

***ANTHEM PARK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package
Regular Meeting

Date/Time:
Wednesday, December 3, 2025
9:30 A.M.

Location:
Anthem Park Clubhouse
2090 Continental Street
St. Cloud, Florida 34769

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Anthem Park Community Development District

c/o Kai

2502 N. Rocky Point Dr. Suite 1000

Tampa, FL 33607

813-565-4663

Board of Supervisors

Anthem Park Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Anthem Park Community Development District is scheduled for **Wednesday, December 3, 2025, at 9:30 A.M.** at the **Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Andy Mendenhall

Andy Mendenhall

District Manager

813-565-4663

CC: Attorney
Engineer
District Records

District: ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Wednesday, December 3, 2025

Time: 9:30 A.M.

Location: Anthem Park Clubhouse
2090 Continental Street
St. Cloud, Florida 34769

Supervisor	Position	
Blair Possenriede	Chairman	
Sarah Kubik Kraeuter	Vice Chair	
Yasiris Santos Nieves	Assistant Secretary	
Linda Ellens	Assistant Secretary	
Gail Dee	Assistant Secretary	

TEAMS: [Join the meeting now](#)

Meeting ID: 298 029 342 947 7

Passcode: 2Hr9ZS9v

Dial in by phone: [+1 312-667-7136,,961884126#](tel:+13126677136961884126)

Phone conference ID: 961 884 126#

Mute/Unmute: *6

Regular Meeting Agenda

For the full agenda packet, please contact anthempark@hikai.com

I. Call to Order / Roll Call

II. Audience Comments – (limited to 3 minutes per individual on agenda items)

III. Staff & Vendor Reports

A. District Counsel

1. Discussion: Transfers of Stormwater Structures (Environmental Resource Permit)

a. Tract G

Exhibit 1

b. Tract M

Exhibit 2

B. District Engineer

C. Facility Manager

1. October 2025 Report

Exhibit 3

2. Steadfast – November 2025 Waterway Treatment Report

Exhibit 4

3. Yellowstone – October 2025 Reports

Exhibit 5

4. Consideration/Approval of Proposals:

a. Steadfast – Quarterly Fountain Maintenance - \$3,600.00

Exhibit 6

b. American Floor Mats – Rubber Slide Mats - \$989.54

Exhibit 7

c. Rock Well – Solar Battery Installation - \$510.00

Exhibit 8

d. F&F Santos – Pool Deck Repair - \$6,000.00

Exhibit 9

- e. Sterling – Grinding, Sawing, Pourback - \$10,800 [Exhibit 10](#)
- f. Mister Sparky – Safety Inspection Report [Exhibit 11](#)
 - i. Surge Protection - \$5,619.25 [Exhibit 12](#)
 - ii. Surge Protection & Panel Replacement - \$13,791.61 [Exhibit 13](#)

D. District Manager

IV. Administrative Items

- A. Consideration/Approval of the November 5, 2025, Regular Meeting Minutes [Exhibit 14](#)
- B. Consideration/Acceptance of the October 2025 Unaudited Financial Statements [Exhibit 15](#)
- C. District Goals & Objectives: Annual Performance Report [Exhibit 16](#)

V. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VI. Supervisor Requests

VII. Adjournment

EXHIBIT 1

AGENDA

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 49-105389-P Application No(s): 210623-6604

Project Name: Anthem Tract G Phase (if applicable):

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: _____
Signature of Permittee _____ Name and Title _____
Taylor Morrison of Florida, Inc. _____ 2600 Lake Lucien Drive, Suite 350 _____
Company Name _____ Company Address _____
Maitland, FL 32751-7172 _____
Phone/email address _____ City, State, Zip _____

B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____ Anthem Park Community Development District
Signature of Representative of O&M Entity _____ Name of Entity for O&M _____
250 International Parkway, Suite 280 _____
Name and Title _____ Address _____
Lake Mary, FL 32746 _____
Email Address _____ City, State, Zip _____
Phone _____ Date _____

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☐ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation (if filed before 1995)



- ☐ A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



EXHIBIT 2

AGENDA

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 49-105424-P Application No(s): 210616-6527

Project Name: Anthem Tract M Phase (if applicable):

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: _____

Signature of Permittee <u>Taylor Morrison of Florida, Inc.</u> Company Name Phone/email address	Name and Title <u>2600 Lake Lucien Drive, Suite 350</u> Company Address <u>Maitland, FL 32751-7172</u> City, State, Zip
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B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____

Signature of Representative of O&M Entity Name and Title Email Address Phone	<u>Anthem Park Community Development District</u> Name of Entity for O&M <u>250 International Parkway, Suite 280</u> Address <u>Lake Mary, FL 32746</u> City, State, Zip Date
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Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☐ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation (if filed before 1995)



- ☐ A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



EXHIBIT 3

AGENDA



Amenity Center Management Report

Meeting: December 3, 2025

Submitted by Maria Agosta

. **Completed and Upcoming Projects**

1. Specialized surge protector and electrical wiring at clubhouse discussion. See attached proposal.
2. Dog Park Signs - Arriving end of January
3. Playground Rubber Pads - See attached
4. Mulch
5. Sheds - See attached
6. Solar light at Fountain Park - See attached proposal from Rock Well Construction
Sunlight Solar believes we had a lightning strike and will not work on the panel unless we get surge protection.
7. Sidewalk at back of pond - See attached
8. Gym floor

II. **Events and Resident Requests**

1. Resident hosting Christmas event December 13. Wants to know if CDD and KAI can contribute.
2. Holiday Lights

EXHIBIT 4

AGENDA



Anthem Park CDD Aquatics

Aquatic Treatment Report

November 2025

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940



Printed: Nov 24, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Oct 29, 2025

Job: SE1442 Anthem Park CDD**Title:****Added By:** David Smeltz**Log Notes:**

Inspected ponds 1,2,3

Weather Conditions:

Partly cloudy with showers

Wed, Oct 29, 2025, 1:22 PM

**79°F****62°F**

Wind: 8 mph

Humidity: 91%

Total Precip: 0.01"

Attachments: 3



Daily Logs List

Nov 12, 2025

Job: SE1442 Anthem Park CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds 1,2,3 for grasses

Trash removal was performed a lot of trash present in the ponds.

(Another shopping cart removed from pond)

Weather Conditions:

Sunny

Wed, Nov 12, 2025, 10:55 AM



69°F

39°F

Wind: 4 mph

Humidity: 89%

Total Precip: 0"

Attachments: 7





ANTHEM PARK CDD

2090 Continental St, Saint Cloud

Gate Code:

