ 160,880.00	\$ -
11/01/52	\$ -	\$ -	\$ 160,880.00	\$ 1,286,760.00
05/01/53	\$ 3,515,000.00	\$ 1,030,000.00	\$ 128,960.00	\$ -
11/01/53	\$ -	\$ -	\$ 128,960.00	\$ 1,287,920.00
05/01/54	\$ 2,415,000.00	\$ 1,100,000.00	\$ 94,880.00	\$ -
11/01/54	\$ -	\$ -	\$ 94,880.00	\$ 1,289,760.00
05/01/55	\$ 1,245,000.00	\$ 1,170,000.00	\$ 58,560.00	\$ -
11/01/55	\$ -	\$ -	\$ 58,560.00	\$ 1,287,120.00
05/01/56	\$ -	\$ 1,245,000.00	\$ 19,920.00	\$ -
11/01/56	\$ -	\$ -	\$ 19,920.00	\$ 1,284,840.00
		\$ 17,300,000.00	\$ 22,561,320.56	\$ 39,861,320.56

SECTION 2

RESOLUTION 2026-10

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RADIANCE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Radiance Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RADIANCE COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

- a. OPERATIONS AND MAINTENANCE DEFICIT FUNDING AGREEMENT.** The District's Board hereby authorizes a deficit funding agreement for certain of the operations and maintenance services set forth in the District's Adopted Budget, as set forth in **Exhibit A**.
- b. OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- i. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

The Board finds and determines that operations and maintenance assessments shall immediately attach only to sold lots (as set forth in **Exhibits "A" and "B"**), and further that operations and maintenance assessments shall also attach on a pro-rated basis to any lots sold during Fiscal Year 2026/2027 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. All unsold lots owned by the developer do not receive the same level of benefit as sold lots and, accordingly, such lots shall not receive an operations and maintenance assessment for Fiscal Year 2026/2027. Instead, any additional costs of the District's Adopted Budget (above and beyond the operations and maintenance assessment that attaches to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.

- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

- c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **TAX ROLL ASSESSMENTS.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

- b. **DIRECT BILL ASSESSMENTS.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2027.

As noted above, operations and maintenance assessments shall attach to any lots sold during Fiscal Year 2026/2027 at the time of sale, and as evidenced by an estoppel letter prepared by the District’s Manager. Any such assessments shall be collected directly by the District in accordance with Florida law, and at the time of sale.

- ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District’s corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **FUTURE COLLECTION METHODS.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the

District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

- d. **MAXIMUM RATE.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

3. **ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The District Manager is authorized to make amendments to the Assessment Roll to reflect changes in the County property appraiser’s records, or for other proper purposes.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 21st day of August 2026.

ATTEST:

**RADIANCE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property (if any) & Direct Collect Property (if any))

Radiance
Community Development District

Approved Proposed Budget
FY2027



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Radiance
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY2027
Revenues					
Developer Funding/Assessments	\$ 255,155	\$ 76,553	\$ 65,000	\$ 141,553	\$ 336,245
Total Revenues	\$ 255,155	\$ 76,553	\$ 65,000	\$ 141,553	\$ 336,245
Expenditures					
General & Administrative					
Supervisor Fees	\$ 2,400	\$ 400	\$ 400	\$ 800	\$ 2,400
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Fees	\$ 30,000	\$ 7,934	\$ 1,587	\$ 9,521	\$ 30,000
Dissemination Fees	\$ 2,000	\$ 5,528	\$ 834	\$ 6,362	\$ 5,150
Assessment Administration	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 6,180
Attorney	\$ 25,000	\$ 13,877	\$ 2,775	\$ 16,652	\$ 15,000
Annual Audit	\$ -	\$ 4,000	\$ -	\$ 4,000	\$ 3,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450
Trustee Fees	\$ -	\$ 3,800	\$ -	\$ 3,800	\$ 3,750
Management Fees	\$ 20,000	\$ 34,222	\$ 6,666	\$ 40,888	\$ 41,200
Administrative Services	\$ 12,750	\$ -	\$ -	\$ -	\$ -
Accounting Services	\$ 12,750	\$ -	\$ -	\$ -	\$ -
Website Administration	\$ 1,580	\$ 2,213	\$ 464	\$ 2,677	\$ 1,236
Information Technology	\$ -	\$ 1,220	\$ 300	\$ 1,520	\$ 1,854
Postage	\$ 500	\$ 152	\$ 75	\$ 227	\$ 500
Copies	\$ -	\$ -	\$ -	\$ -	\$ 250
Insurance	\$ 7,000	\$ 5,732	\$ -	\$ 5,732	\$ 6,500
Printing & Binding	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
Legal Advertising	\$ 10,000	\$ -	\$ 750	\$ 750	\$ 2,500
Other Current Charges	\$ 500	\$ 2,251	\$ 300	\$ 2,551	\$ 2,500
Office Supplies	\$ -	\$ -	\$ 50	\$ 50	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Contingency	\$ 1,500	\$ 127	\$ 500	\$ 627	\$ 1,500
Total General & Administrative	\$ 129,155	\$ 81,631	\$ 17,451	\$ 99,082	\$ 125,245

Radiance
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY2027
Operations & Maintenance					
Field Expenditures					
Field Management	\$ -	\$ 1,250	\$ 2,500	\$ 3,750	\$ 15,000
Streetlights - Electric	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Irrigation - Water	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ 50,000	\$ -	\$ -	\$ -	\$ 100,000
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscape Inspections	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 16,000	\$ 490	\$ 980	\$ 1,470	\$ 16,000
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Subtotal Field Expenditures	\$ 126,000	\$ 1,740	\$ 3,480	\$ 5,220	\$ 211,000
Amenity Expenditures					
Amenity Management	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, License, Permits	\$ -	\$ -	\$ -	\$ -	\$ -
Cable/Internet	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ -
Fitness Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Preventative Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 126,000	\$ 1,740	\$ 3,480	\$ 5,220	\$ 211,000
<u>Other Financing Sources/(Uses)</u>					
Capital Reserves - Transfer		\$ -	\$ -	\$ -	\$ -
<u>Total Other Expenditures</u>	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$ 255,155	\$ 83,371	\$ 20,931	\$ 104,302	\$ 336,245
Excess Revenues/(Expenditures)	\$ -	\$ (6,818)	\$ 44,069	\$ 37,251	\$ -
					Net Assessments
					\$ 336,245
					Add: Discounts & Collections 6%
					\$ 21,462
					Gross Assessments
					<u>\$ 357,707</u>
FY27					

Product	Assessable Units	ERU	Total ERU's	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Single Family	172	1.00	172.00	\$ 129,964.85	\$ 755.61	\$ 803.84
Active Adult	152	0.47	71.44	\$ 53,864.33	\$ 354.37	\$ 376.99
Admin Only	876	0.14	122.64	\$ 91,426.54	\$ 104.37	\$ 111.03
Developer Contribution				\$ 60,989.27		
Total	1200			\$ 336,245		

Radiance

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisor checks.

Engineering Fees

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based on the Series 2025 bond issuance.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Attorney Fees

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on Series 2025 bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Radiance

Community Development District

General Fund Budget

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Website Administration

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Postage

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Copies

The District incurs charges for miscellaneous copies of documents.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175.

Contingency

Represents any other miscellaneous administrative charges incurred by the District..

Radiance

Community Development District

General Fund Budget

Operations & Maintenance:

Field Expenditures

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Streetlights-Electric

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Irrigation - Water

Represents the estimated costs for water usage of the irrigation system.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Contingency

Represents the estimated cost of replacing landscaping within the common areas of the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Lake Maintenance

Represents the estimated maintenance of the lakes and ponds within the common areas of the District.

Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenses

Amenity Management

Represents compensation for the Amenity Center staff which provides funds for employee benefits.

Property Insurance

The District's property and casualty insurance coverages.

Radiance

Community Development District

General Fund Budget

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Dues, License, Permits

Any cost incurred for Permits and Licenses.

Cable/Internet

Represents cost to provide cable and internet at the amenity center. The district will receive free cable service. .

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Pool Chemicals

Represents the costs of pool chemicals to treat the District's pool.

Fitness Equipment Lease

Represents the costs of the fitness equipment lease for the amenity center gym.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

HVAC Preventative Maintenance

Represents estimated costs for the preventative maintenance of the Districts HVAC system.

Special Events

The Amenity Manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

Holiday Decorations

Radiance
Community Development District
General Fund Budget

The District will incur costs to related to the decoration of common areas during the Holidays.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Radiance
Community Development District
Approved Budget
Debt Service Fund Series 2025

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY2027
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 1,290,100
Assessments - Direct	\$ -	\$ -	\$ 515,000	\$ 515,000	\$ -
Assessments - Lot Closing	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ 50,367	\$ 25,184	\$ 75,551	\$ 15,000
Carry Forward Surplus ⁽¹⁾	\$ -	\$ 654,277	\$ -	\$ 654,277	\$ 553,586
Total Revenues	\$ -	\$ 704,644	\$ 540,184	\$ 1,244,828	\$ 1,858,686
Expenditures					
Interest - 11/1	\$ -	\$ 150,280	\$ -	\$ 150,280	\$ 541,010
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 210,000
Interest - 5/1	\$ -	\$ 541,010	\$ -	\$ 541,010	\$ 538,385
Total Expenditures	\$ -	\$ 691,290	\$ -	\$ 691,290	\$ 1,289,395
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 48	\$ -	\$ 48	\$ -
Total Other Sources/(Uses)	\$ -	\$ 48	\$ -	\$ 48	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 13,402	\$ 540,184	\$ 553,586	\$ 569,291

Interest - 11/1 \$ 538,385

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Maximum Annual Debt Service	Net Per Unit	Gross Per Unit
Single Family	324	\$ 1,290,100	\$ 3,981.79	\$ 4,235.95
		\$ -		\$ -
Total	324	\$ 1,290,100		

Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/25		\$ -	\$ 150,280.56	\$ 150,280.56
05/01/26	\$ 17,300,000.00	\$ -	\$ 541,010.00	\$ -
11/01/26	\$ -	\$ -	\$ 541,010.00	\$ 1,082,020.00
05/01/27	\$ 17,090,000.00	\$ 210,000.00	\$ 538,385.00	\$ -
11/01/27	\$ -	\$ -	\$ 538,385.00	\$ 1,286,770.00
05/01/28	\$ 16,870,000.00	\$ 220,000.00	\$ 533,010.00	\$ -
11/01/28	\$ -	\$ -	\$ 533,010.00	\$ 1,286,020.00
05/01/29	\$ 16,635,000.00	\$ 235,000.00	\$ 527,322.50	\$ -
11/01/29	\$ -	\$ -	\$ 527,322.50	\$ 1,289,645.00
05/01/30	\$ 16,390,000.00	\$ 245,000.00	\$ 521,322.50	\$ -
11/01/30	\$ -	\$ -	\$ 521,322.50	\$ 1,287,645.00
05/01/31	\$ 16,130,000.00	\$ 260,000.00	\$ 514,230.00	\$ -
11/01/31	\$ -	\$ -	\$ 514,230.00	\$ 1,288,460.00
05/01/32	\$ 15,855,000.00	\$ 275,000.00	\$ 505,937.50	\$ -
11/01/32	\$ -	\$ -	\$ 505,937.50	\$ 1,286,875.00
05/01/33	\$ 15,560,000.00	\$ 295,000.00	\$ 497,102.50	\$ -
11/01/33	\$ -	\$ -	\$ 497,102.50	\$ 1,289,205.00
05/01/34	\$ 15,250,000.00	\$ 310,000.00	\$ 487,725.00	\$ -
11/01/34	\$ -	\$ -	\$ 487,725.00	\$ 1,285,450.00
05/01/35	\$ 14,920,000.00	\$ 330,000.00	\$ 477,805.00	\$ -
11/01/35	\$ -	\$ -	\$ 477,805.00	\$ 1,285,610.00
05/01/36	\$ 14,565,000.00	\$ 355,000.00	\$ 467,187.50	\$ -
11/01/36	\$ -	\$ -	\$ 467,187.50	\$ 1,289,375.00
05/01/37	\$ 14,190,000.00	\$ 375,000.00	\$ 455,872.50	\$ -
11/01/37	\$ -	\$ -	\$ 455,872.50	\$ 1,286,745.00
05/01/38	\$ 13,790,000.00	\$ 400,000.00	\$ 443,860.00	\$ -
11/01/38	\$ -	\$ -	\$ 443,860.00	\$ 1,287,720.00
05/01/39	\$ 13,365,000.00	\$ 425,000.00	\$ 431,072.50	\$ -
11/01/39	\$ -	\$ -	\$ 431,072.50	\$ 1,287,145.00
05/01/40	\$ 12,910,000.00	\$ 455,000.00	\$ 417,432.50	\$ -
11/01/40	\$ -	\$ -	\$ 417,432.50	\$ 1,289,865.00
05/01/41	\$ 12,430,000.00	\$ 480,000.00	\$ 402,940.00	\$ -
11/01/41	\$ -	\$ -	\$ 402,940.00	\$ 1,285,880.00
05/01/42	\$ 11,915,000.00	\$ 515,000.00	\$ 387,517.50	\$ -
11/01/42	\$ -	\$ -	\$ 387,517.50	\$ 1,290,035.00
05/01/43	\$ 11,370,000.00	\$ 545,000.00	\$ 371,087.50	\$ -
11/01/43	\$ -	\$ -	\$ 371,087.50	\$ 1,287,175.00
05/01/44	\$ 10,790,000.00	\$ 580,000.00	\$ 353,650.00	\$ -
11/01/44	\$ -	\$ -	\$ 353,650.00	\$ 1,287,300.00
05/01/45	\$ 10,170,000.00	\$ 620,000.00	\$ 335,050.00	\$ -
11/01/45	\$ -	\$ -	\$ 335,050.00	\$ 1,290,100.00
05/01/46	\$ 9,510,000.00	\$ 660,000.00	\$ 314,880.00	\$ -
11/01/46	\$ -	\$ -	\$ 314,880.00	\$ 1,289,760.00
05/01/47	\$ 8,810,000.00	\$ 700,000.00	\$ 293,120.00	\$ -
11/01/47	\$ -	\$ -	\$ 293,120.00	\$ 1,286,240.00
05/01/48	\$ 8,060,000.00	\$ 750,000.00	\$ 269,920.00	\$ -
11/01/48	\$ -	\$ -	\$ 269,920.00	\$ 1,289,840.00
05/01/49	\$ 7,265,000.00	\$ 795,000.00	\$ 245,200.00	\$ -
11/01/49	\$ -	\$ -	\$ 245,200.00	\$ 1,285,400.00
05/01/50	\$ 6,415,000.00	\$ 850,000.00	\$ 218,880.00	\$ -
11/01/50	\$ -	\$ -	\$ 218,880.00	\$ 1,287,760.00
05/01/51	\$ 5,510,000.00	\$ 905,000.00	\$ 190,800.00	\$ -
11/01/51	\$ -	\$ -	\$ 190,800.00	\$ 1,286,600.00
05/01/52	\$ 4,545,000.00	\$ 965,000.00	\$ 160,880.00	\$ -
11/01/52	\$ -	\$ -	\$ 160,880.00	\$ 1,286,760.00
05/01/53	\$ 3,515,000.00	\$ 1,030,000.00	\$ 128,960.00	\$ -
11/01/53	\$ -	\$ -	\$ 128,960.00	\$ 1,287,920.00
05/01/54	\$ 2,415,000.00	\$ 1,100,000.00	\$ 94,880.00	\$ -
11/01/54	\$ -	\$ -	\$ 94,880.00	\$ 1,289,760.00
05/01/55	\$ 1,245,000.00	\$ 1,170,000.00	\$ 58,560.00	\$ -
11/01/55	\$ -	\$ -	\$ 58,560.00	\$ 1,287,120.00
05/01/56	\$ -	\$ 1,245,000.00	\$ 19,920.00	\$ -
11/01/56	\$ -	\$ -	\$ 19,920.00	\$ 1,284,840.00
		\$ 17,300,000.00	\$ 22,561,320.56	\$ 39,861,320.56

Exhibit B

Radiance CDD FY27 Assessment Roll

GEO ID	Acres	FY27 O&M	2025 Debt	Total
22-12-31-0000-01010-0011	202.1	\$118,293.45	\$453,866.61	\$572,160.06
26-12-31-0000-01010-0010	16.94	\$9,915.34	\$38,043.05	\$47,958.39
27-12-31-0000-01010-0000	30.18	\$17,665.00	\$67,776.81	\$85,441.81
27-12-31-0000-01010-0030	165.75	\$97,017.02	\$372,233.50	\$469,250.52
27-12-31-0000-01020-0010	17.3	\$10,126.06	\$38,851.52	\$48,977.58
27-12-31-0000-01020-0020	4.4	\$2,575.41	\$9,881.31	\$12,456.73
27-12-31-0000-01020-0030	7.71	\$4,512.83	\$17,314.75	\$21,827.58
34-12-31-0650-000D0-0072	3.71	\$2,171.54	\$8,331.74	\$10,503.28
34-12-31-0650-000D0-0080	138.13	\$80,850.44	\$310,205.81	\$391,056.25
35-12-31-0000-02010-0040	24.91	\$14,580.36	\$55,941.70	\$70,522.05
Total Gross Assessments	611.13	\$357,707.45	\$1,372,446.81	\$1,730,154.26

Total Net Assessments	\$336,245.00	\$1,290,100.00	\$1,626,345.00
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SECTION V

SECTION A

NOTICE OF TENDER OF RESIGNATION

To. Board of Supervisors
 Radiance Community Development District
 ATTN: District Manager
 219 E. Livingston Street
 Orlando, FL 32801

From: Eric Lee Morrisette

Date: August 11, 2026

I hereby tender my resignation as a member of the Board of Supervisors of Radiance Community Development District. My tendered resignation will be deemed to be effective as of the time of quorum of the remaining members or the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and scanned and electronically transmitted to hdemiduk@gmscfl.com and agree that the executed original shall be binding and enforceable and the email copy shall be binding and enforceable as an original.



Signature

SECTION C

RESOLUTION 2026-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
RADIANCE COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Radiance Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE RADIANCE COMMUNITY
DEVELOPMENT DISTRICT:**

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.
_____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of August, 2026.

ATTEST:

**RADIANCE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

SECTION VI

SECTION A

RADIANCE COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2025

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2025

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Radiance Community Development District
Flagler County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Radiance Community Development District, Flagler County, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 29, 2026, on our consideration of the Radiance Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 29, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 29, 2026

RADIANCE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

Our discussion and analysis of Radiance Community Development District, Flagler County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$8,454,781.
- The change in the District's total net position in comparison with the prior fiscal year was \$7,174,185, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$15,604,185. A portion of fund balance is restricted for capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

RADIANCE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2025

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2025	2024
Current assets	\$ 18,660,601	\$ 158,811
Capital assets	10,085,877	1,260,211
Total assets	<u>28,746,478</u>	<u>1,419,022</u>
Current liabilities	3,071,934	138,426
Long-term liabilities	17,219,763	-
Total liabilities	<u>20,291,697</u>	<u>138,426</u>
Net position		
Net invested in capital assets	(9,295,015)	1,128,599
Restricted for debt service	1,965,873	-
Restricted for capital projects	15,770,493	151,149
Unrestricted	13,430	848
Total net position	<u>\$ 8,454,781</u>	<u>\$ 1,280,596</u>

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2025	2024
Program revenues	\$ 7,766,347	\$ 756,729
Total revenues	<u>7,766,347</u>	<u>756,729</u>
Expenses		
General government	45,755	43,953
Interest on long-term debt	15,657	-
Cost of issuance	530,750	-
Total expenses	<u>592,162</u>	<u>43,953</u>
Change in net position	7,174,185	712,776
Net position - beginning of period	1,280,596	567,820
Net position - end of year	<u>\$ 8,454,781</u>	<u>\$ 1,280,596</u>

RADIANCE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$592,162, which consisted of cost of issuance, costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$10,085,877 invested in construction in process. Construction in process has not completed as of September 30, 2025 and therefore is not depreciated to date. Once projects are complete, items will transfer to depreciable assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$17,219,763 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

RADIANCE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Radiance Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2025

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 880,781
Investments	16,688,874
Accounts receivable	1,063,010
Due from developer	27,936
Capital assets:	
Non-depreciable	<u>10,085,877</u>
TOTAL ASSETS	<u><u>\$ 28,746,478</u></u>
LIABILITIES	
Accounts payable	\$ 2,173,545
Accrued interest payable	15,518
Due to developer	882,871
Bonds payable, due in more than one year	<u>17,219,763</u>
TOTAL LIABILITIES	<u><u>20,291,697</u></u>
NET POSITION	
Net investment in capital assets	(9,295,015)
Restricted for:	
Debt service	1,965,873
Capital projects	15,770,493
Unrestricted	<u>13,430</u>
TOTAL NET POSITION	<u><u>\$ 8,454,781</u></u>

The accompanying notes are an integral part of this financial statement

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental activities					
General government	\$ 45,755	\$ -	\$ 58,337	\$ -	\$ 12,582
Maintenance and operations	-	-	-	7,708,010	7,708,010
Interest on long-term debt	15,657	-	-	-	(15,657)
Cost of issuance	530,750	-	-	-	(530,750)
Total governmental activities	<u>\$ 592,162</u>	<u>\$ -</u>	<u>\$ 58,337</u>	<u>\$ 7,708,010</u>	<u>7,174,185</u>
Change in net position					7,174,185
Net position - October 1, 2024					<u>1,280,596</u>
Net position - September 30, 2025					<u>\$ 8,454,781</u>

The accompanying notes are an integral part of this financial statement

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2025

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<u>ASSETS</u>				
Cash and cash equivalents	\$ 880,781	\$ -	\$ -	\$ 880,781
Investments	-	1,981,391	14,707,483	16,688,874
Assessments receivable	-	-	1,063,010	1,063,010
Due from developer	27,936	-	-	27,936
TOTAL ASSETS	<u>\$ 908,717</u>	<u>\$ 1,981,391</u>	<u>\$ 15,770,493</u>	<u>\$ 18,660,601</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable	\$ 12,416	\$ -	\$ 2,161,129	\$ 2,173,545
Due to developer	882,871	-	-	882,871
TOTAL LIABILITIES	<u>895,287</u>	<u>-</u>	<u>2,161,129</u>	<u>3,056,416</u>
FUND BALANCES				
Restricted for:				
Debt service	-	1,981,391	-	1,981,391
Capital projects	-	-	13,609,364	13,609,364
Unassigned	13,430	-	-	13,430
TOTAL FUND BALANCES	<u>13,430</u>	<u>1,981,391</u>	<u>13,609,364</u>	<u>15,604,185</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 908,717</u>	<u>\$ 1,981,391</u>	<u>\$ 15,770,493</u>	<u>\$ 18,660,601</u>

The accompanying notes are an integral part of this financial statement

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	\$ 15,604,185
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	10,085,877
Certain liabilities are not due and payable in the current period and therefore are not reported in the governmental funds:	
Accrued interest payable	(15,518)
Original issue discount	80,237
Governmental bonds payable	(17,300,000)
Net Position of Governmental Activities	<u><u>\$ 8,454,781</u></u>

The accompanying notes are an integral part of this financial statement

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2025

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
REVENUES				
Developer contributions	\$ 58,337	\$ -	\$ 7,708,010	\$ 7,766,347
TOTAL REVENUES	<u>58,337</u>	<u>-</u>	<u>7,708,010</u>	<u>7,766,347</u>
EXPENDITURES				
General government	45,755	-	-	45,755
Capital outlay	-	-	8,825,666	8,825,666
Bond issuance costs	-	-	530,750	530,750
TOTAL EXPENDITURES	<u>45,755</u>	<u>-</u>	<u>9,356,416</u>	<u>9,402,171</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	<u>12,582</u>	<u>-</u>	<u>(1,648,406)</u>	<u>(1,635,824)</u>
OTHER SOURCES (USES)				
Bond discount	-	-	(80,376)	(80,376)
Bond proceeds	-	1,981,391	15,318,609	17,300,000
TOTAL OTHER SOURCES (USES)	<u>-</u>	<u>1,981,391</u>	<u>15,238,233</u>	<u>17,219,624</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	<u>12,582</u>	<u>1,981,391</u>	<u>13,589,827</u>	<u>15,583,800</u>
FUND BALANCE				
Beginning of year	848	-	19,537	20,385
End of year	<u>\$ 13,430</u>	<u>\$ 1,981,391</u>	<u>\$13,609,364</u>	<u>\$ 15,604,185</u>

The accompanying notes are an integral part of this financial statement

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$ 15,583,800
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Amount reported for governmental activities in the Statement of Activities
are different because:

The issuance of long-term debt provides current financial resources to governmental funds. These transactions, however, have no effect on net assets. This is the amount of long-term debt issued in the current period.	(17,219,624)
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Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:

Capital outlay	8,825,666
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Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:

Provision for amortization of bond discount	(139)
Change in accrued interest payable	(15,518)

Change in Net Position of Governmental Activities	<u>\$ 7,174,185</u>
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The accompanying notes are an integral part of this financial statement

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Radiance Community Development District ("District") was created on July 11, 2022 by the Board of County Commissioner of Flagler County, Florida Ordinance No. 2022-11 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Fidelity Investments Money Market Funds - Government Portfolio	\$ 16,688,874	S&P AAAM	Weighted average of the fund portfolio: 36 days
Total Investments	<u>\$ 16,688,874</u>		

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, not being depreciated:				
Construction in process	\$ 1,260,211	\$ 8,825,666	\$ -	\$10,085,877
Total capital assets, not being depreciated	1,260,211	8,825,666	-	10,085,877
Governmental activities capital assets - net	\$ 1,260,211	\$ 8,825,666	\$ -	\$10,085,877

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$46,645,523. The infrastructure will include roadways, water management control, sewer and wastewater management, water supply, landscaping and hardscaping, undergrounding of electrical power and certain offsite improvements. A portion of the project costs are expected to be financed with proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District.

NOTE F – LONG-TERM LIABILITIES

\$17,300,000 Special Assessment Bonds, Series 2025 (Assessment Area One) – On September 11, 2025, the District issued \$17,300,000 Special Assessment Bonds, Series 2025 (Assessment Area One). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2056. The Bonds bear interest ranging from 5.0 % to 6.4% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2027.

The Series 2025 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2025 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2025.

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 9/30/2025	Due Within One Year
Special Assessment Bonds, Series 2025	\$ -	\$ 17,300,000	\$ -	\$ 17,300,000	\$ -
	-	17,300,000	-	17,300,000	-
Unamortized bond discount	-	(80,376)	(139)	(80,237)	-
	\$ -	\$ 17,219,624	\$ (139)	\$ 17,219,763	\$ -

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	\$ -	\$ 691,291	\$ 691,291
2027	210,000	1,079,395	1,289,395
2028	220,000	1,071,395	1,291,395
2029	235,000	1,060,332	1,295,332
2030	245,000	1,048,645	1,293,645
2031-2035	1,470,000	5,009,118	6,479,118
2036-2040	2,010,000	4,491,223	6,501,223
2041-2045	2,740,000	3,782,872	6,522,872
2046-2050	3,755,000	2,800,170	6,555,170
2051-2055	5,170,000	1,428,480	6,598,480
2056	1,245,000	98,400	1,343,400
	<u>\$ 17,300,000</u>	<u>\$ 22,561,321</u>	<u>\$ 39,861,321</u>

NOTE G – DEVELOPER TRANSACTIONS

During the current fiscal year, the Developer contributions to the general fund were \$58,337 and to the capital projects fund were \$7,708,010.

The Developer owns a portion of land within the District; therefore, future assessment revenues in the debt service funds include the assessments levied on those lots owned by the Developer.

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE H - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE I - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE J – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2025

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES			
Developer contributions	\$ 179,155	\$ 58,337	\$ (120,818)
TOTAL REVENUES	<u>179,155</u>	<u>58,337</u>	<u>(120,818)</u>
EXPENDITURES			
Current			
General government	129,155	45,755	83,400
Maintenance and operations	<u>50,000</u>	<u>-</u>	<u>50,000</u>
TOTAL EXPENDITURES	<u>179,155</u>	<u>45,755</u>	<u>133,400</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ -</u>	<u>12,582</u>	<u>\$ 12,582</u>
FUND BALANCES			
Beginning of year		<u>848</u>	
End of year		<u>\$ 13,430</u>	

* Original and final budget.

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Radiance Community Development District
Flagler County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Radiance Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise Radiance Community Development District's basic financial statements and have issued our report thereon dated June 29, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 29, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Radiance Community Development District
Flagler County, Florida

We have examined Radiance Community Development District, Flagler County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Radiance Community Development District, Flagler County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 29, 2026

Management Letter

To the Board of Supervisors
Radiance Community Development District
Flagler County, Florida

Report on the Financial Statements

We have audited the financial statements of the Radiance Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 29, 2026.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 29, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Radiance Community Development District reported:

- a. The total number of District employees compensated in the last pay period of the District's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 4.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$600.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$35,483.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Radiance Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District as N/A.
- b. The total amount of special assessments collected by or on behalf of the District as N/A.
- c. The total amount of outstanding bonds issued by the District as \$17,300,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 29, 2026

Communication with Those Charged with Governance

Radiance Community Development District

We have audited the financial statements of Radiance Community Development District, for the year ended September 30, 2025, and have issued our report thereon dated June 29, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our meeting about planning matters. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Radiance Community Development District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Radiance Community Development District's financial statements were:

Management's estimate of depreciation is based on accounting practices of the District.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosure of debt.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all material misstatements, if applicable. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated June 29, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of those charged with financial oversight and management of Radiance Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,



DiBartolomeo, McBee, Hartley and Barnes, P.A.
Fort Pierce, Florida
June 29, 2026

SECTION B

FISCAL YEAR 2027 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2027 DEFICIT FUNDING AGREEMENT** ("**Agreement**") is made and entered into this 21st day of August 2026, by and between:

RADIANCE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, which is situated in the City of Palm Coast, Florida, and whose mailing address is c/o GMSCFL, 219 E. Livingston Street, Orlando, Florida 32801 (407)841-5524 ("**District**"); and

RLS-KL RADIANCE LLC, a Florida limited liability company, the owner and developer of lands within the boundary of the District, whose mailing address is 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637 ("**Developer**").

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2027 ("**FY 2027 Budget**"), which begins on October 1, 2026 and ends on September 30, 2027, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2027 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2027 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

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

1. **FUNDING.** The Developer agrees to make available to the District any monies ("**Developer Contributions**") necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. The District shall have no obligation to repay any Developer Contribution provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

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

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

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

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**RADIANCE COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Its: _____

RLS-KL RADIANCE LLC

By: _____
Its: _____

EXHIBIT A: FY 2027 Budget

Radiance
Community Development District

Approved Proposed Budget
FY2027



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8	<u>Debt Service Fund - Series 2025</u>
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Radiance
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY2027
Revenues					
Developer Funding/Assessments	\$ 255,155	\$ 76,553	\$ 65,000	\$ 141,553	\$ 336,245
Total Revenues	\$ 255,155	\$ 76,553	\$ 65,000	\$ 141,553	\$ 336,245
Expenditures					
General & Administrative					
Supervisor Fees	\$ 2,400	\$ 400	\$ 400	\$ 800	\$ 2,400
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Fees	\$ 30,000	\$ 7,934	\$ 1,587	\$ 9,521	\$ 30,000
Dissemination Fees	\$ 2,000	\$ 5,528	\$ 834	\$ 6,362	\$ 5,150
Assessment Administration	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 6,180
Attorney	\$ 25,000	\$ 13,877	\$ 2,775	\$ 16,652	\$ 15,000
Annual Audit	\$ -	\$ 4,000	\$ -	\$ 4,000	\$ 3,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450
Trustee Fees	\$ -	\$ 3,800	\$ -	\$ 3,800	\$ 3,750
Management Fees	\$ 20,000	\$ 34,222	\$ 6,666	\$ 40,888	\$ 41,200
Administrative Services	\$ 12,750	\$ -	\$ -	\$ -	\$ -
Accounting Services	\$ 12,750	\$ -	\$ -	\$ -	\$ -
Website Administration	\$ 1,580	\$ 2,213	\$ 464	\$ 2,677	\$ 1,236
Information Technology	\$ -	\$ 1,220	\$ 300	\$ 1,520	\$ 1,854
Postage	\$ 500	\$ 152	\$ 75	\$ 227	\$ 500
Copies	\$ -	\$ -	\$ -	\$ -	\$ 250
Insurance	\$ 7,000	\$ 5,732	\$ -	\$ 5,732	\$ 6,500
Printing & Binding	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
Legal Advertising	\$ 10,000	\$ -	\$ 750	\$ 750	\$ 2,500
Other Current Charges	\$ 500	\$ 2,251	\$ 300	\$ 2,551	\$ 2,500
Office Supplies	\$ -	\$ -	\$ 50	\$ 50	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Contingency	\$ 1,500	\$ 127	\$ 500	\$ 627	\$ 1,500
Total General & Administrative	\$ 129,155	\$ 81,631	\$ 17,451	\$ 99,082	\$ 125,245

Radiance
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY2027
Operations & Maintenance					
Field Expenditures					
Field Management	\$ -	\$ 1,250	\$ 2,500	\$ 3,750	\$ 15,000
Streetlights - Electric	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Irrigation - Water	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ 50,000	\$ -	\$ -	\$ -	\$ 100,000
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscape Inspections	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 16,000	\$ 490	\$ 980	\$ 1,470	\$ 16,000
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Subtotal Field Expenditures	\$ 126,000	\$ 1,740	\$ 3,480	\$ 5,220	\$ 211,000
Amenity Expenditures					
Amenity Management	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, License, Permits	\$ -	\$ -	\$ -	\$ -	\$ -
Cable/Internet	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ -
Fitness Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Preventative Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 126,000	\$ 1,740	\$ 3,480	\$ 5,220	\$ 211,000
<u>Other Financing Sources/(Uses)</u>					
Capital Reserves - Transfer		\$ -	\$ -	\$ -	\$ -
<u>Total Other Expenditures</u>	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$ 255,155	\$ 83,371	\$ 20,931	\$ 104,302	\$ 336,245
Excess Revenues/(Expenditures)	\$ -	\$ (6,818)	\$ 44,069	\$ 37,251	\$ -
					Net Assessments
					\$ 336,245
					Add: Discounts & Collections 6%
					\$ 21,462
					Gross Assessments
					<u>\$ 357,707</u>
FY27					

Product	Assessable Units	ERU	Total ERU's	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Single Family	172	1.00	172.00	\$ 129,964.85	\$ 755.61	\$ 803.84
Active Adult	152	0.47	71.44	\$ 53,864.33	\$ 354.37	\$ 376.99
Admin Only	876	0.14	122.64	\$ 91,426.54	\$ 104.37	\$ 111.03
Developer Contribution				\$ 60,989.27		
Total	1200			\$ 336,245		

Radiance

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisor checks.

Engineering Fees

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based on the Series 2025 bond issuance.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Attorney Fees

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on Series 2025 bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Radiance

Community Development District

General Fund Budget

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Website Administration

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Postage

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Copies

The District incurs charges for miscellaneous copies of documents.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175.

Contingency

Represents any other miscellaneous administrative charges incurred by the District..

Radiance

Community Development District

General Fund Budget

Operations & Maintenance:

Field Expenditures

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Streetlights-Electric

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Irrigation - Water

Represents the estimated costs for water usage of the irrigation system.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Contingency

Represents the estimated cost of replacing landscaping within the common areas of the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Lake Maintenance

Represents the estimated maintenance of the lakes and ponds within the common areas of the District.

Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenses

Amenity Management

Represents compensation for the Amenity Center staff which provides funds for employee benefits.

Property Insurance

The District's property and casualty insurance coverages.

Radiance

Community Development District

General Fund Budget

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Dues, License, Permits

Any cost incurred for Permits and Licenses.

Cable/Internet

Represents cost to provide cable and internet at the amenity center. The district will receive free cable service. .

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Pool Chemicals

Represents the costs of pool chemicals to treat the District's pool.

Fitness Equipment Lease

Represents the costs of the fitness equipment lease for the amenity center gym.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

HVAC Preventative Maintenance

Represents estimated costs for the preventative maintenance of the Districts HVAC system.

Special Events

The Amenity Manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

Holiday Decorations

Radiance
Community Development District
General Fund Budget

The District will incur costs to related to the decoration of common areas during the Holidays.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Radiance
Community Development District
Approved Budget
Debt Service Fund Series 2025

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY2027
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 1,290,100
Assessments - Direct	\$ -	\$ -	\$ 515,000	\$ 515,000	\$ -
Assessments - Lot Closing	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ 50,367	\$ 25,184	\$ 75,551	\$ 15,000
Carry Forward Surplus ⁽¹⁾	\$ -	\$ 654,277	\$ -	\$ 654,277	\$ 553,586
Total Revenues	\$ -	\$ 704,644	\$ 540,184	\$ 1,244,828	\$ 1,858,686
Expenditures					
Interest - 11/1	\$ -	\$ 150,280	\$ -	\$ 150,280	\$ 541,010
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 210,000
Interest - 5/1	\$ -	\$ 541,010	\$ -	\$ 541,010	\$ 538,385
Total Expenditures	\$ -	\$ 691,290	\$ -	\$ 691,290	\$ 1,289,395
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 48	\$ -	\$ 48	\$ -
Total Other Sources/(Uses)	\$ -	\$ 48	\$ -	\$ 48	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 13,402	\$ 540,184	\$ 553,586	\$ 569,291

Interest - 11/1 \$ 538,385

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Maximum Annual Debt Service	Net Per Unit	Gross Per Unit
Single Family	324	\$ 1,290,100	\$ 3,981.79	\$ 4,235.95
		\$ -		\$ -
Total	324	\$ 1,290,100		

Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/25		\$ -	\$ 150,280.56	\$ 150,280.56
05/01/26	\$ 17,300,000.00	\$ -	\$ 541,010.00	\$ -
11/01/26	\$ -	\$ -	\$ 541,010.00	\$ 1,082,020.00
05/01/27	\$ 17,090,000.00	\$ 210,000.00	\$ 538,385.00	\$ -
11/01/27	\$ -	\$ -	\$ 538,385.00	\$ 1,286,770.00
05/01/28	\$ 16,870,000.00	\$ 220,000.00	\$ 533,010.00	\$ -
11/01/28	\$ -	\$ -	\$ 533,010.00	\$ 1,286,020.00
05/01/29	\$ 16,635,000.00	\$ 235,000.00	\$ 527,322.50	\$ -
11/01/29	\$ -	\$ -	\$ 527,322.50	\$ 1,289,645.00
05/01/30	\$ 16,390,000.00	\$ 245,000.00	\$ 521,322.50	\$ -
11/01/30	\$ -	\$ -	\$ 521,322.50	\$ 1,287,645.00
05/01/31	\$ 16,130,000.00	\$ 260,000.00	\$ 514,230.00	\$ -
11/01/31	\$ -	\$ -	\$ 514,230.00	\$ 1,288,460.00
05/01/32	\$ 15,855,000.00	\$ 275,000.00	\$ 505,937.50	\$ -
11/01/32	\$ -	\$ -	\$ 505,937.50	\$ 1,286,875.00
05/01/33	\$ 15,560,000.00	\$ 295,000.00	\$ 497,102.50	\$ -
11/01/33	\$ -	\$ -	\$ 497,102.50	\$ 1,289,205.00
05/01/34	\$ 15,250,000.00	\$ 310,000.00	\$ 487,725.00	\$ -
11/01/34	\$ -	\$ -	\$ 487,725.00	\$ 1,285,450.00
05/01/35	\$ 14,920,000.00	\$ 330,000.00	\$ 477,805.00	\$ -
11/01/35	\$ -	\$ -	\$ 477,805.00	\$ 1,285,610.00
05/01/36	\$ 14,565,000.00	\$ 355,000.00	\$ 467,187.50	\$ -
11/01/36	\$ -	\$ -	\$ 467,187.50	\$ 1,289,375.00
05/01/37	\$ 14,190,000.00	\$ 375,000.00	\$ 455,872.50	\$ -
11/01/37	\$ -	\$ -	\$ 455,872.50	\$ 1,286,745.00
05/01/38	\$ 13,790,000.00	\$ 400,000.00	\$ 443,860.00	\$ -
11/01/38	\$ -	\$ -	\$ 443,860.00	\$ 1,287,720.00
05/01/39	\$ 13,365,000.00	\$ 425,000.00	\$ 431,072.50	\$ -
11/01/39	\$ -	\$ -	\$ 431,072.50	\$ 1,287,145.00
05/01/40	\$ 12,910,000.00	\$ 455,000.00	\$ 417,432.50	\$ -
11/01/40	\$ -	\$ -	\$ 417,432.50	\$ 1,289,865.00
05/01/41	\$ 12,430,000.00	\$ 480,000.00	\$ 402,940.00	\$ -
11/01/41	\$ -	\$ -	\$ 402,940.00	\$ 1,285,880.00
05/01/42	\$ 11,915,000.00	\$ 515,000.00	\$ 387,517.50	\$ -
11/01/42	\$ -	\$ -	\$ 387,517.50	\$ 1,290,035.00
05/01/43	\$ 11,370,000.00	\$ 545,000.00	\$ 371,087.50	\$ -
11/01/43	\$ -	\$ -	\$ 371,087.50	\$ 1,287,175.00
05/01/44	\$ 10,790,000.00	\$ 580,000.00	\$ 353,650.00	\$ -
11/01/44	\$ -	\$ -	\$ 353,650.00	\$ 1,287,300.00
05/01/45	\$ 10,170,000.00	\$ 620,000.00	\$ 335,050.00	\$ -
11/01/45	\$ -	\$ -	\$ 335,050.00	\$ 1,290,100.00
05/01/46	\$ 9,510,000.00	\$ 660,000.00	\$ 314,880.00	\$ -
11/01/46	\$ -	\$ -	\$ 314,880.00	\$ 1,289,760.00
05/01/47	\$ 8,810,000.00	\$ 700,000.00	\$ 293,120.00	\$ -
11/01/47	\$ -	\$ -	\$ 293,120.00	\$ 1,286,240.00
05/01/48	\$ 8,060,000.00	\$ 750,000.00	\$ 269,920.00	\$ -
11/01/48	\$ -	\$ -	\$ 269,920.00	\$ 1,289,840.00
05/01/49	\$ 7,265,000.00	\$ 795,000.00	\$ 245,200.00	\$ -
11/01/49	\$ -	\$ -	\$ 245,200.00	\$ 1,285,400.00
05/01/50	\$ 6,415,000.00	\$ 850,000.00	\$ 218,880.00	\$ -
11/01/50	\$ -	\$ -	\$ 218,880.00	\$ 1,287,760.00
05/01/51	\$ 5,510,000.00	\$ 905,000.00	\$ 190,800.00	\$ -
11/01/51	\$ -	\$ -	\$ 190,800.00	\$ 1,286,600.00
05/01/52	\$ 4,545,000.00	\$ 965,000.00	\$ 160,880.00	\$ -
11/01/52	\$ -	\$ -	\$ 160,880.00	\$ 1,286,760.00
05/01/53	\$ 3,515,000.00	\$ 1,030,000.00	\$ 128,960.00	\$ -
11/01/53	\$ -	\$ -	\$ 128,960.00	\$ 1,287,920.00
05/01/54	\$ 2,415,000.00	\$ 1,100,000.00	\$ 94,880.00	\$ -
11/01/54	\$ -	\$ -	\$ 94,880.00	\$ 1,289,760.00
05/01/55	\$ 1,245,000.00	\$ 1,170,000.00	\$ 58,560.00	\$ -
11/01/55	\$ -	\$ -	\$ 58,560.00	\$ 1,287,120.00
05/01/56	\$ -	\$ 1,245,000.00	\$ 19,920.00	\$ -
11/01/56	\$ -	\$ -	\$ 19,920.00	\$ 1,284,840.00
		\$ 17,300,000.00	\$ 22,561,320.56	\$ 39,861,320.56

SECTION C



James E. Gardner Jr., CFA
Flagler County Property Appraiser
Data – Sharing and Usage Agreement

RADIANCE CDD

This Data Sharing and Usage Agreement, hereafter referred to as “Agreement,” establishes the terms and conditions under which the **RADIANCE CDD**, hereafter referred to as **agency**, can acquire and use Flagler County Property Appraiser (FCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and data files. No owner names, mailing addresses, or official records (OR) book and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser’s website or in data files. In addition, the Flagler County Property Appraiser’s mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.

The confidentiality of personal identifying information including names, mailing address and OR Book and Pages owned by individuals that have received exempt/confidential status, hereinafter referred to as “confidential data”, will be protected as follows:

1. The **agency** will not release “confidential data” that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the “confidential data” in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to “confidential data” is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to “confidential data” is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on July 1, 2026, and shall run until June 30, 2027, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Flagler County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

FLAGLER COUNTY PROPERTY APPRAISER

RADIANCE CDD

Signature: _____

Print: James E. Gardner Jr., CFA

Date: _____

Signature: _____

Print: _____

Title: _____

Date: _____

SECTION C

**RADIANCE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(ASSESSMENT AREA ONE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Radiance Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of August 1, 2025, as supplemented by that certain First Supplemental Trust Indenture dated as of August 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **2025-10**
- (B) Identify Acquisition Agreement, if applicable; ***Acquisition Agreement, dated October 28, 2024***
- (C) Name of Payee: ***RLS-KL Radiance, LLC***
- (D) Amount Payable: ***\$1,487,252.41***
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): ***Acquisition of partial progress for Assessment Area One improvements (Phase 1 Utility Project Pay App #5-9)***
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

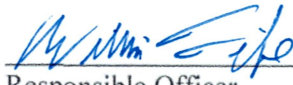
- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and
- 4. each disbursement represents a Cost of the 2025 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

**RADIANCE COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

Date: 7/21/26

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE ONLY**

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2025 Project and is consistent with (i) the Acquisition Agreement; (ii) the report of the Consulting Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2025 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2025 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements, notwithstanding the foregoing, because the District Engineer does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or market conditions, any opinions rendered as to CDD Costs, are made on the basis of District Engineer's experience and its judgment as an experienced and qualified professional, familiar with the industry; and (C) to the best of Consulting Engineer's knowledge and belief, the plans and specifications for the 2025 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained (notwithstanding the foregoing the Consulting Engineer makes no guarantee or warranty that approvals will be obtained); (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2025 Project for which disbursement is made, pursuant to this Requisition, have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2025 Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

 7/16/26
Consulting Engineer

WIRE TRANSFER INSTRUCTIONS

**WELLS FARGO BANK N.A.
420 Montgomery
San Francisco, CA 94104**

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

****IMPORTANT****

**Must call 561-682-9500 ext. 227
To verify instructions before sending a wire.**

ACQUISITION CERTIFICATE FOR PARTIAL PROGRESS PAYMENT

[RADIANCE CDD – RADIANCE PHASE 1 UTILITY PROJECT]

Payment Application #5-9 (together, "Pay Application")

Total Pay Application Amount: \$1,487,252.41

CDD Eligible Amount: \$1,487,252.41

Developer: RLS-KL Radiance LLC ("Developer")

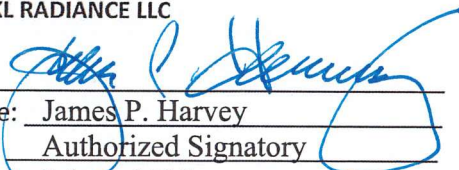
Contractor: Hazen Construction, LLC ("Contractor")

Site CDD Work Contract: *Contractor Agreement*, dated March 10, 2025 ("Contract")

Engineer's Report: *Master and First Supplemental Engineer's Report*, dated August 4, 2022 (together, "Engineer's Report")

DEVELOPER CERTIFICATION - For good and valuable consideration, the undersigned has executed this certificate for and on behalf of the Developer and for the purpose of the District acquiring the "CDD Work" described in the Pay Application attached as **Exhibit A**, and in the CDD Eligible Amount set forth above. By executing this certificate, the Developer certifies that: (1) the Developer is the developer of certain lands within District; (2) the Contract includes various improvements, including but not limited to the CDD Work that is part of the "Project" as defined in the Engineer's Report ("CDD Improvements"); (3) any private improvements (if any) under the Contract have been excluded from the CDD Eligible Amount; (4) the Developer agrees to cause all CDD Improvements under the Contract to be completed in a manner consistent with the Contract (regardless of whether the District has sufficient money to reimburse the full cost of the CDD Improvements) and to ensure that no liens are placed on the CDD Improvements; (5) upon completion of all CDD Improvements, the Developer shall transfer by final bill of sale to the District all such CDD Improvements, and shall transfer to the District any permits or similar approvals, as well as any related work product, necessary for the operation of the Project, and shall provide all maintenance bonds or other forms of security in connection with the turnover of any portions of the CDD Improvements to a local general purpose unit of government; (6) the Developer has paid all amounts due under the Pay Application and desires for the District to acquire the CDD Work, as further evidenced by the contractor partial release attached hereto as **Exhibit B**; (7) no money is currently owed to any contractors or subcontractors for any CDD Work performed under the Contract; and (8) no party is in default under the Contract. The Developer acknowledges that the District intends to rely on this certification for purposes of acquiring the CDD Work identified in **Exhibit A**, and funding such CDD Work subject to the terms of that certain *Acquisition Agreement*, between the District and the Developer and dated October 28, 2024.

RLS-KL RADIANCE LLC

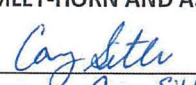

Name: James P. Harvey

Title: Authorized Signatory

Date: July 6, 2026

DISTRICT ENGINEER CERTIFICATION - For good and valuable consideration, the undersigned has executed this certificate for and on behalf of the District Engineer and for the benefit of the District as of the date set forth below. By executing this certificate, the District Engineer certifies that: (1) the CDD Work – and specifically the CDD Eligible Amount set forth above – is within the scope of the Engineer's Report and specifically benefits the applicable property within the District; (2) the CDD Work was conducted in accordance with the Contract and design specifications, and the District Engineer is not aware of any defects in the CDD Work; (3) the cost of the CDD Work in the amount of the CDD Eligible Amount is equal to or less than what was actually paid by the Developer for the CDD Work or the reasonable fair market value of the CDD Work; (4) all known plans, permits and specifications necessary for the operation and maintenance of the CDD Work, upon completion, have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities; and (5) it is appropriate at this time for the District to acquire the CDD Work. The District Engineer acknowledges that the District intends to rely on this certification for purposes of acquiring the CDD Work.

KIMLEY-HORN AND ASSOCIATES INC.


Name: Cory Sitler

Title: Associate

Date: 7/6/26

Exhibit A: Payment Application, with District Items Identified

Exhibit B: Contractor Partial Release for Payment Application

BILL OF SALE FOR PARTIAL PROGRESS PAYMENT
[RADIANCE CDD – RADIANCE PHASE 1 UTILITY PROJECT]

Payment Application #5-9 (together, “**Pay Application**”)

Total Pay Application Amount: \$1,487,252.41

CDD Eligible Amount: \$1,487,252.41

Contractor: Hazen Construction, LLC (“**Contractor**”)

Site Work Contract: *Contractor Agreement*, dated March 10, 2025 (“**Contract**”)

THIS BILL OF SALE is made to be effective as of the 6th day of June, 2026, by and between **RLS-KL Radiance, LLC**, a Delaware limited liability company (“**Grantor**”), whose address is c/o: 105 NE 1st Street, Delray Beach, Florida 33444 and **Radiance Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**” or “**Grantee**”) whose address is c/o: 250 International Parkway, Suite 208, Lake Mary, Florida 32746.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, in and to the work (together, “**Property**”) as described in **Exhibit A** to have and to hold for Grantee’s own use and benefit forever. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee’s limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

WHEREFORE, the foregoing Bill of Sale is hereby executed and delivered on the date below.

Signed, sealed and delivered by:

RLS-KL RADIANCE LLC

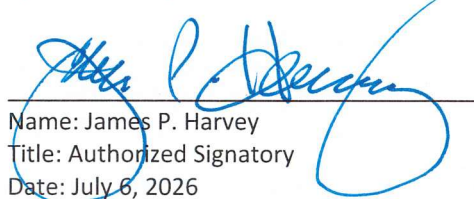

Name: James P. Harvey
Title: Authorized Signatory
Date: July 6, 2026

Exhibit A: Pay Application, with District Items Identified

KOLTER

Check Request

RLS-KL Radiance LLC

Vendor Name Hazen Construction, LLC
Vendor Code HAZCON
Invoice # 3649/App 5
Invoice Date 11/30/2025
APPLY TO PO # 3649
Special Handling Instructions

Additional Information

Division	Job Cost Code	Amount This Period	Retainage	Amount Due
4310		\$ 105,092.00	\$ 10,509.20	\$ 94,582.80
Total This Draw		\$ 105,092.00	\$ 10,509.20	\$ 94,582.80

PAY
THIS

Prepared by: Diana Rayo

Date: 12/02/25

Approved by: Haley Kiernan

Paid				
	Payment Amount	LandDev Retention	Total Retention	Total Payment
App #1	235,846.00	23,584.60	23,584.60	212,261.40
App #2	400,595.00	40,059.50	40,059.50	360,535.50
App #3	655,750.00	65,575.00	65,575.00	590,175.00
App #4	721,490.00	72,149.00	72,149.00	649,341.00
App #5	105,092.00	10,509.20	10,509.20	94,582.80
	2,118,773.00	211,877.30	211,877.30	1,906,895.70

APPLICATION AND CERTIFICATE FOR PAYMENT

To: RLS-KL Radlance LLC
14025 Riveridge Dr., Suite 175
Tampa, FL 33637

PROJECT: Radlance Phase 1
PO #3649

APPLICATION NO: 5
PERIOD TO: 11/30/2025

Distribution to:
[] LEGAL FILE
[] ACCOUNTING
[] FIELD
[] CONTRACTOR
[] ARCHITECT
[]

FROM Hazen Construction, LLC
(CONTRACTOR) 1599 Tionia Road
New Smyrna Beach, Florida 32168

PROJECT NO: 721

ARCHITECT: Kimley-Horn
6876 Marwick Lane, Suite 350
Orlando, FL 32827

CONTRACT FOR:

CONTRACT DATE

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		VALUES
Change Orders approved in previous months by Owner		
TOTAL		
Approved This Month		
Number	Date Approved	
EWO-001		\$40,044.00
TOTALS		\$40,044.00
Net change by Change Orders		\$40,044.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Hazen Construction, LLC

By: T-28

Date: 11/20/25

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, which is attached.

1. ORIGINAL CONTRACT SUM	\$3,824,018.00
2. Net change by Change Orders	\$40,044.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$3,864,062.00
4. TOTAL COMPLETED & STORED TO DATE	\$2,118,773.00
(Column G on G703)	
5. RETAINAGE:	
a. 10% of Completed Work ⁽¹⁾	211,877.30
(Column D + E on G703)	
b. 10% of Stored Material	-
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$211,877.30
6. TOTAL EARNED LESS RETAINAGE	\$1,906,895.70
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENT (Line 6 from prior Certificate)	\$1,812,312.90
8. CURRENT PAYMENT DUE	\$94,582.80
9. BALANCE TO FINISH, PLUS RETAINAGE	\$1,957,166.30
(Line 3 less line 6)	

State of: FLORIDA

County of: VOL

Subscribed and sworn to before me this 20 November 2025

Notary Public: [Signature]

My Commission expires:

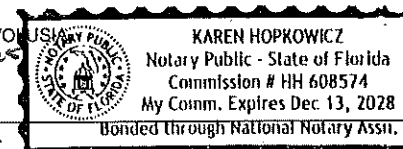
AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



CONTINUATION SHEET
BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
JOB NO: 721

APPLICATION # 5
APPLICATION DATE: 11/20/2025
PERIOD FROM: 11/1/2025
TO: 11/30/2025

PROJECT NAME: Radiance Phase 1

A	B	C	D	E	F	G	H	I	J
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS TO DATE	WORK COMPLETED WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
1	SANITARY SEWER SYSTEM								
2	48" diameter manhole 0'-6'	22,608.00	22,608.00	-	-	22,608.00	100%	0.00	2,260.80
3	48" diameter manhole 6'-8'	29,325.00	29,325.00	-	-	29,325.00	100%	0.00	2,932.50
4	48" diameter manhole 8'-10'	33,420.00	33,420.00	-	-	33,420.00	100%	0.00	3,342.00
5	48" diameter manhole 10'-12'	36,985.00	36,985.00	-	-	36,985.00	100%	0.00	3,698.50
6	48" diameter manhole 12'-14'	23,847.00	23,847.00	-	-	23,847.00	100%	0.00	2,384.70
7	48" diameter manhole 14'-16'	27,444.00	27,444.00	-	-	27,444.00	100%	0.00	2,744.40
8	48" diameter manhole 16'-18'	29,601.00	29,601.00	-	-	29,601.00	100%	0.00	2,960.10
9	48" diameter manhole 18'-20'	10,892.00	10,892.00	-	-	10,892.00	100%	0.00	1,089.20
10	48" diameter drop manhole 8'-10'	7,184.00	7,184.00	-	-	7,184.00	100%	0.00	718.40
11	48" diameter drop manhole 12'-14'	8,497.00	8,497.00	-	-	8,497.00	100%	0.00	849.70
12	48" diameter drop manhole 16'-18'	9,515.00	9,515.00	-	-	9,515.00	100%	0.00	951.50
13	48" diameter agru-lined manhole 20'-22'	18,278.00	18,278.00	-	-	18,278.00	100%	0.00	1,827.80
14	8" SDR-26 0'-6'	45,864.00	45,864.00	-	-	45,864.00	100%	0.00	4,586.40
15	8" SDR-26 6'-8'	63,756.00	63,756.00	-	-	63,756.00	100%	0.00	6,375.60
16	8" SDR-26 8'-10'	4,536.00	4,536.00	-	-	4,536.00	100%	0.00	453.60
17	8" SDR-26 10'-12'	4,130.00	4,130.00	-	-	4,130.00	100%	0.00	413.00
18	10" SDR-26 6'-8'	770.00	770.00	-	-	770.00	100%	0.00	77.00
19	10" SDR-26 8'-10'	37,044.00	37,044.00	-	-	37,044.00	100%	0.00	3,704.40
20	10" SDR-26 10'-12'	23,800.00	23,800.00	-	-	23,800.00	100%	0.00	2,380.00
21	10" SDR-26 12'-14'	27,300.00	27,300.00	-	-	27,300.00	100%	0.00	2,730.00
22	10" SDR-26 14'-16'	12,166.00	12,166.00	-	-	12,166.00	100%	0.00	1,216.60
23	10" SDR-26 16'-18'	49,392.00	49,392.00	-	-	49,392.00	100%	0.00	4,939.20
24	10" SDR-26 18'-20'	25,480.00	25,480.00	-	-	25,480.00	100%	0.00	2,548.00
25	6" single service	28,428.00	28,428.00	-	-	28,428.00	100%	0.00	2,842.80
26	6" double service	63,296.00	63,296.00	-	-	63,296.00	100%	0.00	6,329.60
27	Lift station	393,062.00	216,184.00	-	-	216,184.00	55%	176,878.00	21,618.40
28	Connect to existing 6" w/ sleeve	1,923.00	-	-	-	-	0%	1,923.00	-
29	6" C900 DR-18 force main	83,600.00	66,880.00	16,720.00	-	83,600.00	100%	0.00	8,360.00
30	Miscellaneous materials	3,500.00	3,500.00	-	-	3,500.00	100%	0.00	350.00
31									

CONTINUATION SHEET
BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
JOB NO: 721

APPLICATION # 5
APPLICATION DATE: 11/20/2025
PERIOD FROM: 11/1/2025
TO: 11/30/2025

PROJECT NAME: Radiance Phase 1

A	B	C	D	E	F	G	H	I	J
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS TO DATE	WORK COMPLETED WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
32	POTABLE WATER SYSTEM								
33	16" x 8" tapping sleeve & valve	8,352.00	-	-	-	-	0%	8,352.00	-
34	8" C900 DR-18 water main	227,360.00	168,246.00	59,114.00	-	227,360.00	100%	0.00	22,736.00
35	6" C900 DR-18 water main	64,400.00	57,960.00	6,440.00	-	64,400.00	100%	0.00	6,440.00
36	8" gate valve	21,808.00	21,808.00	-	-	21,808.00	100%	0.00	2,180.80
37	6" gate valve	15,099.00	15,099.00	-	-	15,099.00	100%	0.00	1,509.90
38	Fire hydrant assembly	84,580.00	84,580.00	-	-	84,580.00	100%	0.00	8,458.00
39	2" Blowoff / Flushing Hydrant	10,084.00	403.00	1,110.00	-	1,513.00	15%	8,571.00	151.30
40	1" single short service	7,912.00	7,912.00	-	-	7,912.00	100%	0.00	791.20
41	1" single long service	12,820.00	12,820.00	-	-	12,820.00	100%	0.00	1,282.00
42	1" double short service	40,455.00	40,455.00	-	-	40,455.00	100%	0.00	4,045.50
43	1" double long service	18,252.00	18,252.00	-	-	18,252.00	100%	0.00	1,825.20
44									
45	2" Blowoff assembly	12,085.00	-	4,834.00	-	4,834.00	40%	7,251.00	483.40
46	Miscellaneous materials	3,500.00	3,500.00	-	-	3,500.00	100%	0.00	350.00
47									
48	STORM DRAINAGE SYSTEM - PHASE 1								
49	18" ADS N-12 HDPE	29,400.00	29,400.00	-	-	29,400.00	100%	0.00	2,940.00
50	24" ADS N-12 HDPE	76,700.00	76,700.00	-	-	76,700.00	100%	0.00	7,670.00
51	30" ADS N-12 HDPE	48,880.00	40,082.00	-	-	40,082.00	82%	8,798.00	4,008.20
52	36" ADS N-12 HDPE	178,880.00	125,216.00	-	-	125,216.00	70%	53,664.00	12,521.60
53	42" ADS N-12 HDPE	30,200.00	26,878.00	3,322.00	-	30,200.00	100%	0.00	3,020.00
54	Type "V" Inlet	165,282.00	165,282.00	-	-	165,282.00	100%	0.00	16,528.20
55	Storm manhole	70,440.00	52,830.00	-	-	52,830.00	75%	17,610.00	5,283.00
56	Drainage control structure w/skimmer	21,000.00	-	-	-	-	0%	21,000.00	-
57	Bubble up structure	26,700.00	8,811.00	-	-	8,811.00	33%	17,889.00	881.10
58	18" MES	1,860.00	1,860.00	-	-	1,860.00	100%	0.00	186.00
59	24" MES	5,928.00	5,928.00	-	-	5,928.00	100%	0.00	592.80
60	30" MES	2,340.00	-	-	-	-	0%	2,340.00	-
61	36" MES	7,593.00	5,087.00	2,506.00	-	7,593.00	100%	0.00	759.30
62	42" MES	3,871.00	-	3,871.00	-	3,871.00	100%	0.00	387.10
63	Miscellaneous materials	3,500.00	3,500.00	-	-	3,500.00	100%	0.00	350.00

CONTINUATION SHEET
 BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
 All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
 JOB NO: 721

APPLICATION # 5
 APPLICATION DATE: 11/20/2025
 PERIOD FROM: 11/1/2025
 TO: 11/30/2025

PROJECT NAME: Radiance Phase 1

A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D PREVIOUS APPLICATIONS TO DATE	E WORK COMPLETED		G TOTAL COMPLETED AND STORED TO DATE	H %	I BALANCE TO FINISH	J RETAINAGE
				WORK IN PLACE	STORED MTLS				
64									
65	STORM DRAINAGE SYSTEM - PHASE 2								
66	18" ADS N-12 HDPE	5,880.00	-	-	-	-	0%	5,880.00	-
67	24" ADS N-12 HDPE	14,300.00	14,300.00	-	-	14,300.00	100%	0.00	1,430.00
68	Storm manhole	11,740.00	11,740.00	-	-	11,740.00	100%	0.00	1,174.00
69	18" MES	1,860.00	-	-	-	-	0%	1,860.00	-
70	24" MES	1,976.00	1,976.00	-	-	1,976.00	100%	0.00	197.60
71	Miscellaneous materials	1,500.00	-	-	-	-	0%	1,500.00	-
72									
73	STORM DRAINAGE SYSTEM - PHASE 3								
74	24" ADS N-12 HDPE	11,700.00	-	-	-	-	0%	11,700.00	-
75	30" ADS N-12 HDPE	26,320.00	-	-	-	-	0%	26,320.00	-
76	Storm manhole	5,870.00	-	-	-	-	0%	5,870.00	-
77	Type "V" Inlet	6,357.00	-	-	-	-	0%	6,357.00	-
78	24" MES	1,976.00	-	-	-	-	0%	1,976.00	-
79	30" MES	2,340.00	-	-	-	-	0%	2,340.00	-
80	Miscellaneous materials	1,500.00	-	-	-	-	0%	1,500.00	-
81									
82	STORM DRAINAGE SYSTEM - PHASE 4								
83	30" ADS N-12 HDPE	18,800.00	18,800.00	-	-	18,800.00	100%	0.00	1,880.00
84	36" ADS N-12 HDPE	76,960.00	-	-	-	-	0%	76,960.00	-
85	Type "V" Inlet	6,357.00	-	-	-	-	0%	6,357.00	-
86	Storm manhole	17,610.00	-	-	-	-	0%	17,610.00	-
87	Drainage control structure w/skimmer	10,500.00	-	-	-	-	0%	10,500.00	-
88	Bubble up structure	8,900.00	-	-	-	-	0%	8,900.00	-
89	30" MES	2,340.00	2,340.00	-	-	2,340.00	100%	0.00	234.00
90	36" MES	2,531.00	-	-	-	-	0%	2,531.00	-
91	Miscellaneous materials	1,800.00	-	-	-	-	0%	1,800.00	-
92									
93	SITEWORK AND PAVING								
94	Inlet Protection	8,000.00	-	-	-	-	0%	8,000.00	-
95	Grading	65,000.00	-	-	-	-	0%	65,000.00	-

CONTINUATION SHEET
BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
JOB NO: 721

APPLICATION # 5
APPLICATION DATE: 11/20/2025
PERIOD FROM: 11/1/2025
TO: 11/30/2025

PROJECT NAME: Radiance Phase 1

A	B	C	D	E	F	G	H	I	J
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS TO DATE	WORK COMPLETED IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
96	6" Sub Grade	8,005.00	-	-	-	-	0%	8,005.00	-
97	12" Sub Grade	107,653.00	-	-	-	-	0%	107,653.00	-
98	8" Limerock	404,271.00	-	-	-	-	0%	404,271.00	-
99	1.5" Asphalt SP-9.5	198,341.00	-	-	-	-	0%	198,341.00	-
100	Miami curb and gutter	239,715.00	-	-	-	-	0%	239,715.00	-
101	3' Valley Curb and Gutter	11,084.00	-	-	-	-	0%	11,084.00	-
102	Sidewalk 4"	83,937.00	-	-	-	-	0%	83,937.00	-
103	6" Concrete Ramps & Concrete Slab Lift Station	8,744.00	-	-	-	-	0%	8,744.00	-
104	5' Wide Truncated Dome H/C Ramps	11,000.00	-	-	-	-	0%	11,000.00	-
105	Sod 2' back of curb	10,652.00	-	-	-	-	0%	10,652.00	-
106	Seed and Mulch	8,250.00	-	-	-	-	0%	8,250.00	-
107	Striping and Signage	22,825.00	-	-	-	-	0%	22,825.00	-
108	Surveying layout	43,500.00	21,750.00	2,175.00	-	23,925.00	55%	19,575.00	2,392.50
109	Asbuilt	24,000.00	-	-	-	-	0%	24,000.00	-
110	Miscellaneous materials	5,000.00	-	5,000.00	-	5,000.00	100%	0.00	500.00
	Changes								
	EWO-001 Sewer Runs Across Phase Lines	40,044.00	40,044.00	-	-	40,044.00	100%	0.00	4,004.40
	TOTAL PAGE	3,864,062.00	2,013,681.00	105,092.00	-	2,118,773.00	55%	1,745,289.00	211,877.30

Exhibit F
PARTIAL WAIVER AND RELEASE OF LIEN

RLS-KL Radiance LLC
 14025 Riveredge Drive
 Suite 175
 Tampa, FL 33637

KNOWN ALL MEN BY THESE PRESENT: that the undersigned, for and in consideration of the receipt of fully available funds of the payment of \$ 94,582.80, paid by RLS-KL Radiance LLC (Owner), hereby waives and releases in favor of Owner any and all lien(s), right(s) of lien or claim(s) of lien of whatsoever kind or character which the undersigned now has or might have against Owner and/or the property known as Radiance according to the plat thereof on file in the office of the Clerk of the Court in and for Flagler, Florida, on account of any and all labor, material or both, performed and/or furnished by the undersigned in connection with the construction of improvements upon the above described property. through 11/30/2025.

The undersigned does hereby represent and warrant to Owner that the undersigned has paid all of its laborers, subcontractors and material men for all of the foregoing labor, material or both, as performed and/or furnished and that all taxes imposed by applicable laws in respect thereof have been paid and discharged in full.

IN WITNESS WHEREOF, the undersigned has executed this Partial Waiver and Release of Lien (or caused the same to be executed in its name) this 20th day of November 2025.

CONTRACTOR:
 HAZEN CONSTRUCTION, LLC

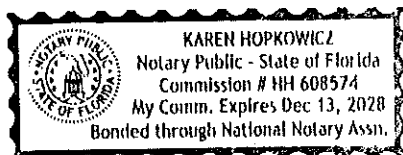
BY: *Marnie Hazen*

PRINT: Marnie Hazen

TITLE: Authorized Representative

STATE OF Florida
 COUNTY OF Volusia

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20th day of November, 2025 by Marnie Hazen, as Authorized Representative of Hazen Construction, LLC, on behalf of said company, who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

BY: *Karen Hopkowicz*
 PRINT: Karen Hopkowicz
 COMMISSION #: HH 608574

Note: This release has been modified from the statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form. If you choose to use this form, you consent to such form. This form may not be usable in all states. Check with your attorney if in a state other than Florida.

CSA - 02/2022



1599 Tionia Road
New Smyrna Beach, Florida 32168
(386) 322-8700 phone
(386) 756-0000 fax

LETTER OF TRANSMITTAL

November 20, 2025

TO: **RLS-KL Radiance LLC**
14025 Riveredge Drive, Suite 175
Tampa, FL 33637
Landinvoices@brookfieldkolter.com

RE: **Radiance Phase 1**

Project Name & Phase:	RLS-KL Radiance - Haley
Community #:	4310
PO #:	3649
Activity Code:	61060 - Earthwork
Resource Description:	Mobilization Earthwork
Notes:	Phase N1
Lauren Barrett - lbarrett@brookfieldkolter.com Press 10/21/2025	

WE ARE SENDING YOU THE FOLLOWING ITEMS VIA: **Email**

☒ Attached
☐ Under separate cover

☐ Contract ☐ Prints ☐ Plans ☐ Samples
☐ Copy of letter ☐ Change order ☐ Catalog data ☐ Specifications
☒ Other: **Pay Application Package**

Copies	Date	No.	Description	Note
1	11/20/2025	1	Radiance Ph1 Pay App 5	
1	11/20/2025	2	Partial Waiver and Release of Lien	

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted
☐ For your use ☐ Approved as noted
☒ As requested ☐ Returned for corrections
☐ For review and comment
☐ For Bids Due: _____

REMARKS:

Submitted by: **Tamara Sherry**

Received by:

SIGNED: Tamara Sherry

SIGNED: _____

KOLTER

Check Request

RLS-KL Radiance LLC

Vendor Name	Hazen Construction, LLC
Vendor Code	HAZCON
Invoice #	3649/App 6
Invoice Date	12/31/2025
APPLY TO PO #	3649
Special Handling Instructions	

Additional Information

Division	Job Cost Code	Amount This Period	Retainage	Amount Due
4310		\$ 308,394.00	\$ 30,839.40	\$ 277,554.60
Total This Draw		\$ 308,394.00	\$ 30,839.40	\$ 277,554.60

PAY
THIS

Prepared by: Diana Rayo

Date: 12/30/25

Approved by: Haley Kiernan

Paid				
	Payment Amount	LandDev Retention	Total Retention	Total Payment
App #1	235,846.00	23,584.60	23,584.60	212,261.40
App #2	400,595.00	40,059.50	40,059.50	360,535.50
App #3	655,750.00	65,575.00	65,575.00	590,175.00
App #4	721,490.00	72,149.00	72,149.00	649,341.00
App #5	105,092.00	10,509.20	10,509.20	94,582.80
App #6	308,394.00	30,839.40	30,839.40	277,554.60
	2,427,167.00	242,716.70	242,716.70	2,184,450.30

APPLICATION AND CERTIFICATE FOR PAYMENT

To: RLS-KL Radiance LLC 14025 Riveridge Dr., Suite 175 Tampa, FL 33637	PROJECT: Radiance Phase 1 PO #3649 PROJECT NO: 721	APPLICATION NO: 6 PERIOD TO: 12/31/2025
FROM Hazen Construction, LLC (CONTRACTOR) 1599 Tionia Road New Smyrna Beach, Florida 32168	ARCHITECT: Kimley-Horn 6876 Marwick Lane, Suite 350 Orlando, FL 32827	Distribution to: ☐ LEGAL FILE ☐ ACCOUNTING ☐ FIELD ☐ CONTRACTOR ☐ ARCHITECT ☐

CONTRACT FOR: _____ **CONTRACT DATE** _____

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		VALUES
Change Orders approved in previous months by Owner		
TOTAL		\$40,044.00
Approved This Month		
Number	Date Approved	
TOTALS		\$0.00
Net change by Change Orders		\$40,044.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Hazen Construction, LLC

By: *[Signature]* Date: 12/23/25

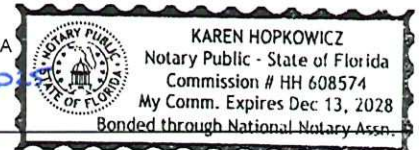
ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, which is attached.

1. ORIGINAL CONTRACT SUM	\$3,824,018.00
2. Net change by Change Orders	\$40,044.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$3,864,062.00
4. TOTAL COMPLETED & STORED TO DATE	\$2,427,167.00
(Column G on G703)	
5. RETAINAGE:	
a. 10% of Completed Work ⁽¹⁾	242,716.70
(Column D + E on G703)	
b. 10% of Stored Material	-
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	
6. TOTAL EARNED LESS RETAINAGE	\$242,716.70
(Line 4 less Line 5 Total)	\$2,184,450.30
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENT (Line 6 from prior Certificate)	\$1,906,895.70
8. CURRENT PAYMENT DUE	\$277,554.60
9. BALANCE TO FINISH, PLUS RETAINAGE	\$1,679,611.70
(Line 3 less line 6)	

State of: FLORIDA County of: VOLUSIA
 Subscribed and sworn to before me this 23rd December 2025
 Notary Public: *[Signature]*
 My Commission expires: _____



AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT: _____

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET
 BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
 All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
 JOB NO: 721

APPLICATION # 6
 APPLICATION DATE: 12/20/2025
 PERIOD FROM: 12/1/2025
 TO: 12/31/2025

PROJECT NAME: Radiance Phase 1									
ITEM NO	DESCRIPTION OF WORK	C	D	E		G	H	I	J
				WORK COMPLETED	STORED				
		SCHEDULED VALUE	PREVIOUS APPLICATIONS TO DATE	IN PLACE	MTLS	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
1	SANITARY SEWER SYSTEM								
2	48" diameter manhole 0'-6'	22,608.00	22,608.00	-	-	22,608.00	100%	0.00	2,260.80
3	48" diameter manhole 6'-8'	29,325.00	29,325.00	-	-	29,325.00	100%	0.00	2,932.50
4	48" diameter manhole 8'-10'	33,420.00	33,420.00	-	-	33,420.00	100%	0.00	3,342.00
5	48" diameter manhole 10'-12'	36,985.00	36,985.00	-	-	36,985.00	100%	0.00	3,698.50
6	48" diameter manhole 12'-14'	23,847.00	23,847.00	-	-	23,847.00	100%	0.00	2,384.70
7	48" diameter manhole 14'-16'	27,444.00	27,444.00	-	-	27,444.00	100%	0.00	2,744.40
8	48" diameter manhole 16'-18'	29,601.00	29,601.00	-	-	29,601.00	100%	0.00	2,960.10
9	48" diameter manhole 18'-20'	10,892.00	10,892.00	-	-	10,892.00	100%	0.00	1,089.20
10	48" diameter drop manhole 8'-10'	7,184.00	7,184.00	-	-	7,184.00	100%	0.00	718.40
11	48" diameter drop manhole 12'-14'	8,497.00	8,497.00	-	-	8,497.00	100%	0.00	849.70
12	48" diameter drop manhole 16'-18'	9,515.00	9,515.00	-	-	9,515.00	100%	0.00	951.50
13	48" diameter agru-lined manhole 20'-22'	18,278.00	18,278.00	-	-	18,278.00	100%	0.00	1,827.80
14	8" SDR-26 0'-6'	45,864.00	45,864.00	-	-	45,864.00	100%	0.00	4,586.40
15	8" SDR-26 6'-8'	63,756.00	63,756.00	-	-	63,756.00	100%	0.00	6,375.60
16	8" SDR-26 8'-10'	4,536.00	4,536.00	-	-	4,536.00	100%	0.00	453.60
17	8" SDR-26 10'-12'	4,130.00	4,130.00	-	-	4,130.00	100%	0.00	413.00
18	10" SDR-26 6'-8'	770.00	770.00	-	-	770.00	100%	0.00	77.00
19	10" SDR-26 8'-10'	37,044.00	37,044.00	-	-	37,044.00	100%	0.00	3,704.40
20	10" SDR-26 10'-12'	23,800.00	23,800.00	-	-	23,800.00	100%	0.00	2,380.00
21	10" SDR-26 12'-14'	27,300.00	27,300.00	-	-	27,300.00	100%	0.00	2,730.00
22	10" SDR-26 14'-16'	12,166.00	12,166.00	-	-	12,166.00	100%	0.00	1,216.60
23	10" SDR-26 16'-18'	49,392.00	49,392.00	-	-	49,392.00	100%	0.00	4,939.20
24	10" SDR-26 18'-20'	25,480.00	25,480.00	-	-	25,480.00	100%	0.00	2,548.00
25	6" single service	28,428.00	28,428.00	-	-	28,428.00	100%	0.00	2,842.80
26	6" double service	63,296.00	63,296.00	-	-	63,296.00	100%	0.00	6,329.60
27	Lift station	393,062.00	216,184.00	39,306.00	-	255,490.00	65%	137,572.00	25,549.00
28	Connect to existing 6" w/ sleeve	1,923.00	-	1,923.00	-	1,923.00	100%	0.00	192.30
29	6" C900 DR-18 force main	83,600.00	83,600.00	-	-	83,600.00	100%	0.00	8,360.00
30	Miscellaneous materials	3,500.00	3,500.00	-	-	3,500.00	100%	0.00	350.00
31									

CONTINUATION SHEET
BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
JOB NO: 721

APPLICATION # 6
APPLICATION DATE: 12/20/2025
PERIOD FROM: 12/1/2025
TO: 12/31/2025

PROJECT NAME: Radiance Phase 1

A	B	C	D	E	F	G	H	I	J
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS TO DATE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
				WORK IN PLACE	STORED MTLs				
32	POTABLE WATER SYSTEM								
33	16" x 8" tapping sleeve & valve	8,352.00	-	8,352.00	-	8,352.00	100%	0.00	835.20
34	8" C900 DR-18 water main	227,360.00	227,360.00	-	-	227,360.00	100%	0.00	22,736.00
35	6" C900 DR-18 water main	64,400.00	64,400.00	-	-	64,400.00	100%	0.00	6,440.00
36	8" gate valve	21,808.00	21,808.00	-	-	21,808.00	100%	0.00	2,180.80
37	6" gate valve	15,099.00	15,099.00	-	-	15,099.00	100%	0.00	1,509.90
38	Fire hydrant assembly	84,580.00	84,580.00	-	-	84,580.00	100%	0.00	8,458.00
39	2" Blowoff / Flushing Hydrant	10,084.00	1,513.00	8,571.00	-	10,084.00	100%	0.00	1,008.40
40	1" single short service	7,912.00	7,912.00	-	-	7,912.00	100%	0.00	791.20
41	1" single long service	12,820.00	12,820.00	-	-	12,820.00	100%	0.00	1,282.00
42	1" double short service	40,455.00	40,455.00	-	-	40,455.00	100%	0.00	4,045.50
43	1" double long service	18,252.00	18,252.00	-	-	18,252.00	100%	0.00	1,825.20
44									
45	2" Blowoff assembly	12,085.00	4,834.00	7,251.00	-	12,085.00	100%	0.00	1,208.50
46	Miscellaneous materials	3,500.00	3,500.00	-	-	3,500.00	100%	0.00	350.00
47									
48	STORM DRAINAGE SYSTEM - PHASE 1								
49	18" ADS N-12 HDPE	29,400.00	29,400.00	-	-	29,400.00	100%	0.00	2,940.00
50	24" ADS N-12 HDPE	76,700.00	76,700.00	-	-	76,700.00	100%	0.00	7,670.00
51	30" ADS N-12 HDPE	48,880.00	40,082.00	8,798.00	-	48,880.00	100%	0.00	4,888.00
52	36" ADS N-12 HDPE	178,880.00	125,216.00	50,086.00	-	175,302.00	98%	3,578.00	17,530.20
53	42" ADS N-12 HDPE	30,200.00	30,200.00	-	-	30,200.00	100%	0.00	3,020.00
54	Type "V" Inlet	165,282.00	165,282.00	-	-	165,282.00	100%	0.00	16,528.20
55	Storm manhole	70,440.00	52,830.00	17,610.00	-	70,440.00	100%	0.00	7,044.00
56	Drainage control structure w/skimmer	21,000.00	-	10,500.00	-	10,500.00	50%	10,500.00	1,050.00
57	Bubble up structure	26,700.00	8,811.00	9,078.00	-	17,889.00	67%	8,811.00	1,788.90
58	18" MES	1,860.00	1,860.00	-	-	1,860.00	100%	0.00	186.00
59	24" MES	5,928.00	5,928.00	-	-	5,928.00	100%	0.00	592.80
60	30" MES	2,340.00	-	2,340.00	-	2,340.00	100%	0.00	234.00
61	36" MES	7,593.00	7,593.00	-	-	7,593.00	100%	0.00	759.30
62	42" MES	3,871.00	3,871.00	-	-	3,871.00	100%	0.00	387.10
63	Miscellaneous materials	3,500.00	3,500.00	-	-	3,500.00	100%	0.00	350.00

CONTINUATION SHEET
 BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
 All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
 JOB NO: 721

APPLICATION # 6
 APPLICATION DATE: 12/20/2025
 PERIOD FROM: 12/1/2025
 TO: 12/31/2025

PROJECT NAME: Radiance Phase 1									
A	B	C	D	E	F	G	H	I	J
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS TO DATE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
				WORK IN PLACE	STORED MTLs				
64									
65	STORM DRAINAGE SYSTEM - PHASE 2								
66	18" ADS N-12 HDPE	5,880.00	-	-	-	-	0%	5,880.00	-
67	24" ADS N-12 HDPE	14,300.00	14,300.00	-	-	14,300.00	100%	0.00	1,430.00
68	Storm manhole	11,740.00	11,740.00	-	-	11,740.00	100%	0.00	1,174.00
69	18" MES	1,860.00	-	-	-	-	0%	1,860.00	-
70	24" MES	1,976.00	1,976.00	-	-	1,976.00	100%	0.00	197.60
71	Miscellaneous materials	1,500.00	-	1,500.00	-	1,500.00	100%	0.00	150.00
72									
73	STORM DRAINAGE SYSTEM - PHASE 3								
74	24" ADS N-12 HDPE	11,700.00	-	-	-	-	0%	11,700.00	-
75	30" ADS N-12 HDPE	26,320.00	-	-	-	-	0%	26,320.00	-
76	Storm manhole	5,870.00	-	-	-	-	0%	5,870.00	-
77	Type "V" Inlet	6,357.00	-	-	-	-	0%	6,357.00	-
78	24" MES	1,976.00	-	-	-	-	0%	1,976.00	-
79	30" MES	2,340.00	-	-	-	-	0%	2,340.00	-
80	Miscellaneous materials	1,500.00	-	-	-	-	0%	1,500.00	-
81									
82	STORM DRAINAGE SYSTEM - PHASE 4								
83	30" ADS N-12 HDPE	18,800.00	18,800.00	-	-	18,800.00	100%	0.00	1,880.00
84	36" ADS N-12 HDPE	76,960.00	-	50,794.00	-	50,794.00	66%	26,166.00	5,079.40
85	Type "V" Inlet	6,357.00	-	3,433.00	-	3,433.00	54%	2,924.00	343.30
86	Storm manhole	17,610.00	-	11,623.00	-	11,623.00	66%	5,987.00	1,162.30
87	Drainage control structure w/skimmer	10,500.00	-	-	-	-	0%	10,500.00	-
88	Bubble up structure	8,900.00	-	8,900.00	-	8,900.00	100%	0.00	890.00
89	30" MES	2,340.00	2,340.00	-	-	2,340.00	100%	0.00	234.00
90	36" MES	2,531.00	-	-	-	-	0%	2,531.00	-
91	Miscellaneous materials	1,800.00	-	1,800.00	-	1,800.00	100%	0.00	180.00
92									
93	SITEWORK AND PAVING								
94	Inlet Protection	8,000.00	-	-	-	-	0%	8,000.00	-
95	Grading	65,000.00	-	26,000.00	-	26,000.00	40%	39,000.00	2,600.00

CONTINUATION SHEET
BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
JOB NO: 721

APPLICATION # 6
APPLICATION DATE: 12/20/2025
PERIOD FROM: 12/1/2025
TO: 12/31/2025

PROJECT NAME: Radiance Phase 1										
A	B		C	D	E	F	G	H	I	J
ITEM NO	DESCRIPTION OF WORK				WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
			SCHEDULED VALUE	PREVIOUS APPLICATIONS TO DATE	WORK IN PLACE	STORED MTLs				
96	6" Sub Grade		8,005.00	-	-	-	-	0%	8,005.00	-
97	12" Sub Grade		107,653.00	-	-	-	-	0%	107,653.00	-
98	8" Limerock		404,271.00	-	-	-	-	0%	404,271.00	-
99	1.5" Asphalt SP-9.5		198,341.00	-	-	-	-	0%	198,341.00	-
100	Miami curb and gutter		239,715.00	-	38,354.00	-	38,354.00	16%	201,361.00	3,835.40
101	3' Valley Curb and Gutter		11,084.00	-	-	-	-	0%	11,084.00	-
102	Sidewalk 4"		83,937.00	-	-	-	-	0%	83,937.00	-
103	6" Concrete Ramps & Concrete Slab Lift Station		8,744.00	-	-	-	-	0%	8,744.00	-
104	5' Wide Truncated Dome H/C Ramps		11,000.00	-	-	-	-	0%	11,000.00	-
105	Sod 2' back of curb		10,652.00	-	-	-	-	0%	10,652.00	-
106	Seed and Mulch		8,250.00	-	-	-	-	0%	8,250.00	-
107	Striping and Signage		22,825.00	-	-	-	-	0%	22,825.00	-
108	Surveying layout		43,500.00	23,925.00	2,175.00	-	26,100.00	60%	17,400.00	2,610.00
109	Asbuilt		24,000.00	-	-	-	-	0%	24,000.00	-
110	Miscellaneous materials		5,000.00	5,000.00	-	-	5,000.00	100%	0.00	500.00
	Changes									
	EWO-001 Sewer Runs Across Phase Lines		40,044.00	40,044.00	-	-	40,044.00	100%	0.00	4,004.40
	TOTAL PAGE		3,864,062.00	2,118,773.00	308,394.00	-	2,427,167.00	63%	1,436,895.00	242,716.70

Exhibit F
PARTIAL WAIVER AND RELEASE OF LIEN

RLS-KL Radiance LLC
 14025 Riveredge Drive
 Suite 175
 Tampa, FL 33637

KNOWN ALL MEN BY THESE PRESENT: that the undersigned, for and in consideration of the receipt of fully available funds of the payment of \$ 277,554.60, paid by RLS-KL Radiance LLC (Owner), hereby waives and releases in favor of Owner any and all lien(s), right(s) of lien or claim(s) of lien of whatsoever kind or character which the undersigned now has or might have against Owner and/or the property known as Radiance according to the plat thereof on file in the office of the Clerk of the Court in and for Flagler, Florida, on account of any and all labor, material or both, performed and/or furnished by the undersigned in connection with the construction of improvements upon the above described property. through 12/31/2025.

The undersigned does hereby represent and warrant to Owner that the undersigned has paid all of its laborers, subcontractors and material men for all of the foregoing labor, material or both, as performed and/or furnished and that all taxes imposed by applicable laws in respect thereof have been paid and discharged in full.

IN WITNESS WHEREOF, the undersigned has executed this Partial Waiver and Release of Lien (or caused the same to be executed in its name) this 23rd day of December 2025.

CONTRACTOR:
 HAZEN CONSTRUCTION, LLC

BY: 

PRINT: Marc Hazen

TITLE: Authorized Representative

STATE OF Florida
 COUNTY OF Volusia

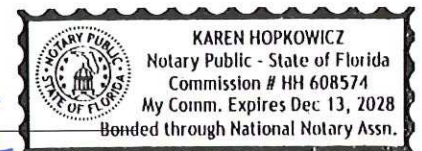
This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of December, 2025 by Marc Hazen, as Authorized Representative of Hazen Construction, LLC, on behalf of said company, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

BY: 

PRINT: Karen Hopkowitz

COMMISSION #:



Note: This release has been modified from the statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form. If you choose to use this form, you consent to such form. This form may not be usable in all states. Check with your attorney if in a state other than Florida.



1599 Tionia Road
New Smyrna Beach, Florida 32168
(386) 322-8700 phone
(386) 756-0000 fax

LETTER OF TRANSMITTAL

December 23, 2025

TO: RLS-KL Radiance LLC
14025 Riveredge Drive, Suite 175
Tampa, FL 33637
Landinvoices@brookfieldkoltter.com

RE: Radiance Phase 1

Project Name & Phase:	RLS-KL Radiance - Haley
Community #:	4310
PO #:	3649
Activity Code:	61060 - Earthwork
Resource Description:	Mobilization Earthwork
Notes:	Phase N1
Lauren Barrett - lbarrett@brookfieldkoltter.com Press 10/21/2025	

WE ARE SENDING YOU THE FOLLOWING ITEMS VIA: Email

☒ Attached
☐ Under separate cover

☐ Contract ☐ Prints ☐ Plans ☐ Samples
☐ Copy of letter ☐ Change order ☐ Catalog data ☐ Specifications
☒ Other: Pay Application Package

Copies	Date	No.	Description	Note
1	12/23/2025	1	Radiance Ph1 Pay App 6	
1	12/23/2025	2	Partial Waiver and Release of Lien	

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted
☐ For your use ☐ Approved as noted
☒ As requested ☐ Returned for corrections
☐ For review and comment
☐ For Bids Due: _____

REMARKS:

Submitted by: Tamara Sherry

Received by:

SIGNED: _____

SIGNED: _____

KOLTER

Check Request

RLS-KL Radiance LLC

Vendor Name Hazen Construction, LLC
Vendor Code HAZCON
Invoice # 3649/App 7
Invoice Date 1/31/2026
APPLY TO PO # 3649
Special Handling Instructions

Additional Information

Division	Job Cost Code	Amount This Period	Retainage	Amount Due
4310		\$ 405,499.68	\$ 40,549.97	\$ 364,949.71
Total This Draw		\$ 405,499.68	\$ 40,549.97	\$ 364,949.71

PAY
THIS

Prepared by: Diana Rayo

Date: 01/27/26

Approved by: Haley Kiernan

Paid				
	Payment Amount	LandDev Retention	Total Retention	Total Payment
App #1	235,846.00	23,584.60	23,584.60	212,261.40
App #2	400,595.00	40,059.50	40,059.50	360,535.50
App #3	655,750.00	65,575.00	65,575.00	590,175.00
App #4	721,490.00	72,149.00	72,149.00	649,341.00
App #5	105,092.00	10,509.20	10,509.20	94,582.80
App #6	308,394.00	30,839.40	30,839.40	277,554.60
App #7	405,499.68	40,549.97	40,549.97	364,949.71
App #8				-
App #9				-
App #10				-
App #11				-
App #12				-
App #13				-
App #14	-	-	-	-
App #15	-	-	-	-
App #16	-	-	-	-
App #17	-	-	-	-
App #18	-	-	-	-
App #19	-	-	-	-
	2,832,666.68	283,266.67	283,266.67	2,549,400.01

APPLICATION AND CERTIFICATE FOR PAYMENT

To: RLS-KL Radiance LLC
14025 Riveridge Dr., Suite 175
Tampa, FL 33637

PROJECT: Radiance Phase 1
PO #3649

APPLICATION NO: 7

Distribution to:
[] LEGAL FILE
[] ACCOUNTING
[] FIELD
[] CONTRACTOR
[] ARCHITECT
[]

PERIOD TO: 1/31/2026

PROJECT NO: 721

ARCHITECT: Kimley-Horn
6876 Marwick Lane, Suite 350
Orlando, FL 32827

FROM Hazen Construction, LLC
(CONTRACTOR) 1599 Tionla Road
New Smyrna Beach, Florida 32168

CONTRACT FOR:

CONTRACT DATE

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		VALUES
Change Orders approved in previous months by Owner		
TOTAL		\$40,044.00
Approved This Month		
Number	Date Approved	
EWO-002	12/31/2025	\$31,383.68
TOTALS		\$31,383.68
Net change by Change Orders		\$71,427.68

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Hazen Construction, LLC

By: T-18 Date: 1/20/26

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, which is attached.

1. ORIGINAL CONTRACT SUM	\$3,824,018.00
2. Net change by Change Orders	\$71,427.68
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$3,895,445.68
4. TOTAL COMPLETED & STORED TO DATE	\$2,832,666.68
(Column G on G703)	
5. RETAINAGE:	
a. 10% of Completed Work ⁽¹⁾	283,266.67
(Column D + E on G703)	
b. 10% of Stored Material	-
(Column F on G703)	
Total Retainage (Line 5a + 5b or	
Total in Column I of G703)	\$283,266.67
6. TOTAL EARNED LESS RETAINAGE	\$2,549,400.01
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENT (Line 6 from prior Certificate)	\$2,184,450.30
8. CURRENT PAYMENT DUE	\$364,949.71
9. BALANCE TO FINISH, PLUS RETAINAGE	\$1,346,045.67
(Line 3 less line 6)	

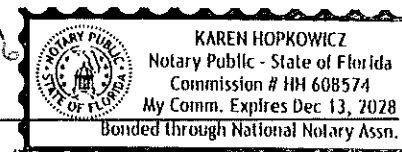
State of: FLORIDA

County of: VOLUSIA

Subscribed and sworn to before me this 20 January 2026

Notary Public: Karen Hopkowitz

My Commission expires:



AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET
BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
JOB NO: 721

APPLICATION # 7
APPLICATION DATE: 1/20/2026
PERIOD FROM: 1/1/2026
TO: 1/31/2026

PROJECT NAME: Radiance Phase 1

A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D PREVIOUS APPLICATIONS TO DATE	E WORK COMPLETED		G TOTAL COMPLETED AND STORED TO DATE	H %	I BALANCE TO FINISH	J RETAINAGE
				WORK IN PLACE	STORED MTLS				
1	SANITARY SEWER SYSTEM								
2	48" diameter manhole 0'-6'	22,608.00	22,608.00	-	-	22,608.00	100%	0.00	2,260.80
3	48" diameter manhole 6'-8'	29,325.00	29,325.00	-	-	29,325.00	100%	0.00	2,932.50
4	48" diameter manhole 8'-10'	33,420.00	33,420.00	-	-	33,420.00	100%	0.00	3,342.00
5	48" diameter manhole 10'-12'	36,985.00	36,985.00	-	-	36,985.00	100%	0.00	3,698.50
6	48" diameter manhole 12'-14'	23,847.00	23,847.00	-	-	23,847.00	100%	0.00	2,384.70
7	48" diameter manhole 14'-16'	27,444.00	27,444.00	-	-	27,444.00	100%	0.00	2,744.40
8	48" diameter manhole 16'-18'	29,601.00	29,601.00	-	-	29,601.00	100%	0.00	2,960.10
9	48" diameter manhole 18'-20'	10,892.00	10,892.00	-	-	10,892.00	100%	0.00	1,089.20
10	48" diameter drop manhole 8'-10'	7,184.00	7,184.00	-	-	7,184.00	100%	0.00	718.40
11	48" diameter drop manhole 12'-14'	8,497.00	8,497.00	-	-	8,497.00	100%	0.00	849.70
12	48" diameter drop manhole 16'-18'	9,515.00	9,515.00	-	-	9,515.00	100%	0.00	951.50
13	48" diameter agru-lined manhole 20'-22'	18,278.00	18,278.00	-	-	18,278.00	100%	0.00	1,827.80
14	8" SDR-26 0'-6'	45,864.00	45,864.00	-	-	45,864.00	100%	0.00	4,586.40
15	8" SDR-26 6'-8'	63,756.00	63,756.00	-	-	63,756.00	100%	0.00	6,375.60
16	8" SDR-26 8'-10'	4,536.00	4,536.00	-	-	4,536.00	100%	0.00	453.60
17	8" SDR-26 10'-12'	4,130.00	4,130.00	-	-	4,130.00	100%	0.00	413.00
18	10" SDR-26 6'-8'	770.00	770.00	-	-	770.00	100%	0.00	77.00
19	10" SDR-26 8'-10'	37,044.00	37,044.00	-	-	37,044.00	100%	0.00	3,704.40
20	10" SDR-26 10'-12'	23,800.00	23,800.00	-	-	23,800.00	100%	0.00	2,380.00
21	10" SDR-26 12'-14'	27,300.00	27,300.00	-	-	27,300.00	100%	0.00	2,730.00
22	10" SDR-26 14'-16'	12,166.00	12,166.00	-	-	12,166.00	100%	0.00	1,216.60
23	10" SDR-26 16'-18'	49,392.00	49,392.00	-	-	49,392.00	100%	0.00	4,939.20
24	10" SDR-26 18'-20'	25,480.00	25,480.00	-	-	25,480.00	100%	0.00	2,548.00
25	6" single service	28,428.00	28,428.00	-	-	28,428.00	100%	0.00	2,842.80
26	6" double service	63,296.00	63,296.00	-	-	63,296.00	100%	0.00	6,329.60
27	Lift station	393,062.00	255,490.00	47,168.00	-	302,658.00	77%	90,404.00	30,265.80
28	Connect to existing 6" w/ sleeve	1,923.00	1,923.00	-	-	1,923.00	100%	0.00	192.30
29	6" C900 DR-18 force main	83,600.00	83,600.00	-	-	83,600.00	100%	0.00	8,360.00
30	Miscellaneous materials	3,500.00	3,500.00	-	-	3,500.00	100%	0.00	350.00
31									

CONTINUATION SHEET
 BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
 All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
 JOB NO: 721

APPLICATION # 7
 APPLICATION DATE: 1/20/2026
 PERIOD FROM: 1/1/2026
 TO: 1/31/2026

PROJECT NAME: Radiance Phase 1

A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D PREVIOUS APPLICATIONS TO DATE	E WORK COMPLETED		G TOTAL COMPLETED AND STORED TO DATE	H %	I BALANCE TO FINISH	J RETAINAGE
				WORK IN PLACE	STORED MTLS				
32	POTABLE WATER SYSTEM								
33	16" x 8" tapping sleeve & valve	8,352.00	8,352.00	-	-	8,352.00	100%	0.00	835.20
34	8" C900 DR-18 water main	227,360.00	227,360.00	-	-	227,360.00	100%	0.00	22,736.00
35	6" C900 DR-18 water main	64,400.00	64,400.00	-	-	64,400.00	100%	0.00	6,440.00
36	8" gate valve	21,808.00	21,808.00	-	-	21,808.00	100%	0.00	2,180.80
37	6" gate valve	15,099.00	15,099.00	-	-	15,099.00	100%	0.00	1,509.90
38	Fire hydrant assembly	84,580.00	84,580.00	-	-	84,580.00	100%	0.00	8,458.00
39	2" Blowoff / Flushing Hydrant	10,084.00	10,084.00	-	-	10,084.00	100%	0.00	1,008.40
40	1" single short service	7,912.00	7,912.00	-	-	7,912.00	100%	0.00	791.20
41	1" single long service	12,820.00	12,820.00	-	-	12,820.00	100%	0.00	1,282.00
42	1" double short service	40,455.00	40,455.00	-	-	40,455.00	100%	0.00	4,045.50
43	1" double long service	18,252.00	18,252.00	-	-	18,252.00	100%	0.00	1,825.20
44									
45	2" Blowoff assembly	12,085.00	12,085.00	-	-	12,085.00	100%	0.00	1,208.50
46	Miscellaneous materials	3,500.00	3,500.00	-	-	3,500.00	100%	0.00	350.00
47									
48	STORM DRAINAGE SYSTEM - PHASE 1								
49	18" ADS N-12 HDPE	29,400.00	29,400.00	-	-	29,400.00	100%	0.00	2,940.00
50	24" ADS N-12 HDPE	76,700.00	76,700.00	-	-	76,700.00	100%	0.00	7,670.00
51	30" ADS N-12 HDPE	48,880.00	48,880.00	-	-	48,880.00	100%	0.00	4,888.00
52	36" ADS N-12 HDPE	178,880.00	175,302.00	-	-	175,302.00	98%	3,578.00	17,530.20
53	42" ADS N-12 HDPE	30,200.00	30,200.00	-	-	30,200.00	100%	0.00	3,020.00
54	Type "V" Inlet	165,282.00	165,282.00	-	-	165,282.00	100%	0.00	16,528.20
55	Storm manhole	70,440.00	70,440.00	-	-	70,440.00	100%	0.00	7,044.00
56	Drainage control structure w/skimmer	21,000.00	10,500.00	-	-	10,500.00	50%	10,500.00	1,050.00
57	Bubble up structure	26,700.00	17,889.00	-	-	17,889.00	67%	8,811.00	1,788.90
58	18" MES	1,860.00	1,860.00	-	-	1,860.00	100%	0.00	186.00
59	24" MES	5,928.00	5,928.00	-	-	5,928.00	100%	0.00	592.80
60	30" MES	2,340.00	2,340.00	-	-	2,340.00	100%	0.00	234.00
61	36" MES	7,593.00	7,593.00	-	-	7,593.00	100%	0.00	759.30
62	42" MES	3,871.00	3,871.00	-	-	3,871.00	100%	0.00	387.10
63	Miscellaneous materials	3,500.00	3,500.00	-	-	3,500.00	100%	0.00	350.00

CONTINUATION SHEET
BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
JOB NO: 721

APPLICATION # 7
APPLICATION DATE: 1/20/2026
PERIOD FROM: 1/1/2026
TO: 1/31/2026

PROJECT NAME: Radiance Phase 1

A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D PREVIOUS APPLICATIONS TO DATE	E WORK COMPLETED		G TOTAL COMPLETED AND STORED TO DATE	H %	I BALANCE TO FINISH	J RETAINAGE
				WORK IN PLACE	STORED MTLS				
64									
65	STORM DRAINAGE SYSTEM - PHASE 2								
66	18" ADS N-12 HDPE	5,880.00	-	-	-	-	0%	5,880.00	-
67	24" ADS N-12 HDPE	14,300.00	14,300.00	-	-	14,300.00	100%	0.00	1,430.00
68	Storm manhole	11,740.00	11,740.00	-	-	11,740.00	100%	0.00	1,174.00
69	18" MES	1,860.00	-	-	-	-	0%	1,860.00	-
70	24" MES	1,976.00	1,976.00	-	-	1,976.00	100%	0.00	197.60
71	Miscellaneous materials	1,500.00	1,500.00	-	-	1,500.00	100%	0.00	150.00
72									
73	STORM DRAINAGE SYSTEM - PHASE 3								
74	24" ADS N-12 HDPE	11,700.00	-	-	-	-	0%	11,700.00	-
75	30" ADS N-12 HDPE	26,320.00	-	-	-	-	0%	26,320.00	-
76	Storm manhole	5,870.00	-	-	-	-	0%	5,870.00	-
77	Type "V" Inlet	6,357.00	-	-	-	-	0%	6,357.00	-
78	24" MES	1,976.00	-	-	-	-	0%	1,976.00	-
79	30" MES	2,340.00	-	-	-	-	0%	2,340.00	-
80	Miscellaneous materials	1,500.00	-	-	-	-	0%	1,500.00	-
81									
82	STORM DRAINAGE SYSTEM - PHASE 4								
83	30" ADS N-12 HDPE	18,800.00	18,800.00	-	-	18,800.00	100%	0.00	1,880.00
84	36" ADS N-12 HDPE	76,960.00	50,794.00	10,004.00	-	60,798.00	79%	16,162.00	6,079.80
85	Type "V" Inlet	6,357.00	3,433.00	-	-	3,433.00	54%	2,924.00	343.30
86	Storm manhole	17,610.00	11,623.00	2,289.00	-	13,912.00	79%	3,698.00	1,391.20
87	Drainage control structure w/skimmer	10,500.00	-	5,250.00	-	5,250.00	50%	5,250.00	525.00
88	Bubble up structure	8,900.00	8,900.00	-	-	8,900.00	100%	0.00	890.00
89	30" MES	2,340.00	2,340.00	-	-	2,340.00	100%	0.00	234.00
90	36" MES	2,531.00	-	-	-	-	0%	2,531.00	-
91	Miscellaneous materials	1,800.00	1,800.00	-	-	1,800.00	100%	0.00	180.00
92									
93	SITEWORK AND PAVING								
94	Inlet Protection	8,000.00	-	-	-	-	0%	8,000.00	-
95	Grading	65,000.00	26,000.00	29,250.00	-	55,250.00	85%	9,750.00	5,525.00

CONTINUATION SHEET
 BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
 All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
 JOB NO: 721

APPLICATION # 7
 APPLICATION DATE: 1/20/2026
 PERIOD FROM: 1/1/2026
 TO: 1/31/2026

PROJECT NAME: Radiance Phase 1

A	B	C	D	E	F	G	H	I	J
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS TO DATE	WORK COMPLETED WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
96	6" Sub Grade	8,005.00	-	-	-	-	0%	8,005.00	-
97	12" Sub Grade	107,653.00	-	96,888.00	-	96,888.00	90%	10,765.00	9,688.80
98	8" Limerock	404,271.00	-	-	-	-	0%	404,271.00	-
99	1.5" Asphalt SP-9.5	198,341.00	-	-	-	-	0%	198,341.00	-
100	Miami curb and gutter	239,715.00	38,354.00	179,787.00	-	218,141.00	91%	21,574.00	21,814.10
101	3' Valley Curb and Gutter	11,084.00	-	-	-	-	0%	11,084.00	-
102	Sidewalk 4"	83,937.00	-	-	-	-	0%	83,937.00	-
103	6" Concrete Ramps & Concrete Slab Lift Station	8,744.00	-	-	-	-	0%	8,744.00	-
104	5' Wide Truncated Dome H/C Ramps	11,000.00	-	-	-	-	0%	11,000.00	-
105	Sod 2' back of curb	10,652.00	-	-	-	-	0%	10,652.00	-
106	Seed and Mulch	8,250.00	-	-	-	-	0%	8,250.00	-
107	Striping and Signage	22,825.00	-	-	-	-	0%	22,825.00	-
108	Surveying layout	43,500.00	26,100.00	3,480.00	-	29,580.00	68%	13,920.00	2,958.00
109	Asbuilt	24,000.00	-	-	-	-	0%	24,000.00	-
110	Miscellaneous materials	5,000.00	5,000.00	-	-	5,000.00	100%	0.00	500.00
Changes									
	EWO-001 Sewer Runs Across Phase Lines	40,044.00	40,044.00	-	-	40,044.00	100%	0.00	4,004.40
	EWO-002 Irrigation Crossings	31,383.68	-	31,383.68	-	31,383.68	100%	0.00	3,138.37
TOTAL PAGE		3,895,445.68	2,427,167.00	405,499.68	-	2,832,666.68	73%	1,062,779.00	283,266.67



1599 Tonia Road
New Smyrna Beach, Florida 32168
(386) 322-8700 phone
(386) 756-0000 fax

LETTER OF TRANSMITTAL

January 20, 2026

TO: **RLS-KL Radiance LLC**
14025 Riveredge Drive, Suite 175
Tampa, FL 33637
Landinvoices@brookfieldkolter.com

RE: **Radiance Phase 1**

Project Name & Phase:	RLS-KL Radiance - Haley
Community #:	4310
PO #:	3649
Activity Code:	61060 - Earthwork
Resource Description:	Mobilization Earthwork
Notes:	Phase N1
Lauren Barrett - lbarrett@brookfieldkolter.com Press 10/21/2025	

WE ARE SENDING YOU THE FOLLOWING ITEMS VIA: **Email**

☒ Attached
☐ Under separate cover

☐ Contract ☐ Prints ☐ Plans ☐ Samples
☐ Copy of letter ☐ Change order ☐ Catalog data ☐ Specifications
☒ Other: **Pay Application Package**

Copies	Date	No.	Description	Note
1	1/20/2026	1	Radiance Ph1 Pay App 7	
1	1/20/2026	2	Partial Waiver and Release of Lien	

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted
☐ For your use ☐ Approved as noted
☒ As requested ☐ Returned for corrections
☐ For review and comment
☐ For Bids Due: _____

REMARKS:

Submitted by: **Tamara Sherry**

Received by:

SIGNED: Tamara Sherry

SIGNED: _____

Exhibit F
PARTIAL WAIVER AND RELEASE OF LIEN

RLS-KL Radiance LLC
 14025 Riveredge Drive
 Suite 175
 Tampa, FL 33637

KNOWN ALL MEN BY THESE PRESENT: that the undersigned, for and in consideration of the receipt of fully available funds of the payment of \$ 364,949.71, paid by RLS-KL Radiance LLC (Owner), hereby waives and releases in favor of Owner any and all lien(s), right(s) of lien or claim(s) of lien of whatsoever kind or character which the undersigned now has or might have against Owner and/or the property known as Radiance according to the plat thereof on file in the office of the Clerk of the Court in and for Flagler, Florida, on account of any and all labor, material or both, performed and/or furnished by the undersigned in connection with the construction of improvements upon the above described property. through 01/31/2026.

The undersigned does hereby represent and warrant to Owner that the undersigned has paid all of its laborers, subcontractors and material men for all of the foregoing labor, material or both, as performed and/or furnished and that all taxes imposed by applicable laws in respect thereof have been paid and discharged in full.

IN WITNESS WHEREOF, the undersigned has executed this Partial Waiver and Release of Lien (or caused the same to be executed in its name) this 20th day of January 2026.

CONTRACTOR:
 HAZEN CONSTRUCTION, LLC

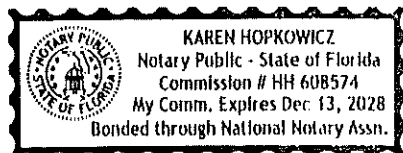
BY: Marnie Hazen

PRINT: Marnie Hazen

TITLE: Authorized Representative

STATE OF Florida
 COUNTY OF Volusia

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20th day of January, 2026 by Marnie Hazen, as Auth Rep of Hazen Construction, LLC, on behalf of said company, who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

BY: Karen Hopkowitz

PRINT: Karen Hopkowitz

COMMISSION #: _____

Note: This release has been modified from the statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form. If you choose to use this form, you consent to such form. This form may not be usable in all states. Check with your attorney if in a state other than Florida.

CSA - 02/2022

KOLTER

Check Request

RLS-KL Radiance LLC

Vendor Name	Hazen Construction, LLC
Vendor Code	HAZCON
Invoice #	3649/App 8
Invoice Date	2/28/2026
APPLY TO PO #	3649
Special Handling Instructions	

Additional Information

Division	Job Cost Code	Amount This Period	Retainage	Amount Due
4310		\$ 415,424.00	\$ 41,542.40	\$ 373,881.60
Total This Draw		\$ 415,424.00	\$ 41,542.40	\$ 373,881.60

PAY
THIS

Prepared by: Diana Rayo

Date: 03/03/26

Approved by: Haley Kiernan

Paid				
	Payment Amount	LandDev Retention	Total Retention	Total Payment
App #1	235,846.00	23,584.60	23,584.60	212,261.40
App #2	400,595.00	40,059.50	40,059.50	360,535.50
App #3	655,750.00	65,575.00	65,575.00	590,175.00
App #4	721,490.00	72,149.00	72,149.00	649,341.00
App #5	105,092.00	10,509.20	10,509.20	94,582.80
App #6	308,394.00	30,839.40	30,839.40	277,554.60
App #7	405,499.68	40,549.97	40,549.97	364,949.71
App #8	415,424.00	41,542.40	41,542.40	373,881.60
	3,248,090.68	324,809.07	324,809.07	2,923,281.61

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF FIVE

To: RLS-KL Radiance LLC
14025 Riveridge Dr., Suite 175
Tampa, FL 33637

PROJECT: Radiance Phase 1
PO #3649

APPLICATION NO: 8

PERIOD TO: 2/28/2026

Distribution to:
[] LEGAL FILE
[] ACCOUNTING
[] FIELD
[] CONTRACTOR
[] ARCHITECT
[]

FROM Hazen Construction, LLC
(CONTRACTOR) 1599 Tionia Road
New Smyrna Beach, Florida 32168

PROJECT NO: 721

ARCHITECT: Kimley-Horn
6876 Marwick Lane, Suite 350
Orlando, FL 32827

CONTRACT FOR:

CONTRACT DATE

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		VALUES
Change Orders approved in previous months by Owner		
TOTAL		\$71,427.68
Approved This Month		
Number	Date Approved	
TOTALS		\$0.00
Net change by Change Orders		\$71,427.68

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Hazen Construction, LLC

By: T-18 Date: 2/20/24

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet, which is attached.

1. ORIGINAL CONTRACT SUM	\$3,824,018.00
2. Net change by Change Orders	\$71,427.68
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$3,895,445.68
4. TOTAL COMPLETED & STORED TO DATE	\$3,248,090.68
(Column G on G703)	
5. RETAINAGE:	
a. 10% of Completed Work ⁽¹⁾	324,809.07
(Column D + E on G703)	
b. 10% of Stored Material	-
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$324,809.07
6. TOTAL EARNED LESS RETAINAGE	\$2,923,281.61
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENT (Line 6 from prior Certificate)	\$2,549,400.01
8. CURRENT PAYMENT DUE	\$373,881.60
9. BALANCE TO FINISH, PLUS RETAINAGE	\$972,164.07
(Line 3 less line 6)	

State of: FLORIDA

County of: VOLUSIA

Subscribed and sworn to before me this 20 February 2024

Notary Public: [Signature]

My Commission expires:

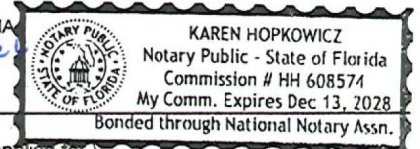
AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



CONTINUATION SHEET
 BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
 All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
 JOB NO: 721

APPLICATION # 8
 APPLICATION DATE: 2/20/2026
 PERIOD FROM: 2/1/2026
 TO: 2/28/2026

PROJECT NAME: Radiance Phase 1

A ITEM NO	B DESCRIPTION OF WORK	C	D	E WORK COMPLETED		G	H	I	J
		SCHEDULED VALUE	PREVIOUS APPLICATIONS TO DATE	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
1	SANITARY SEWER SYSTEM								
2	48" diameter manhole 0'-6'	22,608.00	22,608.00	-	-	22,608.00	100%	0.00	2,260.80
3	48" diameter manhole 6'-8'	29,325.00	29,325.00	-	-	29,325.00	100%	0.00	2,932.50
4	48" diameter manhole 8'-10'	33,420.00	33,420.00	-	-	33,420.00	100%	0.00	3,342.00
5	48" diameter manhole 10'-12'	36,985.00	36,985.00	-	-	36,985.00	100%	0.00	3,698.50
6	48" diameter manhole 12'-14'	23,847.00	23,847.00	-	-	23,847.00	100%	0.00	2,384.70
7	48" diameter manhole 14'-16'	27,444.00	27,444.00	-	-	27,444.00	100%	0.00	2,744.40
8	48" diameter manhole 16'-18'	29,601.00	29,601.00	-	-	29,601.00	100%	0.00	2,960.10
9	48" diameter manhole 18'-20'	10,892.00	10,892.00	-	-	10,892.00	100%	0.00	1,089.20
10	48" diameter drop manhole 8'-10'	7,184.00	7,184.00	-	-	7,184.00	100%	0.00	718.40
11	48" diameter drop manhole 12'-14'	8,497.00	8,497.00	-	-	8,497.00	100%	0.00	849.70
12	48" diameter drop manhole 16'-18'	9,515.00	9,515.00	-	-	9,515.00	100%	0.00	951.50
13	48" diameter agru-lined manhole 20'-22'	18,278.00	18,278.00	-	-	18,278.00	100%	0.00	1,827.80
14	8" SDR-26 0'-6'	45,864.00	45,864.00	-	-	45,864.00	100%	0.00	4,586.40
15	8" SDR-26 6'-8'	63,756.00	63,756.00	-	-	63,756.00	100%	0.00	6,375.60
16	8" SDR-26 8'-10'	4,536.00	4,536.00	-	-	4,536.00	100%	0.00	453.60
17	8" SDR-26 10'-12'	4,130.00	4,130.00	-	-	4,130.00	100%	0.00	413.00
18	10" SDR-26 6'-8'	770.00	770.00	-	-	770.00	100%	0.00	77.00
19	10" SDR-26 8'-10'	37,044.00	37,044.00	-	-	37,044.00	100%	0.00	3,704.40
20	10" SDR-26 10'-12'	23,800.00	23,800.00	-	-	23,800.00	100%	0.00	2,380.00
21	10" SDR-26 12'-14'	27,300.00	27,300.00	-	-	27,300.00	100%	0.00	2,730.00
22	10" SDR-26 14'-16'	12,166.00	12,166.00	-	-	12,166.00	100%	0.00	1,216.60
23	10" SDR-26 16'-18'	49,392.00	49,392.00	-	-	49,392.00	100%	0.00	4,939.20
24	10" SDR-26 18'-20'	25,480.00	25,480.00	-	-	25,480.00	100%	0.00	2,548.00
25	6" single service	28,428.00	28,428.00	-	-	28,428.00	100%	0.00	2,842.80
26	6" double service	63,296.00	63,296.00	-	-	63,296.00	100%	0.00	6,329.60
27	Lift station	393,062.00	302,658.00	51,098.00	-	353,756.00	90%	39,306.00	35,375.60
28	Connect to existing 6" w/ sleeve	1,923.00	1,923.00	-	-	1,923.00	100%	0.00	192.30
29	6" C900 DR-18 force main	83,600.00	83,600.00	-	-	83,600.00	100%	0.00	8,360.00
30	Miscellaneous materials	3,500.00	3,500.00	-	-	3,500.00	100%	0.00	350.00
31									

CONTINUATION SHEET
 BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
 All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
 JOB NO: 721

APPLICATION # 8
 APPLICATION DATE: 2/20/2026
 PERIOD FROM: 2/1/2026
 TO: 2/28/2026

PROJECT NAME: Radiance Phase 1

A	B	C	D	E	F	G	H	I	J
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS TO DATE	WORK COMPLETED IN PLACE	WORK COMPLETED STORED MTLs	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
32	POTABLE WATER SYSTEM								
33	16" x 8" tapping sleeve & valve	8,352.00	8,352.00	-	-	8,352.00	100%	0.00	835.20
34	8" C900 DR-18 water main	227,360.00	227,360.00	-	-	227,360.00	100%	0.00	22,736.00
35	6" C900 DR-18 water main	64,400.00	64,400.00	-	-	64,400.00	100%	0.00	6,440.00
36	8" gate valve	21,808.00	21,808.00	-	-	21,808.00	100%	0.00	2,180.80
37	6" gate valve	15,099.00	15,099.00	-	-	15,099.00	100%	0.00	1,509.90
38	Fire hydrant assembly	84,580.00	84,580.00	-	-	84,580.00	100%	0.00	8,458.00
39	2" Blowoff / Flushing Hydrant	10,084.00	10,084.00	-	-	10,084.00	100%	0.00	1,008.40
40	1" single short service	7,912.00	7,912.00	-	-	7,912.00	100%	0.00	791.20
41	1" single long service	12,820.00	12,820.00	-	-	12,820.00	100%	0.00	1,282.00
42	1" double short service	40,455.00	40,455.00	-	-	40,455.00	100%	0.00	4,045.50
43	1" double long service	18,252.00	18,252.00	-	-	18,252.00	100%	0.00	1,825.20
44	2" Blowoff assembly	12,085.00	12,085.00	-	-	12,085.00	100%	0.00	1,208.50
45	Miscellaneous materials	3,500.00	3,500.00	-	-	3,500.00	100%	0.00	350.00
46									
47	STORM DRAINAGE SYSTEM - PHASE 1								
48	18" ADS N-12 HDPE	29,400.00	29,400.00	-	-	29,400.00	100%	0.00	2,940.00
49	24" ADS N-12 HDPE	76,700.00	76,700.00	-	-	76,700.00	100%	0.00	7,670.00
50	30" ADS N-12 HDPE	48,880.00	48,880.00	-	-	48,880.00	100%	0.00	4,888.00
51	36" ADS N-12 HDPE	178,880.00	175,302.00	-	-	175,302.00	98%	3,578.00	17,530.20
52	42" ADS N-12 HDPE	30,200.00	30,200.00	-	-	30,200.00	100%	0.00	3,020.00
53	Type "V" Inlet	165,282.00	165,282.00	-	-	165,282.00	100%	0.00	16,528.20
54	Storm manhole	70,440.00	70,440.00	-	-	70,440.00	100%	0.00	7,044.00
55	Drainage control structure w/skimmer	21,000.00	10,500.00	-	-	10,500.00	50%	10,500.00	1,050.00
56	Bubble up structure	26,700.00	17,889.00	-	-	17,889.00	67%	8,811.00	1,788.90
57	18" MES	1,860.00	1,860.00	-	-	1,860.00	100%	0.00	186.00
58	24" MES	5,928.00	5,928.00	-	-	5,928.00	100%	0.00	592.80
59	30" MES	2,340.00	2,340.00	-	-	2,340.00	100%	0.00	234.00
60	36" MES	7,593.00	7,593.00	-	-	7,593.00	100%	0.00	759.30
61	42" MES	3,871.00	3,871.00	-	-	3,871.00	100%	0.00	387.10
62	Miscellaneous materials	3,500.00	3,500.00	-	-	3,500.00	100%	0.00	350.00
63									

CONTINUATION SHEET
 BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
 All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
 JOB NO: 721

APPLICATION # 8
 APPLICATION DATE: 2/20/2026
 PERIOD FROM: 2/1/2026
 TO: 2/28/2026

PROJECT NAME: Radiance Phase 1

A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D PREVIOUS APPLICATIONS TO DATE	E WORK COMPLETED		G TOTAL COMPLETED AND STORED TO DATE	H %	I BALANCE TO FINISH	J RETAINAGE
				WORK IN PLACE	STORED MTLS				
64	STORM DRAINAGE SYSTEM - PHASE 2								
65	18" ADS N-12 HDPE	5,880.00	-	-	-	-	0%	5,880.00	-
66	24" ADS N-12 HDPE	14,300.00	14,300.00	-	-	14,300.00	100%	0.00	1,430.00
67	Storm manhole	11,740.00	11,740.00	-	-	11,740.00	100%	0.00	1,174.00
68	18" MES	1,860.00	-	-	-	-	0%	1,860.00	-
69	24" MES	1,976.00	1,976.00	-	-	1,976.00	100%	0.00	197.60
70	Miscellaneous materials	1,500.00	1,500.00	-	-	1,500.00	100%	0.00	150.00
71									
72	STORM DRAINAGE SYSTEM - PHASE 3								
73	24" ADS N-12 HDPE	11,700.00	-	-	-	-	0%	11,700.00	-
74	30" ADS N-12 HDPE	26,320.00	-	-	-	-	0%	26,320.00	-
75	Storm manhole	5,870.00	-	-	-	-	0%	5,870.00	-
76	Type "V" Inlet	6,357.00	-	-	-	-	0%	6,357.00	-
77	24" MES	1,976.00	-	-	-	-	0%	1,976.00	-
78	30" MES	2,340.00	-	-	-	-	0%	2,340.00	-
79	Miscellaneous materials	1,500.00	-	-	-	-	0%	1,500.00	-
80									
81	STORM DRAINAGE SYSTEM - PHASE 4								
82	30" ADS N-12 HDPE	18,800.00	18,800.00	-	-	18,800.00	100%	0.00	1,880.00
83	36" ADS N-12 HDPE	76,960.00	60,798.00	-	-	60,798.00	79%	16,162.00	6,079.80
84	Type "V" Inlet	6,357.00	3,433.00	-	-	3,433.00	54%	2,924.00	343.30
85	Storm manhole	17,610.00	13,912.00	-	-	13,912.00	79%	3,698.00	1,391.20
86	Drainage control structure w/skimmer	10,500.00	5,250.00	-	-	5,250.00	50%	5,250.00	525.00
87	Bubble up structure	8,900.00	8,900.00	-	-	8,900.00	100%	0.00	890.00
88	30" MES	2,340.00	2,340.00	-	-	2,340.00	100%	0.00	234.00
89	36" MES	2,531.00	-	-	-	-	0%	2,531.00	-
90	Miscellaneous materials	1,800.00	1,800.00	-	-	1,800.00	100%	0.00	180.00
91									
92	SITEWORK AND PAVING								
93	Inlet Protection	8,000.00	-	-	-	-	0%	8,000.00	-
94	Grading	65,000.00	55,250.00	6,500.00	-	61,750.00	95%	3,250.00	6,175.00
95	6" Sub Grade	8,005.00	-	7,205.00	-	7,205.00	90%	800.00	720.50

CONTINUATION SHEET
BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
JOB NO: 721

APPLICATION # 8
APPLICATION DATE: 2/20/2026
PERIOD FROM: 2/1/2026
TO: 2/28/2026

PROJECT NAME: Radiance Phase 1

A	B	C	D	E	F	G	H	I	J
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS TO DATE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
				WORK IN PLACE	STORED MTLs				
96	12" Sub Grade	107,653.00	96,888.00	7,535.00	-	104,423.00	97%	3,230.00	10,442.30
97	8" Limerock	404,271.00	-	246,605.00	-	246,605.00	61%	157,666.00	24,660.50
98	1.5" Asphalt SP-9.5	198,341.00	-	-	-	-	0%	198,341.00	-
99	Miami curb and gutter	239,715.00	218,141.00	11,985.00	-	230,126.00	96%	9,589.00	23,012.60
100	3' Valley Curb and Gutter	11,084.00	-	1,108.00	-	1,108.00	10%	9,976.00	110.80
101	Sidewalk 4"	83,937.00	-	75,543.00	-	75,543.00	90%	8,394.00	7,554.30
102	6" Concrete Ramps & Concrete Slab Lift Station	8,744.00	-	-	-	-	0%	8,744.00	-
103	5' Wide Truncated Dome H/C Ramps	11,000.00	-	-	-	-	0%	11,000.00	-
104	Sod 2' back of curb	10,652.00	-	-	-	-	0%	10,652.00	-
105	Seed and Mulch	8,250.00	-	-	-	-	0%	8,250.00	-
106	Striping and Signage	22,825.00	-	-	-	-	0%	22,825.00	-
107	Surveying layout	43,500.00	29,580.00	3,045.00	-	32,625.00	75%	10,875.00	3,262.50
108	Asbuilt	24,000.00	-	4,800.00	-	4,800.00	20%	19,200.00	480.00
109	Miscellaneous materials	5,000.00	5,000.00	-	-	5,000.00	100%	0.00	500.00
Changes									
	EWO-001 Sewer Runs Across Phase Lines	40,044.00	40,044.00	-	-	40,044.00	100%	0.00	4,004.40
	EWO-002 Irrigation Crossings	31,383.68	31,383.68	-	-	31,383.68	100%	0.00	3,138.37
TOTAL PAGE		3,895,445.68	2,832,666.68	415,424.00	-	3,248,090.68	83%	647,355.00	324,809.07



1599 Tionia Road
New Smyrna Beach, Florida 32168
(386) 322-8700 phone
(386) 756-0000 fax

LETTER OF TRANSMITTAL

February 20, 2026

TO: RLS-KL Radiance LLC
14025 Riveredge Drive, Suite 175
Tampa, FL 33637
Landinvoices@brookfieldkolter.com

RE: Radiance Phase 1

Project Name & Phase:	RLS-KL Radiance - Haley
Community #:	4310
PO #:	3649
Activity Code:	61060 - Earthwork
Resource Description:	Mobilization Earthwork
Notes:	Phase N1
Lauren Barrett - lbarrett@brookfieldkolter.com Print 10/21/2025	

WE ARE SENDING YOU THE FOLLOWING ITEMS VIA: Email

☒ Attached
☐ Under separate cover

☐ Contract ☐ Prints ☐ Plans ☐ Samples
☐ Copy of letter ☐ Change order ☐ Catalog data ☐ Specifications
☒ Other: Pay Application Package

Copies	Date	No.	Description	Note
1	2/20/2026	1	Radiance Ph1 Pay App 8	
1	2/20/2026	2	Partial Waiver and Release of Lien	

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted
☐ For your use ☐ Approved as noted
☒ As requested ☐ Returned for corrections
☐ For review and comment
☐ For Bids Due: _____

REMARKS:

Submitted by: Tamara Sherry

Received by:

SIGNED: T ~ 8

SIGNED: _____

Exhibit F
PARTIAL WAIVER AND RELEASE OF LIEN

RLS-KL Radiance LLC
 14025 Riveredge Drive
 Suite 175
 Tampa, FL 33637

KNOWN ALL MEN BY THESE PRESENT: that the undersigned, for and in consideration of the receipt of fully available funds of the payment of \$ 373,881.60, paid by RLS-KL Radiance LLC (Owner), hereby waives and releases in favor of Owner any and all lien(s), right(s) of lien or claim(s) of lien of whatsoever kind or character which the undersigned now has or might have against Owner and/or the property known as Radiance according to the plat thereof on file in the office of the Clerk of the Court in and for Flagler, Florida, on account of any and all labor, material or both, performed and/or furnished by the undersigned in connection with the construction of improvements upon the above described property. through 02/28/2026.

The undersigned does hereby represent and warrant to Owner that the undersigned has paid all of its laborers, subcontractors and material men for all of the foregoing labor, material or both, as performed and/or furnished and that all taxes imposed by applicable laws in respect thereof have been paid and discharged in full.

IN WITNESS WHEREOF, the undersigned has executed this Partial Waiver and Release of Lien (or caused the same to be executed in its name) this 23rd day of February, 2026.

CONTRACTOR:
 HAZEN CONSTRUCTION, LLC

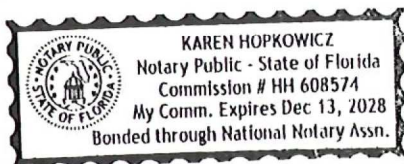
BY: Marnie Hazen

PRINT: Marnie Hazen

TITLE: Auth. Representative

STATE OF Florida
 COUNTY OF Volusia

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of February, 2026 by Marnie Hazen, as Auth Rep. of Hazen Construction, LLC, on behalf of said company, who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

BY: Karen Hopkowitz

PRINT: Karen Hopkowitz

COMMISSION #: _____

Note: This release has been modified from the statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form. If you choose to use this form, you consent to such form. This form may not be usable in all states. Check with your attorney if in a state other than Florida.

KOLTER

Check Request

RLS-KL Radiance LLC

Vendor Name Hazen Construction, LLC
Vendor Code HAZCON
Invoice # 3649/App 9
Invoice Date 3/31/2026
APPLY TO PO # 3649
Special Handling Instructions

Additional Information

Division	Job Cost Code	Amount This Period	Retainage	Amount Due
4310		\$ 418,093.00	\$ 41,809.30	\$ 376,283.70
Total This Draw		\$ 418,093.00	\$ 41,809.30	\$ 376,283.70

Prepared by: Diana Rayo

Date: 03/25/26

Approved by: Haley Kiernan

PAY
THIS

Paid				
	Payment Amount	LandDev Retention	Total Retention	Total Payment
App #1	235,846.00	23,584.60	23,584.60	212,261.40
App #2	400,595.00	40,059.50	40,059.50	360,535.50
App #3	655,750.00	65,575.00	65,575.00	590,175.00
App #4	721,490.00	72,149.00	72,149.00	649,341.00
App #5	105,092.00	10,509.20	10,509.20	94,582.80
App #6	308,394.00	30,839.40	30,839.40	277,554.60
App #7	405,499.68	40,549.97	40,549.97	364,949.71
App #8	415,424.00	41,542.40	41,542.40	373,881.60
App #9	418,093.00	41,809.30	41,809.30	376,283.70
	3,666,183.68	366,618.37	366,618.37	3,299,565.31

APPLICATION AND CERTIFICATE FOR PAYMENT

To: **RLS-KL Radiance LLC**
14025 Riveridge Dr., Suite 175
Tampa, FL 33637

PROJECT: **Radiance Phase 1**
PO #3649

APPLICATION NO: **9**

PERIOD TO: **3/31/2026**

Distribution to:
☐ LEGAL FILE
☐ ACCOUNTING
☐ FIELD
☐ CONTRACTOR
☐ ARCHITECT
☐

FROM: **Hazen Construction, LLC**
(CONTRACTOR) 1599 Tionia Road
New Smyrna Beach, Florida 32168

PROJECT NO: **721**

ARCHITECT: **Kimley-Horn**
6876 Marwick Lane, Suite 350
Orlando, FL 32827

CONTRACT FOR:

CONTRACT DATE

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			VALUES
Change Orders approved in previous months by Owner			
TOTAL			\$71,427.68
Approved This Month			
Number	Date Approved		
TOTALS			\$0.00
Net change by Change Orders			\$71,427.68

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **Hazen Construction, LLC**

By: T-18 Date: 3/24/26

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet, which is attached.

1. ORIGINAL CONTRACT SUM	\$3,824,018.00
2. Net change by Change Orders	\$71,427.68
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$3,895,445.68
4. TOTAL COMPLETED & STORED TO DATE	\$3,666,183.68
(Column G on G703)	
5. RETAINAGE:	
a. 10% of Completed Work ⁽¹⁾	366,618.37
(Column D + E on G703)	
b. 10% of Stored Material	-
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$366,618.37
6. TOTAL EARNED LESS RETAINAGE	\$3,299,565.31
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENT (Line 6 from prior Certificate)	\$2,923,281.61
8. CURRENT PAYMENT DUE	\$376,283.70
9. BALANCE TO FINISH, PLUS RETAINAGE	\$595,880.37
(Line 3 less line 6)	

State of: FLORIDA

County of: VOLUSIA

Subscribed and sworn to before me this 24 March 2026Notary Public: Karen Hopkowicz

My Commission expires:

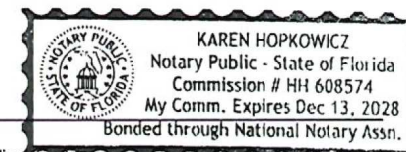
AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



CONTINUATION SHEET
 BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
 All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
 JOB NO: 721

APPLICATION # 9
 APPLICATION DATE: 3/20/2026
 PERIOD FROM: 3/1/2026
 TO: 3/31/2026

PROJECT NAME: Radiance Phase 1

A	B	C	D	E	F	G	H	I	J
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS TO DATE	WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
1	SANITARY SEWER SYSTEM								
2	48" diameter manhole 0'-6'	22,608.00	22,608.00	-	-	22,608.00	100%	0.00	2,260.80
3	48" diameter manhole 6'-8'	29,325.00	29,325.00	-	-	29,325.00	100%	0.00	2,932.50
4	48" diameter manhole 8'-10'	33,420.00	33,420.00	-	-	33,420.00	100%	0.00	3,342.00
5	48" diameter manhole 10'-12'	36,985.00	36,985.00	-	-	36,985.00	100%	0.00	3,698.50
6	48" diameter manhole 12'-14'	23,847.00	23,847.00	-	-	23,847.00	100%	0.00	2,384.70
7	48" diameter manhole 14'-16'	27,444.00	27,444.00	-	-	27,444.00	100%	0.00	2,744.40
8	48" diameter manhole 16'-18'	29,601.00	29,601.00	-	-	29,601.00	100%	0.00	2,960.10
9	48" diameter manhole 18'-20'	10,892.00	10,892.00	-	-	10,892.00	100%	0.00	1,089.20
10	48" diameter drop manhole 8'-10'	7,184.00	7,184.00	-	-	7,184.00	100%	0.00	718.40
11	48" diameter drop manhole 12'-14'	8,497.00	8,497.00	-	-	8,497.00	100%	0.00	849.70
12	48" diameter drop manhole 16'-18'	9,515.00	9,515.00	-	-	9,515.00	100%	0.00	951.50
13	48" diameter agru-lined manhole 20'-22'	18,278.00	18,278.00	-	-	18,278.00	100%	0.00	1,827.80
14	8" SDR-26 0'-6'	45,864.00	45,864.00	-	-	45,864.00	100%	0.00	4,586.40
15	8" SDR-26 6'-8'	63,756.00	63,756.00	-	-	63,756.00	100%	0.00	6,375.60
16	8" SDR-26 8'-10'	4,536.00	4,536.00	-	-	4,536.00	100%	0.00	453.60
17	8" SDR-26 10'-12'	4,130.00	4,130.00	-	-	4,130.00	100%	0.00	413.00
18	10" SDR-26 6'-8'	770.00	770.00	-	-	770.00	100%	0.00	77.00
19	10" SDR-26 8'-10'	37,044.00	37,044.00	-	-	37,044.00	100%	0.00	3,704.40
20	10" SDR-26 10'-12'	23,800.00	23,800.00	-	-	23,800.00	100%	0.00	2,380.00
21	10" SDR-26 12'-14'	27,300.00	27,300.00	-	-	27,300.00	100%	0.00	2,730.00
22	10" SDR-26 14'-16'	12,166.00	12,166.00	-	-	12,166.00	100%	0.00	1,216.60
23	10" SDR-26 16'-18'	49,392.00	49,392.00	-	-	49,392.00	100%	0.00	4,939.20
24	10" SDR-26 18'-20'	25,480.00	25,480.00	-	-	25,480.00	100%	0.00	2,548.00
25	6" single service	28,428.00	28,428.00	-	-	28,428.00	100%	0.00	2,842.80
26	6" double service	63,296.00	63,296.00	-	-	63,296.00	100%	0.00	6,329.60
27	Lift station	393,062.00	353,756.00	-	-	353,756.00	90%	39,306.00	35,375.60
28	Connect to existing 6" w/ sleeve	1,923.00	1,923.00	-	-	1,923.00	100%	0.00	192.30
29	6" C900 DR-18 force main	83,600.00	83,600.00	-	-	83,600.00	100%	0.00	8,360.00
30	Miscellaneous materials	3,500.00	3,500.00	-	-	3,500.00	100%	0.00	350.00
31									

CONTINUATION SHEET
 BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
 All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
 JOB NO: 721

APPLICATION # 9
 APPLICATION DATE: 3/20/2026
 PERIOD FROM: 3/1/2026
 TO: 3/31/2026

PROJECT NAME: Radiance Phase 1

A	B	C	D	E	F	G	H	I	J
ITEM NO	DESCRIPTION OF WORK	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE		
		SCHEDULED VALUE	PREVIOUS APPLICATIONS TO DATE	WORK IN PLACE	STORED MTLs				
32	POTABLE WATER SYSTEM								
33	16" x 8" tapping sleeve & valve	8,352.00	8,352.00	-	-	8,352.00	100%	0.00	835.20
34	8" C900 DR-18 water main	227,360.00	227,360.00	-	-	227,360.00	100%	0.00	22,736.00
35	6" C900 DR-18 water main	64,400.00	64,400.00	-	-	64,400.00	100%	0.00	6,440.00
36	8" gate valve	21,808.00	21,808.00	-	-	21,808.00	100%	0.00	2,180.80
37	6" gate valve	15,099.00	15,099.00	-	-	15,099.00	100%	0.00	1,509.90
38	Fire hydrant assembly	84,580.00	84,580.00	-	-	84,580.00	100%	0.00	8,458.00
39	2" Blowoff / Flushing Hydrant	10,084.00	10,084.00	-	-	10,084.00	100%	0.00	1,008.40
40	1" single short service	7,912.00	7,912.00	-	-	7,912.00	100%	0.00	791.20
41	1" single long service	12,820.00	12,820.00	-	-	12,820.00	100%	0.00	1,282.00
42	1" double short service	40,455.00	40,455.00	-	-	40,455.00	100%	0.00	4,045.50
43	1" double long service	18,252.00	18,252.00	-	-	18,252.00	100%	0.00	1,825.20
44	2" Blowoff assembly	12,085.00	12,085.00	-	-	12,085.00	100%	0.00	1,208.50
45	Miscellaneous materials	3,500.00	3,500.00	-	-	3,500.00	100%	0.00	350.00
46									
47	STORM DRAINAGE SYSTEM - PHASE 1								
48	18" ADS N-12 HDPE	29,400.00	29,400.00	-	-	29,400.00	100%	0.00	2,940.00
49	24" ADS N-12 HDPE	76,700.00	76,700.00	-	-	76,700.00	100%	0.00	7,670.00
50	30" ADS N-12 HDPE	48,880.00	48,880.00	-	-	48,880.00	100%	0.00	4,888.00
51	36" ADS N-12 HDPE	178,880.00	175,302.00	-	-	175,302.00	98%	3,578.00	17,530.20
52	42" ADS N-12 HDPE	30,200.00	30,200.00	-	-	30,200.00	100%	0.00	3,020.00
53	Type "V" Inlet	165,282.00	165,282.00	-	-	165,282.00	100%	0.00	16,528.20
54	Storm manhole	70,440.00	70,440.00	-	-	70,440.00	100%	0.00	7,044.00
55	Drainage control structure w/skimmer	21,000.00	10,500.00	-	-	10,500.00	50%	10,500.00	1,050.00
56	Bubble up structure	26,700.00	17,889.00	-	-	17,889.00	67%	8,811.00	1,788.90
57	18" MES	1,860.00	1,860.00	-	-	1,860.00	100%	0.00	186.00
58	24" MES	5,928.00	5,928.00	-	-	5,928.00	100%	0.00	592.80
59	30" MES	2,340.00	2,340.00	-	-	2,340.00	100%	0.00	234.00
60	36" MES	7,593.00	7,593.00	-	-	7,593.00	100%	0.00	759.30
61	42" MES	3,871.00	3,871.00	-	-	3,871.00	100%	0.00	387.10
62	Miscellaneous materials	3,500.00	3,500.00	-	-	3,500.00	100%	0.00	350.00
63									

CONTINUATION SHEET
 BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
 All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
 JOB NO: 721

APPLICATION # 9
 APPLICATION DATE: 3/20/2026
 PERIOD FROM: 3/1/2026
 TO: 3/31/2026

PROJECT NAME: Radiance Phase 1

A	B	C	D	E	F	G	H	I	J
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS TO DATE	WORK COMPLETED IN PLACE	WORK COMPLETED STORED MTLs	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
64	STORM DRAINAGE SYSTEM - PHASE 2								
65	18" ADS N-12 HDPE	5,880.00	-	-	-	-	0%	5,880.00	-
66	24" ADS N-12 HDPE	14,300.00	14,300.00	-	-	14,300.00	100%	0.00	1,430.00
67	Storm manhole	11,740.00	11,740.00	-	-	11,740.00	100%	0.00	1,174.00
68	18" MES	1,860.00	-	-	-	-	0%	1,860.00	-
69	24" MES	1,976.00	1,976.00	-	-	1,976.00	100%	0.00	197.60
70	Miscellaneous materials	1,500.00	1,500.00	-	-	1,500.00	100%	0.00	150.00
71									
72	STORM DRAINAGE SYSTEM - PHASE 3								
73	24" ADS N-12 HDPE	11,700.00	-	-	-	-	0%	11,700.00	-
74	30" ADS N-12 HDPE	26,320.00	-	-	-	-	0%	26,320.00	-
75	Storm manhole	5,870.00	-	-	-	-	0%	5,870.00	-
76	Type "V" Inlet	6,357.00	-	-	-	-	0%	6,357.00	-
77	24" MES	1,976.00	-	-	-	-	0%	1,976.00	-
78	30" MES	2,340.00	-	-	-	-	0%	2,340.00	-
79	Miscellaneous materials	1,500.00	-	-	-	-	0%	1,500.00	-
80									
81	STORM DRAINAGE SYSTEM - PHASE 4								
82	30" ADS N-12 HDPE	18,800.00	18,800.00	-	-	18,800.00	100%	0.00	1,880.00
83	36" ADS N-12 HDPE	76,960.00	60,798.00	-	-	60,798.00	79%	16,162.00	6,079.80
84	Type "V" Inlet	6,357.00	3,433.00	-	-	3,433.00	54%	2,924.00	343.30
85	Storm manhole	17,610.00	13,912.00	-	-	13,912.00	79%	3,698.00	1,391.20
86	Drainage control structure w/skimmer	10,500.00	5,250.00	-	-	5,250.00	50%	5,250.00	525.00
87	Bubble up structure	8,900.00	8,900.00	-	-	8,900.00	100%	0.00	890.00
88	30" MES	2,340.00	2,340.00	-	-	2,340.00	100%	0.00	234.00
89	36" MES	2,531.00	-	-	-	-	0%	2,531.00	-
90	Miscellaneous materials	1,800.00	1,800.00	-	-	1,800.00	100%	0.00	180.00
91									
92	SITEWORK AND PAVING								
93	Inlet Protection	8,000.00	-	8,000.00	-	8,000.00	100%	0.00	800.00
94	Grading	65,000.00	61,750.00	3,250.00	-	65,000.00	100%	0.00	6,500.00
95	6" Sub Grade	8,005.00	7,205.00	800.00	-	8,005.00	100%	0.00	800.50

CONTINUATION SHEET
BREAKDOWN OF APPLICATION AND CERTIFICATE FOR PAYMENT.
All amounts are stated to the nearest dollar.

CONTRACTOR: Hazen Construction, LLC
JOB NO: 721

APPLICATION # 9
APPLICATION DATE: 3/20/2026
PERIOD FROM: 3/1/2026
TO: 3/31/2026

PROJECT NAME: Radiance Phase 1

A	B	C	D	E	F	G	H	I	J
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS TO DATE	WORK COMPLETED WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
96	12" Sub Grade	107,653.00	104,423.00	3,230.00	-	107,653.00	100%	0.00	10,765.30
97	8" Limerock	404,271.00	246,605.00	157,666.00	-	404,271.00	100%	0.00	40,427.10
98	1.5" Asphalt SP-9.5	198,341.00	-	198,341.00	-	198,341.00	100%	0.00	19,834.10
99	Miami curb and gutter	239,715.00	230,126.00	9,589.00	-	239,715.00	100%	0.00	23,971.50
100	3' Valley Curb and Gutter	11,084.00	1,108.00	9,976.00	-	11,084.00	100%	0.00	1,108.40
101	Sidewalk 4"	83,937.00	75,543.00	8,394.00	-	83,937.00	100%	0.00	8,393.70
102	6" Concrete Ramps & Concrete Slab Lift Station	8,744.00	-	5,246.00	-	5,246.00	60%	3,498.00	524.60
103	5' Wide Truncated Dome H/C Ramps	11,000.00	-	550.00	-	550.00	5%	10,450.00	55.00
104	Sod 2' back of curb	10,652.00	-	5,326.00	-	5,326.00	50%	5,326.00	532.60
105	Seed and Mulch	8,250.00	-	-	-	-	0%	8,250.00	-
106	Striping and Signage	22,825.00	-	-	-	-	0%	22,825.00	-
107	Surveying layout	43,500.00	32,625.00	6,525.00	-	39,150.00	90%	4,350.00	3,915.00
108	Asbuilt	24,000.00	4,800.00	1,200.00	-	6,000.00	25%	18,000.00	600.00
109	Miscellaneous materials	5,000.00	5,000.00	-	-	5,000.00	100%	0.00	500.00
Changes									
	EWO-001 Sewer Runs Across Phase Lines	40,044.00	40,044.00	-	-	40,044.00	100%	0.00	4,004.40
	EWO-002 Irrigation Crossings	31,383.68	31,383.68	-	-	31,383.68	100%	0.00	3,138.37
TOTAL PAGE		3,895,445.68	3,248,090.68	418,093.00	-	3,666,183.68	94%	229,262.00	366,618.37



1599 Tionia Road
New Smyrna Beach, Florida 32168
(386) 322-8700 phone
(386) 756-0000 fax

LETTER OF TRANSMITTAL

March 24, 2026

TO: RLS-KL Radiance LLC
14025 Riveredge Drive, Suite 175
Tampa, FL 33637
Landinvoices@brookfieldkolter.com

RE: Radiance Phase 1

Project Name & Phase:	RLS-KL Radiance - Haley
Community #:	4310
PO #:	3649
Activity Code:	61060 - Earthwork
Resource Description:	Mobilization Earthwork
Notes:	Phase N1
Lauren Barrett - lbarrett@brookfieldkolter.com Press 10/21/2025	

WE ARE SENDING YOU THE FOLLOWING ITEMS VIA: Email

☒ Attached
☐ Under separate cover

☐ Contract ☐ Prints ☐ Plans ☐ Samples
☐ Copy of letter ☐ Change order ☐ Catalog data ☐ Specifications
☒ Other: Pay Application Package

Copies	Date	No.	Description	Note
1	3/24/2026	1	Radiance Ph1 Pay App 9	
1	3/24/2026	2	Partial Waiver and Release of Lien	

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted
☐ For your use ☐ Approved as noted
☒ As requested ☐ Returned for corrections
☐ For review and comment
☐ For Bids Due: _____

REMARKS:

Submitted by: Tamara Sherry

Received by:

SIGNED: Tamara Sherry

SIGNED: _____

Exhibit F
PARTIAL WAIVER AND RELEASE OF LIEN

RLS-KL Radiance LLC
 14025 Riveredge Drive
 Suite 175
 Tampa, FL 33637

KNOWN ALL MEN BY THESE PRESENT: that the undersigned, for and in consideration of the receipt of fully available funds of the payment of \$ 376,283.70, paid by RLS-KL Radiance LLC (Owner), hereby waives and releases in favor of Owner any and all lien(s), right(s) of lien or claim(s) of lien of whatsoever kind or character which the undersigned now has or might have against Owner and/or the property known as Radiance according to the plat thereof on file in the office of the Clerk of the Court in and for Flagler, Florida, on account of any and all labor, material or both, performed and/or furnished by the undersigned in connection with the construction of improvements upon the above described property, through 03/31/2026.

The undersigned does hereby represent and warrant to Owner that the undersigned has paid all of its laborers, subcontractors and material men for all of the foregoing labor, material or both, as performed and/or furnished and that all taxes imposed by applicable laws in respect thereof have been paid and discharged in full.

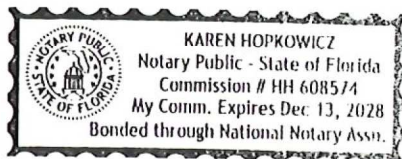
IN WITNESS WHEREOF, the undersigned has executed this Partial Waiver and Release of Lien (or caused the same to be executed in its name) this 24th day of March 2026.

CONTRACTOR:
 HAZEN CONSTRUCTION, LLC

BY: Marnie Hazen
 PRINT: Marnie Hazen
 TITLE: Authorized Representative

STATE OF Florida
 COUNTY OF Volusia

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of March, 2026 by Marnie Hazen, as Auth. Rep. of Hazen Construction, LLC, on behalf of said company, who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

BY: Karen Hopkowitz
 PRINT: Karen Hopkowitz
 COMMISSION #: _____

Note: This release has been modified from the statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form. If you choose to use this form, you consent to such form. This form may not be usable in all states. Check with your attorney if in a state other than Florida.

SECTION VII

SECTION C

SECTION 1

LANDSCAPE & IRRIGATION SERVICES AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into to be effective as of the full execution of this Agreement:

RADIANCE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Flagler County, Florida, and having offices at c/o 219 East Livingston Street, Orlando, Florida 32801 ("**District**"); and

YELLOWSTONE LANDSCAPE, INC., a Delaware corporation, whose address is P.O. Box 849, Bunnell, Florida 32110 ("**Contractor**," and collectively with the District, "**Parties**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a "Project Manual," and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

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

2. **SCOPE OF SERVICES.** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** ("**Work**"). The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **EXHIBIT B**. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District

contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **EXHIBIT C**. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor, and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No Contractor solicitation of any kind is permitted on property.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("District Representatives"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates David McInnes, District Manager, to act as the District Representatives. The Contractor shall not take direction from anyone other than the District Representatives (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, the Contractor agrees to meet the District Representatives no less than one (1) time per month to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District then within three (3) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: fine Contractor One Hundred Dollars (\$100) per day through a reduction in the compensation; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

5. **SUBCONTRACTORS.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

- a. Work under this Agreement shall begin _____, 2026 and end September 30, 2027 ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement shall annually renew with the same terms set forth herein, in the District's sole discretion.
- b. As compensation for the Work, the District agrees to pay Contractor Sixty-Six Thousand Dollars (\$66,000.00) per year, in monthly amounts of Five Thousand Five Hundred Dollars (\$5,500.00). Upon each renewal the Contract Amount will increase by 3% annually. Such compensation covers only the items specified in Parts 1, 2, 3 and 4 of the Contractor's Proposal Form – Part IV – Pricing ("**Contract Amount**"). Additionally, for the services specified in Parts 5 and 6 of the Contractor's Proposal Form – Part IV – Pricing, attached hereto as **EXHIBIT B**, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.
- c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("**ASO**"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a

payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

- d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. **INSURANCE.**

- a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:
 - i. **WORKERS' COMPENSATION/EMPLOYER'S LIABILITY:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.

- ii. **COMMERCIAL GENERAL LIABILITY:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.
 - iii. **AUTOMOBILE LIABILITY:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$2,000,000.00 combined single limit covering all work performed under this Contract.
 - iv. **UMBRELLA LIABILITY:** With limits of not less than \$2,000,000.00 per occurrence covering all work performed under this Contract.
- b. Each insurance policy required by this Contract shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- g. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
- h. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, agents, employees or representatives.
- i. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, “Indemnitees”) from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney’s fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. **ACCEPTANCE OF THE SITE.** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the site is consistent with local community standards and that there are no deficiencies. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an "as is" basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition.

14. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

- (a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.
- (b) Contractor shall furnish detailed Purchase Order Requisition Forms ("Requisitions") for all materials to be directly purchased by the District.
- (c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.
- (d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.
- (e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.
- (f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.
- (g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

(h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

19. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

21. **E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*.

22. **ANTI-HUMAN TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

23. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

24. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

25. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

26. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

27. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

28. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

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

30. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("**Notice**") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Radiance Community Development District
219 East Livingston Street
Orlando, FL 32801
Attn: District Manager

With a copy to: Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Yellowstone Landscape, Inc.
3235 North State Street
PO Box 849
Bunnell, Florida 32110
Attn: _____

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

31. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

32. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Flagler County, Florida.

33. **PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Governmental Management Services – Central Florida, LLC ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to

Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561)571-0010, OR BY EMAIL AT JLEBRUN@GMSCFL.COM, OR BY REGULAR MAIL AT 219 EAST LIVINGSTON, ORLANDO, FLORIDA 32801.

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

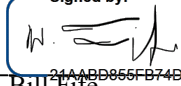
35. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a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

36. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

RADIANCE COMMUNITY DEVELOPMENT DISTRICT

Signed by: 
21A4BD855FB74D4...
By: Bill Fife
Its: Chair
Date: 7/27/2026

YELLOWSTONE LANDSCAPE, INC.

Samuel Ruiz
By: Samuel Ruiz
Its: _____
Date: 7.27.26

- Exhibit A: Scope of Services
- Exhibit B: Proposal Pricing
- Exhibit C: Other Forms
- Exhibit D: Maintenance Map

EXHIBIT A

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

This schedule estimates that there will be 26 cuts annually. Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches, Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 ¼) inches & Zoysia at a height of one (1) to one and one half (1 ½) inches. Rotary Mowers are preferred for heights above one (1) inch. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. The mulching kit must be left in the “closed” position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counter clockwise direction. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. Contractor will be responsible for line-trimming these areas during each and every mow event. Contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No “extras” will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District’s Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary, upon prior approval.

Pond Mowing - All ponds identified as such on the overall Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Line trimming at Bridge entrances water’s edge, control structures, mitered end sections and any other storm water structures shall occur each and every time the pond is mowed. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. This is slightly higher than the mow height in common area Bahia plantings in flatter areas to minimize pond bank erosion. Pond banks will be mowed and trimmed to water’s edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water’s edge, Contractor shall be extremely careful not to scalp at the water’s edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash debris of any kind and other debris within arm’s reach of water’s edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING & TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. Chemical edging shall not be permitted anywhere on property.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEANED UP IMMEDIATELY AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE & SHRUB PRUNING – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree but shall vary according to DOT specs.) All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from **all trees** on an as-needed basis. However, during the dormant season, ALL Crape Myrtles shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed. The initial removal of all Spanish and Ball Mosses shall be completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of District property. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's

representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch pulled away from the base of ALL landscape lights at ALL times, not just after a mulching event. This is specific to LED with circuit boards in base.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms - All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine o'clock – three o'clock line is prohibited. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

4) WEEDS & GRASSES – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide.

AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including, but not limited to, pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.

Contractor is not to use non-selective herbicides to eradicate weeds in curblin expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

PART 2

FERTILIZATION

Any fertilizer ordinance in place for Flagler County specifically banning fertilizers during a specific season(s), will be followed. It is required that those practices outlined in the GIBMP guidelines be followed. Highlights are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF FLAGLER COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for south Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, south Florida is determined by anything south of a line running east-west from coast to coast through between Tampa & Vero Beach.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

February	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + Pre M

All Zoysia Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
September	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM

All Bermuda Sod:

February	A complete fertilizer based on soil tests + PreM
March	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
April	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
May	A complete fertilizer based on soil tests
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, uses ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in writing prior to the implementation of such change. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner, based on soil samples conducted at least annually. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September & November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf - Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinchbugs, grubs, nematodes, fireants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants - The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection

requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control - Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread-out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas designated as "District Landscape Area" on the Maintenance Exhibit. These areas are indicated with a dark green color. **UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER.** This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all of the existing irrigation systems to date.

These inspections shall include:

A. Irrigation Controllers

1. Semi automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST

4. Lubricate and adjust mechanical components
5. Test back up programming support devices
6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters
3. Test each pump at design capacities weekly; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety.
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon execution of the Agreement, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Flagler County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds, tree rings) with Grade "A" Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. This procedure has not been practiced in the past and Contractor is to include any additional labor in the cost of the mulch for all trenching. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required total depth of 3", sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The District reserves the right to subcontract out any and all mulching events.

[END OF SECTION]

EXHIBIT B

PROPOSAL PRICING

CORE SERVICES OVERVIEW

These core services ensure your property consistently makes a strong first impression. You'll enjoy enhanced curb appeal, protect your property value, and create an inviting environment that reflects positively on you and your team.

Service Category	Frequency	Description
Mowing (Entrance/Berm)	Weekly (40 Times)	Professional cutting, trimming and cleanup with frequency adjusted to seasonal growth rates
Mowing (Pond Banks, Natural Buffers)	Weekly (24 Times)	Professional cutting of pond banks based on needs and health of turf around the ponds
Edging & Detailing	Bi-weekly	Hard and soft edging of walkways, curbs, and beds with debris removal
Bed Maintenance	Weekly	Weeding, pruning, and bed definition to maintain appearance and plant health
Fertilization	Seasonal (4x yearly)	Custom nutrient applications based on soil testing and plant requirements
Integrated Pest Management	As needed	Monitoring and treatment of insects, disease, and weeds using IPM practices
Irrigation Management	Monthly	System inspections, adjustments, and programming for optimal water efficiency

CORE SERVICES OVERVIEW

These core services ensure your property consistently makes a strong first impression. You'll enjoy enhanced curb appeal, protect your property value, and create an inviting environment that reflects positively on you and your team.

Turf Management

Our comprehensive turf program includes:

- Mowing at optimal heights (3-4" cool season, 2-3" warm season)
- Regular soil testing for proper pH and nutrient levels
- Pre-emergent weed control (spring and fall applications)
- Targeted post-emergent treatments as needed
- Seasonal fertilization tailored to grass type and regional conditions
- Insect and disease monitoring with prompt treatment

Plant Material Care

We protect your landscape investment through:

- Seasonal pruning using proper horticultural techniques
- Shrub and ground cover fertilization (spring and fall)
- Ornamental tree maintenance (up to 10' height)
- Insect and disease monitoring with integrated pest management
- Bed definition and weed control throughout growing season
- Plant health assessments with proactive treatments

Irrigation & Water Management

Our water management program features:

- Monthly comprehensive system inspections
- Controller programming adjustments based on seasonal needs
- Cleaning and adjustment of sprinkler heads and nozzles
- Prompt repair of damaged components (billed separately)
- Winterization and spring startup services
- Regular system efficiency evaluations

Additional Specialized Services

Available as enhancements to your maintenance program:

- Seasonal color installations and maintenance
- Mulch application and replenishment
- Tree pruning above 10' height
- Palm tree maintenance
- Landscape renovations and enhancements
- Seasonal leaf cleanup (up to 3 times annually)

Quality Assurance

- Dedicated account manager with regular property inspections
- Written reports documenting completed services and recommendations
- 24-hour emergency response capability
- Properly trained and equipped service teams
- Licensed applicators for all chemical treatments
- Ongoing evaluation of landscape performance

ANNUAL INVESTMENT	MONTHLY INSTALLMENT
\$66,000.00	\$5,500.00

EXHIBIT C

OTHER FORMS

DAILY WORK JOURNAL

DATE: _____

DESCRIPTION OF WORK PERFORMED TODAY: _____

LOCATIONS: _____

ISSUES REQUIRING ATTENTION: _____
(Please notify District Rep. if any)

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR’S NAME: _____

REPRESENTATIVE NAME: _____
(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION REPAIR REQUEST FORM

DATE:_____

DAMAGE:_____

LOCATION:_____

PROBABLE CAUSE OF DAMAGE:_____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR:_____

IRRIGATION TECHNICIAN’S NAME:_____

REPRESENTATIVE NAME:_____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

EXHIBIT D
MAINTENANCE MAP





CERTIFICATE OF LIABILITY INSURANCE

4/1/2027

DATE (MM/DD/YYYY)

7/28/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	CONTACT NAME: The Speed Team
	PHONE (A/C, No, Ext): (404) 460-3600
	FAX (A/C, No):
	E-MAIL ADDRESS: secertspeed@lockton.com
	INSURER(S) AFFORDING COVERAGE
	INSURER A: Safety National Casualty Corporation
	INSURER B: ACE Property and Casualty Insurance Company
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

INSURED
1528310
Yellowstone Landscape, Inc. and all Subsidiaries
See Attached List
P.O. Box 936347
Atlanta GA 31193

COVERAGES **CERTIFICATE NUMBER:** 23802771 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Pesticide & Herbicide ☒ SIR \$250,000 GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☒ LOC OTHER:	N	N	GL6676218	4/1/2026	4/1/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY	N	N	CA6676217 XEL4069294 - \$1M x \$1M	4/1/2026 4/1/2026	4/1/2027 4/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	☒ UMBRELLA LIAB ☒ EXCESS LIAB DED RETENTION \$	N	N	XEUG72569647 005	4/1/2026	4/1/2027	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 SIR \$ 25,000
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	LDS4066360	4/1/2026	4/1/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION** See Attachments

23802771
Radiance CDD Board and Staff
10 Micanopy Dr
Palm Coast, FL 32164

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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List of Named Insureds

Yellowstone Parent, L.P.

Elk Intermediate Company I, Inc.

Elk Intermediate Company II, Inc.

Elk Buyer, Inc.

YLG Holdings, Inc.

Yellowstone Intermediate Holdings, Inc.

Yellowstone Landscape, Inc.

Yellowstone Landscape - Southeast, LLC

ALSW, LLC

Leaderscape - Palm Beach, LLC

Florida Landscape Consultants, LLC

Southeast Landscape Management Company, LLC

Davis Landscape Company, LLC

YLA - Midwest, LLC

Crawford Landscape Group, LLC

Acres Maintenance, LLC

Hayden Landscaping & Maintenance, LLC

Green-Up Landscape, LLC

Acres Enterprises, LLC

Yellowstone Landscape - Central, Inc

BLSW, LLC

YLCSW, LLC

Texas Services, LLC

Native Land Design, LLC
Landscape USA - Austin, LLC
Ecoscape Solutions Group, LLC
ELS W, LLC
Heads Up Landscape Contractors, LLC
Yellowstone Landscape West, LLC
SLM Holdings , LLC
Somerset Landscape LLC
Park Landscape LLC
Green Pastures Landscape Company, LLC
Boren's Grass Groomers, LLC
Duke's Grounds Maintenance, LLC
Landscape Management Professionals, LLC
RKLT Properties, LLC
Arizona's Best Landscape Management
Bloom Floralscapes, LLC
KCS Landscape Management, LLC
Premier Sports Fields, LLC
Moore Landscapes, LLC
O'Donnell's Landscape Service, LLC
Gleason Johndrow Landscaping, LLC
Townscapes, LLC
Northwest Landscaping, LLC
Rainmaker Irrigation and Landscaping, LLC

Greenery NYC, Inc.

Green Environmental Landscape, LLC

Elegant Lawn Care, LLC

Frank Carson Landscape & Maintenance, LLC

Green Earth, Inc.

Green Earth VI, LLC

Proscape Landscaping Management, LLC

Trisler Landscape, LLC

Proscape Landscaping Management, Corp.

Showplace Landscape Services, LLC – Effective 8/1/26

Policy Forms

General Liability

1. CG 20 10 12 19 Additional Insured - Owners, Lessees or Contractors - Ongoing Operations
2. CG 20 37 12 19 Additional Insured - Owners, Lessees or Contractors - Completed Operations
3. CG 20 28 12 19 Additional Insured - Lessors of Leased Equipment
4. CG 20 07 12 19 Additional Insured - Engineers, Architects or Surveyors
5. CG 24 04 12 19 Waiver of Subrogation
6. CG 20 01 12 19 Primary and Non-Contributory Coverage
7. SNGL 047 0514 Earlier Notice of Cancellation Provided to Third Parties

POLICY NUMBER: GL 6676218

COMMERCIAL GENERAL LIABILITY
CG 20 10 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
As required by written contract or agreement when such written contract or agreement is executed prior to an occurrence, offense or loss to which this endorsement applies, but only for the limits agreed to in such contract or the Limits of Liability provided by this policy, whichever is less. Any individually scheduled additional insureds shall not be construed to override nor negate this blanket additional insured.	As per written contract.
Information required to complete this Schedule, if not shown above, will be shown in	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following exclusions apply:

This insurance does not apply to "bodily injury" "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance; whichever is less.

This endorsement shall not increase the applicable

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s)	Location And Description Of Completed Operations
As required by written contract or agreement when such written contract or agreement is executed prior to an occurrence, offense or loss to which this endorsement applies, but only for the limits agreed to in such contract or the Limits of Liability provided by this policy, whichever is less. Any individually scheduled additional insureds shall not be construed to override nor negate this blanket additional insured.	As per Written Contract
Information required to complete this Schedule, if not shown above, will be shown in	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or with respect to liability for "bodily injury" "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

or If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- and 1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;
whichever is less.

This endorsement shall not increase the applicable limits of insurance.

POLICY NUMBER: GL 6676218

COMMERCIAL GENERAL LIABILITY
CG 20 01 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the Other Insurance Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- (1) The additional insured is a Named Insured under such other insurance; and

- (2) You have agreed in writing in a contract or

agreement that this insurance would be primary and would not seek contribution from any other insurance available to the

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):

Person(s) or Organization(s) as required by written contract when such written contract is executed prior to an occurrence, offense or loss to which this endorsement applies.

Any individually scheduled Waivers shall not be construed to override nor negate this blanket Waiver

Information required to complete this Schedule, if not shown above, will be shown in the Declarations

The following is added to Paragraph 8. Transfer Of
Rights Of Recovery Against Others To Uofs
Section IV – Conditions:

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

SPECIAL NOTICE OF CANCELLATION SERVICE PROVIDED TO IDENTIFIED THIRD PARTIES

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

CHANGE

The following new provision is added to A . Cancellation of the COMMON POLICY CONDITIONS or such other applicable state cancellation endorsement:

As a special service to you, if we cancel this policy for any reason other than non-payment of premium, within thirty (30) days prior to the effective date of cancellation, we will mail a copy of such written notice of cancellation to all third persons whose name and address have, during the applicable policy period, been placed on file with us through your broker of record due to third party contractual requirements relating to such notice.

As a special service to you, if we cancel this policy for non-payment of premium, within ten (10) days prior to the effective date of cancellation, we will mail a copy of such written notice of cancellation to all third persons whose name and address have, during the applicable policy period, been placed on file with us through your broker of record due to third party contractual requirements relating to such notice.

If we have been provided with an electronic address of such third parties, at our election we may send notice of cancellation to such third parties by electronic mail.

Notice of cancellation of coverage provided to a certificate holder is a courtesy only. Failure to provide such notice will not extend the policy cancellation date, negate the cancellation of the policy, nor confer any rights nor expectations upon the certificate holder nor subject us, our agents nor representatives to liability for failure to provide notice.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

Endorsement Effective: 04/01/2026

Policy No. GL 6676218

Endorsement No.

Named Insured: YELLOWSTONE LANDSCAPE, INC. & YELLOWSTONE
INTERMEDIATE HOLDINGS, INC.

P remium \$ Included

Insurance Company Safety National Casualty Corporation

Countersigned By _____
(Countersignature by the Broker or Agent shall only occur
in the mailing states that require countersignature)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EARLIER NOTICE OF CANCELLATION PROVIDED BY US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Number of Days' Notice 90 days except 10 days' notice for non-payment of premium where
allowed by state law.

(If no entry appears above, information required to complete this Schedule will be shown in the Declarations as
applicable to this endorsement.)

For any statutorily permitted reason other than nonpayment of premium, the number of days required for notice of
cancellation, as provided in paragraph 2. of either the CANCELLATION Common Policy Condition or as amended
by an applicable state cancellation endorsement, is increased to the number of days shown in the Schedule
above.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTOMOBILE COVERAGE PART

SCHEDULE

Name of Additional Insured Person(s) or Organization(s):
Person(s) or Organization(s) as required by written contract.
Any individually scheduled Designated Additional Insured shall not be construed to override nor negate this blanket Designated Additional Insured.

CHANGE

The person(s) or organization(s) shown in the Schedule above with whom you have agreed in a written contract to provide insurance such as is afforded under this Coverage Form, is included as an Additional Insured subject to the below:

- (1) Insurance for such Additional Insured(s) scheduled above shall be afforded only to the extent that such Additional Insured is liable for "bodily injury" or "property damage" arising out of your operations and resulting from the ownership, maintenance or use of covered "autos" by you while the covered "autos" are on premises owned or leased by the above scheduled Additional Insured(s).
- (2) The insurance afforded under this Coverage Form to such Additional Insured(s) applies only:
 - (a) If the "accident" takes place subsequent to the execution and effective date of such written contract:
and,
 - (b) While such written contract is in force, or until the end of the policy period, which ever occurs first.
- (3) How Limits Apply to Additional Insured(s)
The most we will pay on behalf of the Additional Insured(s) scheduled above is the lesser of:
 - (a) The limits of insurance specified in the written contract or written agreement; or,
 - (b) The Limits of Insurance provided by the Coverage Form.

The amount we will pay on behalf of such Additional Insured(s) shall be a part of, and not in addition to, the Limits of Insurance shown in the Coverage Form Declarations and described in this section. Such amount will thus not increase the Limits of Insurance shown for the Coverage Form.

- (4) Exclusions
 - (a) This endorsement does not apply to liability of the Additional Insured which arises out of the ownership of transportation operating rights granted to the Additional Insured by public authority.
 - (b) This endorsement does not apply to the liability of the owner or anyone else from whom you hire or borrow a covered auto.

(5) Obligations at the Additional Insured's Own Cost

No Additional Insured will, except at their own cost, voluntarily make a payment, assume any obligation, or incur any expense, other than for first aid, without our consent.

The Additional Insured(s) scheduled above shall be subject to all other conditions set forth in the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

Endorsement Effective	<u>04/01/2026</u>	Policy No.	CA 6676217	Endorsement No.
Named Insured	YELLOWSTONE LANDSCAPE, INC. & YELLOWSTONE INTERMEDIATE HOLDINGS			Premium
Insurance Company	Safety National Casualty Corporation			\$

Countersigned By _____

POLICY NUMBER: CA 6676217

COMMERCIAL AUTO
CA 04 49 11 16

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified

- A. The following is added to the Other Insurance Condition in the Business Auto Coverage Form and the Other Insurance – Primary And Excess Insurance Provisions in the Motor Carrier Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage is primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

- B. The following is added to the Other Insurance Condition in the Auto Dealers Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage and General Liability Coverages are primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTOMOBILE COVERAGE PART

SCHEDULE

Name Of Person Or Organization:

Person(s) or Organization(s) as required by written contract when such written contract is executed prior to an accident to which this endorsement applies.

Any individually scheduled Waivers shall not be construed to override nor negate this blanket Waiver.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

CHANGE

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for "bodily injury" or "property damage" to which this insurance applies, caused by an "accident" and resulting from the ownership, maintenance or use of a covered "auto". This waiver applies only to the person or organization shown in the Schedule above.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 04//01//2026 Policy No. CA 6676217

Endorsement No.

Named Insured YELLOWSTONE LANDSCAPE, INC. & YELLOWSTONE
INTERMEDIATE HOLDINGS

Premium
\$

Insurance Company Safety National Casualty Corporation

Countersigned By _____

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**SPECIAL NOTICE OF CANCELLATION SERVICE
PROVIDED TO IDENTIFIED THIRD PARTIES**

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTOMOBILE COVERAGE PART

CHANGE

The following new provision is added to **A. Cancellation of the COMMON POLICY CONDITIONS** or such other applicable state cancellation endorsement:

As a special service to you, if we cancel this policy for any reason other than non-payment of premium, within thirty (30) days prior to the effective date of cancellation, we will mail a copy of such written notice of cancellation to all third persons whose name and address have, during the applicable policy period, been placed on file with us through your broker of record due to third party contractual requirements relating to such notice.

As a special service to you, if we cancel this policy for non-payment of premium, within ten (10) days prior to the effective date of cancellation, we will mail a copy of such written notice of cancellation to all third persons whose name and address have, during the applicable policy period, been placed on file with us through your broker of record due to third party contractual requirements relating to such notice.

If we have been provided with an electronic address of such third parties, at our election we may send notice of cancellation to such third parties by electronic mail.

Notice of cancellation of coverage provided to a certificate holder is a courtesy only. Failure to provide such notice will not extend the policy cancellation date, negate the cancellation of the policy, nor confer any rights nor expectations upon the certificate holder nor subject us, our agents nor representatives to liability for failure to provide notice.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Named Insured	YELLOWSTONE LANDSCAPE, INC. &	Premium
	YELLOWSTONE	
	INTERMEDIATE HOLDINGS	

Countersigned By _____

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

WC 00 03 13

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

SCHEDULE

WHERE A WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS IS REQUIRED BY WRITTEN CONTRACT, SUCH ADDITIONAL ENTITIES SHALL BE CONSIDERED AUTOMATICALLY SCHEDULED BY THE COMPANY.

INDIVIDUALLY SCHEDULED WAIVERS SHALL NOT BE CONSTRUED TO OVERRIDE NOR NEGATE THIS BLANKET WAIVER.

THIS FORM APPLIES ONLY TO THE FOLLOWING STATE(S) IF COVERED BY YOUR POLICY. IF A STATE IS NOT LISTED BELOW, THIS FORM DOES NOT APPLY IN THAT STATE.

AZ, CO, FL, GA, IL, KS, MA, MI, NV, NM, NC, PA, SC, TN, VA

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 04/01/2026

Policy No. LDS4066360

Endorsement No.

Insured YELLOWSTONE LANDSCAPE, INC. & YELLOWSTONE INTERMEDIATE HOLDINGS, INC.

Premium \$ Included

Insurance Company SafetyNational Casualty Corporation

Countersigned By

WC 00 03 13 (04 84)

Page 1 of 1

TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Texas is shown in Item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

The premium for this endorsement is shown in the Schedule.

SCHEDULE

1. ☐ Specific Waiver

☒ Blanket Waiver
Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.
2. Operations:
3. Premium: \$
The premium charge for this endorsement shall be _____ percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.
4. Advance Premium:

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 04/01/2026 Policy No. LDS4066360 Endorsement No. _____

Named Insured YELLOWSTONE LANDSCAPE, INC. & YELLOWSTONE
INTERMEDIATE HOLDINGS, INC. Premium
\$ _____

Insurance Company SafetyNational Casualty Corporation

Countersigned By _____

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

WC 99 99 35

**SPECIAL NOTICE OF CANCELLATION SERVICE
PROVIDED TO IDENTIFIED THIRD PARTIES ENDORSEMENT**

As a special service to you, if we cancel this policy for any reason other than non-payment of premium, within thirty (30) days prior to the effective date of cancellation, we will mail a copy of such written notice of cancellation to all third persons whose name and address have, during the applicable policy period, been placed on file with us through your broker of record due to third party contractual requirements relating to such notice.

As a special service to you, if we cancel this policy for non-payment of premium, within ten (10) days prior to the effective date of cancellation, we will mail a copy of such written notice of cancellation to all third persons whose name and address have, during the applicable policy period, been placed on file with us through your broker of record due to third party contractual requirements relating to such notice.

If we have been provided with an electronic address of such third parties, at our election we may send notice of cancellation to such third parties by electronic mail.

Notice of cancellation of coverage provided to a certificate holder is a courtesy only. Failure to provide such notice will not extend the policy cancellation date, negate the cancellation of the policy, nor confer any rights nor expectations upon the certificate holder nor subject us, our agents nor representatives to liability for failure to provide notice.

THIS FORM APPLIES ONLY TO THE FOLLOWING STATE(S) IF COVERED BY YOUR POLICY. IF A STATE IS NOT LISTED BELOW, THIS FORM DOES NOT APPLY IN THAT STATE.

CO, GA, IL, KS, MA, MI, NV, NM, PA, SC, VA

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective	<u>04/01/2026</u>	Policy No. LDS4066360	Endorsement No.
Insured	YELLOWSTONE LANDSCAPE, INC. & YELLOWSTONE INTERMEDIATE HOLDINGS, INC.		Premium \$

Insurance Company Safety National Casualty Corporation

Countersigned By _____

SECTION D

SECTION 1

Radiance
Community Development District

Check Register Summary

July 1, 2026 to July 31, 2026

Bank	Date	Check No.'s	Amount
General Fund - Truist	7/17/26	35-40	\$ 31,110.17
			\$ 31,110.17

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	8/14/26	PAGE	1
***	CHECK DATES 06/01/2026 - 07/30/2026 ***										RADIANCE CDD			
										BANK B RADIANCE - TRUIST				
DATE	CHECK	VEND#	INVOICE		EXPENSED TO		VENDOR NAME		STATUS	AMOUNT	CHECK			
			DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS				AMOUNT	#		
7/17/26	00016		5/01/26	7	202605	310-51300-34000			*	3,333.33				
					MAY26	MANAGEMENT FEES								
			5/01/26	7	202605	310-51300-49500			*	100.00				
					MAY26	WEBSITE ADMIN								
			5/01/26	7	202605	310-51300-35200			*	150.00				
					MAY26	INFO TECH								
			5/01/26	7	202605	310-51300-31300			*	416.67				
					MAY26	DISSEM AGENT SRVCS								
			5/01/26	7	202605	310-51300-51000			*	.15				
					OFFICE	SUPPLIES								
			5/01/26	7	202605	310-51300-42000			*	72.46				
					POSTAGE									
			6/01/26	8	202606	310-51300-34000			*	3,333.33				
					JUN26	MANAGEMET FEES								
			6/01/26	8	202606	310-51300-49500			*	100.00				
					JUN26	WEBSITE ADMIN								
			6/01/26	8	202606	310-51300-35200			*	150.00				
					JUN26	INFO TECH								
			6/01/26	8	202606	310-51300-31300			*	416.67				
					JUN26	DISSEM AGENT SRVCS								
			6/01/26	8	202606	310-51300-51000			*	.12				
					OFFICE	SUPPLIES								
			6/01/26	8	202606	310-51300-42000			*	2.97				
					POSTAGE									
			6/01/26	8	202606	310-51300-49000			*	50.80				
					05/25	HILTON GARDEN IN								
					GOVERNMENTAL MANAGEMENT SERVICES						8,126.50	000035		
7/17/26	00006		4/30/26	35608748	202604	300-20700-10200			*	7,413.85				
					APR OFFSITE UTILITY									
					KIMLEY HORN AND ASSOCIATES, INC.						7,413.85	000036		
7/17/26	00006		4/30/26	35608750	202604	300-20700-10200			*	9,487.99				
					APR MASTER PUMP									
					KIMLEY HORN AND ASSOCIATES, INC.						9,487.99	000037		
7/17/26	00006		4/30/26	35557509	202604	310-51300-31100			*	1,741.59				
					APR ENGINEER SERVICES									
					KIMLEY HORN AND ASSOCIATES, INC.						1,741.59	000038		
7/17/26	00003		4/30/26	3733184	202603	310-51300-31500			*	564.50				
					MAR GENERAL COUNSEL									
			4/30/26	3733185	202603	300-20700-10200			*	82.50				
					MAR PROJECT CONSTRUCTION									
			6/05/26	3759727	202604	310-51300-31500			*	3,429.92				
					APR GENERAL COUNSEL									
					KUTAK ROCK LLP						4,076.92	000039		

RADI RADIANCE CDD AMOSSING														

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
7/17/26	00004	5/01/26	8516	202605	310-51300-49500		*	131.66		
			MAY WEBSITE FEES							
		6/01/26	8606	202606	310-51300-49500		*	131.66		
			JUNE WEBSITE FEES							
VGLOBALTECH									263.32	000040
TOTAL FOR BANK B								31,110.17		
TOTAL FOR REGISTER								31,110.17		

SECTION 2

Radiance
Community Development District

Unaudited Financial Reporting
July 31, 2026



Table of Contents

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
July 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	\$ 988,352	\$ -	\$ 178,270	\$ 1,166,621
Due from Developer	\$ 18,032	\$ -	\$ 406,575	\$ 424,607
Due from General Fund	\$ -	\$ -	\$ -	\$ -
Investments:				
Series				
Reserve	\$ -	\$ 1,327,114	\$ -	\$ 1,327,114
Revenue	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ 13,401	\$ -	\$ 13,401
Prepayment	\$ -	\$ -	\$ -	\$ -
Sinking Fund	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 6,217,735	\$ 6,217,735
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 1,006,384	\$ 1,340,515	\$ 6,802,580	\$ 9,149,479
Liabilities:				
Accounts Payable	\$ 86,817	\$ -	\$ 1,674,670	\$ 1,761,487
Due to Capital Projects	\$ 30,088	\$ -	\$ -	\$ 30,088
Due to Developer	\$ 882,871	\$ -	\$ -	\$ 882,871
Total Liabilities	\$ 999,776	\$ -	\$ 1,674,670	\$ 2,674,446
Fund Balance:				
Assigned For:				
Debt Service - Series 2025	\$ -	\$ 1,340,515	\$ -	\$ 1,340,515
Restricted For:				
Capital Projects - Series 2025	\$ -	\$ -	\$ 5,127,910	\$ 5,127,910
Unassigned	\$ 6,607	\$ -	\$ -	\$ 6,607
Total Fund Balances	\$ 6,607	\$ 1,340,515	\$ 5,127,910	\$ 6,475,033
Total Liabilities & Fund Balance	\$ 1,006,384	\$ 1,340,515	\$ 6,802,580	\$ 9,149,479

Radiance
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Developer Contributions	\$ 255,155	\$ 76,553	\$ 76,553	\$ -
Total Revenues	\$ 255,155	\$ 76,553	\$ 76,553	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 2,400	\$ 2,000	\$ 400	\$ 1,600
FICA Expense	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 30,000	\$ 25,000	\$ 7,934	\$ 17,066
Dissemination	\$ 2,000	\$ 1,667	\$ 5,528	\$ (3,861)
Assessment Administration	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Attorney	\$ 25,000	\$ 13,877	\$ 13,877	\$ -
Annual Audit	\$ -	\$ -	\$ 4,000	\$ (4,000)
Trustee Fees	\$ -	\$ -	\$ 3,800	\$ (3,800)
Management Fees	\$ 45,500	\$ 37,917	\$ 34,222	\$ 3,694
Information Technology	\$ -	\$ -	\$ 1,220	\$ (1,220)
Administrative Services	\$ -	\$ -	\$ -	\$ -
Accounting Services	\$ -	\$ -	\$ -	\$ -
Postage	\$ 500	\$ 417	\$ 152	\$ 264
Printing & Binding	\$ 500	\$ 417	\$ -	\$ 417
Insurance	\$ 7,000	\$ 7,000	\$ 5,732	\$ 1,268
Legal Advertising	\$ 10,000	\$ 8,333	\$ (73)	\$ 8,406
Other Current Charges	\$ 500	\$ 417	\$ 2,324	\$ (1,908)
Contingency	\$ 1,500	\$ 1,250	\$ 127	\$ 1,123
Website Admin	\$ 1,580	\$ 1,580	\$ 2,213	\$ (633)
Office Supplies	\$ -	\$ -	\$ 0	\$ (0)
Dues, Licenses, Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 129,155	\$ 102,549	\$ 81,634	\$ 20,915

Radiance

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<i>Operations and Maintenance</i>				
Field Expenses				
Field Management	\$ -	\$ -	\$ 1,250	\$ (1,250)
Landscape Maintenance	\$ 50,000	\$ 41,667	\$ -	\$ 41,667
Landscape Inspections	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
Lake Maintenance	\$ 16,000	\$ 13,333	\$ 490	\$ 12,843
Contingency	\$ 50,000	\$ 41,667	\$ -	\$ 41,667
Total Field Expenses:	\$ 126,000	\$ 105,000	\$ 1,740	\$ 103,260
Total Expenditures	\$ 255,155	\$ 207,549	\$ 83,374	\$ 124,175
Excess Revenues (Expenditures)	\$ -		\$ (6,821)	
Fund Balance - Beginning	\$ -		\$ 13,428	
Fund Balance - Ending	\$ -		\$ 6,607	

Radiance

Community Development District

Debt Service Fund - Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 50,367	\$ 50,367
Total Revenues	\$ -	\$ -	\$50,367	\$ 50,367
<u>Expenditures:</u>				
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)
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 48	\$ 48
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 48	\$ 48
Excess Revenues (Expenditures)	\$		\$ (640,875)	
Fund Balance - Beginning	\$ -		\$ 1,981,391	
Fund Balance - Ending	\$ -		\$ 1,340,515	

Radiance

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Series	Capital
	2025	Projects
<u>Revenues:</u>		
Developer Contributions	\$ -	\$ 10,912,461
Interest	\$ 309,357	\$ -
Total Revenues	\$ 309,357	\$ 10,912,461
<u>Expenditures:</u>		
Capital Outlay - Construction	\$ 8,793,657	\$ -
Capital Outlay - Cost of Issuance	\$ 5,400	\$ -
Construction in Progress	\$ -	\$ 10,903,630
Other Current Charges	\$ -	\$ 538
Total Expenditures	\$ 8,799,057	\$ 10,904,168
<u>Other Financing Sources:</u>		
Transfer In/(Out)	\$ (48)	\$ -
Total Other Financing Sources (Uses)	\$ (48)	\$ -
Excess Revenues (Expenditures)	\$ (8,489,748)	\$ 8,293
Fund Balance - Beginning	\$ 14,707,483	\$ (1,098,118)
Fund Balance - Ending	\$ 6,217,735	\$ (1,089,825)

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	\$ 7,615	\$ 11,467	\$ -	\$ -	76,553
Total Revenues	\$ 14,366	\$ -	\$ 4,037	\$ 16,021	\$ 7,170	\$ 5,118	\$ 4,248	\$ 6,510	\$ 7,615	\$ 11,467	\$ -	\$ -	76,553
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200	\$ -	\$ -	\$ -	400
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	\$ 417	\$ 417	\$ -	\$ -	5,528
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 1,664	\$ -	\$ 1,728	\$ 3,252	\$ 115	\$ 565	\$ 3,430	\$ 1,175	\$ 1,951	\$ -	\$ -	\$ -	13,877
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	4,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800	\$ -	\$ -	3,800
Management Fees	\$ 4,000	\$ 3,556	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	34,222
Information Technology	\$ -	\$ 70	\$ 100	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	1,220
Postage	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ 74	\$ 1	\$ 72	\$ 3	\$ -	\$ -	\$ -	152
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,732
Legal Advertising	\$ (73)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(73)
Other Current Charges	\$ -	\$ 148	\$ 438	\$ 586	\$ 151	\$ 151	\$ 203	\$ 139	\$ 176	\$ 333	\$ -	\$ -	2,324
Contingency	\$ 127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	127
Website Admin	\$ 132	\$ 178	\$ 282	\$ 232	\$ 232	\$ 232	\$ 232	\$ 232	\$ 232	\$ 232	\$ -	\$ -	2,213
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	0
Dues, Licenses, Subscriptions.	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 15,330	\$ 6,082	\$ 8,020	\$ 9,131	\$ 4,399	\$ 4,922	\$ 9,508	\$ 5,518	\$ 10,461	\$ 8,264	\$ -	\$ -	81,634
<i>Operation and Maintenance</i>													
Field Expenses													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ -	\$ -	1,250
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 490	\$ -	\$ -	490
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total O&M Expenses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,740	\$ -	\$ -	1,740
Total Expenditures	\$ 15,330	\$ 6,082	\$ 8,020	\$ 9,131	\$ 4,399	\$ 4,922	\$ 9,508	\$ 5,518	\$ 10,461	\$ 10,004	\$ -	\$ -	83,374
Excess Revenues (Expenditures)	\$ (964)	\$ (6,082)	\$ (3,983)	\$ 6,891	\$ 2,771	\$ 197	\$ (5,260)	\$ 992	\$ (2,845)	\$ 1,462	\$	\$	(6,821)

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	\$1,327,114	
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 - #GF2026-10
June 19, 2026

Bill To:
Kolter Group Acquisitions LLC

Payee		General Fund FY2026	
1	Governmental Management Services Invoice # 8 - June 2026 Management Fees	\$	4,053.89
2	Kutak Rock LLP Invoice # 3759727 - April 2026 Legal Counsel	\$	3,429.92
3	Vglobal Tech Invoice # 8606 - Web Hosting June 2026	\$	131.66
		\$	7,615.47

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 #:** 8**Invoice Date:** 6/1/26**Due Date:** 6/1/26**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		0.12	0.12
Postage		2.97	2.97
American Express Statement Closing 5/25/26 - Hilton Garden Inn Palm Coast Meeting Room		50.80	50.80
Total			\$4,053.89
Payments/Credits			\$0.00
Balance Due			\$4,053.89

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 5, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

Reference: Invoice No. 3759727

Client Matter No. 36523-1

Notification Email: eftgroup@kutakrock.com

Radiance CDD

C/O GMS

219 E. Livingston Street

Orlando, FL 32801

Invoice No. 3759727

36523-1

Re: General Counsel

For Professional Legal Services Rendered

04/02/26	K. Ibarra	0.50	112.50	Prepare turnover documents; request UCC search
04/03/26	J. Earlywine	0.20	65.00	Email regarding permit transfer
04/09/26	J. Earlywine	0.20	65.00	Follow-up regarding UCC search and utilities turnover
04/09/26	K. Ibarra	1.90	427.50	Prepare utilities turnover documents from district to FGUA
04/09/26	B. Stuhr	0.40	110.00	Review request for UCC searches from Delaware and Flagler County, Florida; prepare and submit request for the same; correspondence with Earlywine regarding estimated timing to receive results; review state level UCC searches; prepare correspondence to Earlywine regarding the same
04/10/26	J. Earlywine	0.50	162.50	Conference call regarding closeout documents for utilities turnover
04/10/26	J. Earlywine	0.20	65.00	Follow-up regarding CUP permit transfer
04/10/26	K. Ibarra	1.20	270.00	Prepare utilities turnover documents from district to FGUA

KUTAK ROCK LLP

Radiance CDD

June 5, 2026

Client Matter No. 36523-1

Invoice No. 3759727

Page 2

04/10/26	A. Ligas	0.30	82.50	Prepare acquisition of improvements; correspond with engineer regarding the same
04/10/26	G. Lovett	0.70	196.00	Monitor legislative process relating to matters impacting special districts
04/10/26	B. Stuhr	0.20	55.00	Review search results from Flagler County; correspondence with Earlywine regarding the same
04/12/26	L. Whelan	0.70	269.50	Monitor legislative process relating to matters impacting special districts
04/13/26	J. Earlywine	0.50	162.50	Conference call regarding utility turnover
04/13/26	K. Ibarra	0.30	67.50	Attend conference call with developer regarding conveyance of utilities to FGUA
04/13/26	A. Ligas	0.50	137.50	Prepare change order; correspond with engineer regarding the same; conference with vice chair regarding FGUA turnover
04/15/26	J. Earlywine	0.50	162.50	Conference call regarding CUP permit transfer
04/22/26	K. Ibarra	0.30	67.50	Prepare attorney's affidavit
04/23/26	K. Ibarra	0.20	45.00	Prepare utility conveyance paperwork
04/24/26	K. Ibarra	0.10	22.50	Prepare utility conveyance paperwork
04/27/26	K. Ibarra	0.30	67.50	Prepare utilities turnover documents
04/29/26	A. Ligas	0.70	192.50	Correspond with engineer and district staff regarding acquisition of improvements; prepare acquisition of Cress wind Phase 1 improvements; send the same for signatures

TOTAL HOURS	10.40
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KUTAK ROCK LLP

Radiance CDD

June 5, 2026

Client Matter No. 36523-1

Invoice No. 3759727

Page 3

TOTAL FOR SERVICES RENDERED	\$2,805.50
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DISBURSEMENTS

Miscellaneous	624.42	VENDOR: CAPITAL SERVICES INC; INVOICE#: 2026535041; DATE: 4/10/2026 - Various Document Searches and Photocopies
---------------	--------	---

TOTAL DISBURSEMENTS	<u>624.42</u>
---------------------	---------------

TOTAL CURRENT AMOUNT DUE	<u><u>\$3,429.92</u></u>
--------------------------	--------------------------

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 # 8606

DATE 06/01/2026

DUE DATE 06/01/2026

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

Community Development District

Funding Request - #GF2026-11
July 17, 2026

Bill To:
Kolter Group Acquisitions LLC

Payee		General Fund FY2026
1	Charles Faulkner Board of Superviors Payroll - 6/19/26 Meeting	\$ 200.00
2	Dibartolomeo, McBee, Hartley & Barnes, PA Invoice # 90119555 - FY2025 Annual Audit	\$ 4,000.00
3	Governmental Management Services Invoice # 9 - July 2026 Management Fees Invoice # 10 - July 2026 Field Management	\$ 4,220.00 \$ 1,250.00
4	Kutak Rock LLP Invoice # 3763021 - May 2026 Legal Counsel	\$ 1,175.00
5	Lake Pros LLC Invoice # 5224 - July Lake Maintenance	\$ 490.00
6	Vglobal Tech Invoice # 8739 - Web Hosting July 2026	\$ 131.66
		\$ 11,466.66

Please make check payable to:

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

Wire Instructions Available Upon Request

Attendance Confirmation
for
BOARD OF SUPERVISORS

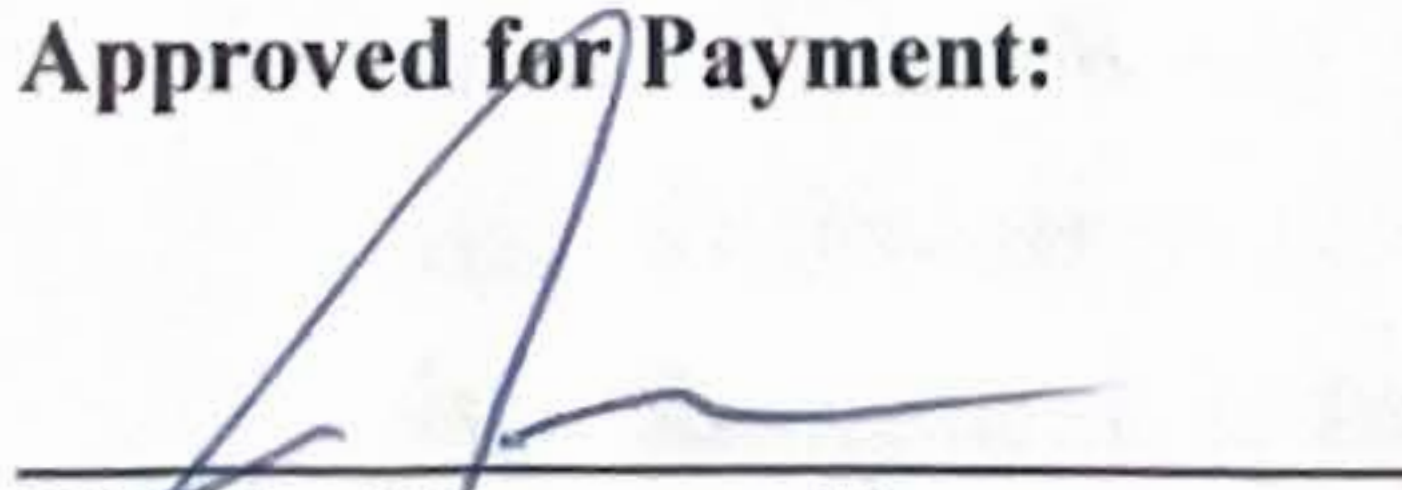
District Name: Radiance CDD

Board Meeting Date: June 19, 2026

	<i>Name</i>	<i>In Attendance</i> <i>Please ✓</i>	<i>Fee Involved</i> <i>Yes / No</i>
1	Haley Kiernan	✓	No
2	Timothy Smith		No
3	Charles Faulkner	✓ (Phon)	Yes (\$200)
4	Eric Morrisette	✓	No
5	William Fife	✓	No

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

6/19/26
Date

****RETURN SIGNED DOCUMENT TO DISTRICT ACCOUNTANT****

Dibartolomeo, McBee, Hartley & Barnes, PA

2222 Colonial Road, Suite 201
Fort Pierce, FL 34950
Tel: 461-8833
Fax: (772) 461-8872

Radiance Community Development District
GMS-CF
219 E Livingston Street
Orlando, FL 32801

June 30, 2026
Invoice: 90119555

Services rendered regarding audited financial statements for the year ended September 30, 2025. \$4,000.00

Invoice Total \$4,000.00

INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
4,000.00	0.00	0.00	0.00	4,000.00

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 10

Invoice Date: 7/14/26

Due Date: 7/14/26

Case:

P.O. Number:

Bill To:

Radiance CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Field Management		1,250.00	1,250.00
		Total	\$1,250.00
		Payments/Credits	\$0.00
		Balance Due	\$1,250.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 24, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3763021

Client Matter No. 36523-1

Notification Email: eftgroup@kutakrock.com

Radiance CDD

C/O GMS

219 E. Livingston Street

Orlando, FL 32801

Invoice No. 3763021

36523-1

Re: General Counsel

For Professional Legal Services Rendered

05/03/26	J. Earlywine	0.20	65.00	Follow-up regarding FGUA turnover documents
05/03/26	K. Ibarra	0.10	22.50	Prepare utilities turnover documents
05/07/26	A. Ligas	0.10	27.50	Correspond with developer regarding the acquisition of Cresswind improvements
05/08/26	A. Ligas	0.80	220.00	Prepare acquisition of Cresswind Phase 2 improvements; correspond with district staff regarding the same
05/12/26	K. Ibarra	0.10	22.50	Prepare utilities turnover documents
05/13/26	A. Ligas	0.10	27.50	Prepare change order for master pump station project; correspond with engineer regarding the same
05/13/26	A. Ligas	0.30	82.50	Prepare acquisition of phase 1 improvements; correspond with engineer regarding the same
05/15/26	K. Ibarra	0.90	202.50	Prepare utilities turnover documents
05/15/26	A. Ligas	0.40	110.00	Prepare for and attend board meeting by phone
05/17/26	K. Ibarra	0.10	22.50	Prepare utilities turnover documents
05/19/26	K. Ibarra	0.20	45.00	Prepare utilities turnover documents

KUTAK ROCK LLP

Radiance CDD

June 24, 2026

Client Matter No. 36523-1

Invoice No. 3763021

Page 2

05/22/26	K. Ibarra	0.10	22.50	Conference with developer's counsel regarding utilities turnover documents
05/23/26	J. Earlywine	0.20	65.00	Review mortgage release documents; email regarding same
05/23/26	K. Ibarra	0.20	45.00	Review utilities turnover documents; correspondence with developer and engineer
05/31/26	J. Earlywine	0.60	195.00	Review and analyze draft plat and prepare comments; email regarding same

TOTAL HOURS 4.40

TOTAL FOR SERVICES RENDERED \$1,175.00

TOTAL CURRENT AMOUNT DUE \$1,175.00

UNPAID INVOICES:

April 30, 2026 Invoice No. 3733184 564.50

June 5, 2026 Invoice No. 3759727 3,429.92

TOTAL DUE \$5,169.42

Lake Pros LLC
3885 Shader Rd
Orlando FL 32808



Bill To
Radiance CDD

Date	Invoice #
7/1/2026	5224

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance Service for five (5) ponds - initial month of service	490.00	490.00
		Total	\$490.00

Phone #	E-mail
407-595-3648	accounting@lakepro.co

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 # 8739

DATE 07/01/2026

DUE DATE 07/01/2026

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

SECTION 4

**NOTICE OF MEETING DATES
RADIANCE
COMMUNITY DEVELOPMENT DISTRICT
Remainder of Fiscal Year 2027**

The Board of Supervisors of the *Radiance Community Development District* will hold the remainder of their regularly scheduled public meetings for **Fiscal Year 2027** at **12:30 pm, or shortly thereafter as reasonably possible, at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida 32164**, on the third Friday of every month as follows:

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager's Office at 219 E. Livingston Street, Orlando, FL 32801; by calling (407) 841-5524, during normal business hours, or via the District's website at <https://radiancecdd.org>.

The meetings may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in this meeting is asked to advise the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jeremy LeBrun
District Manager
Governmental Management Services - Central Florida, LLC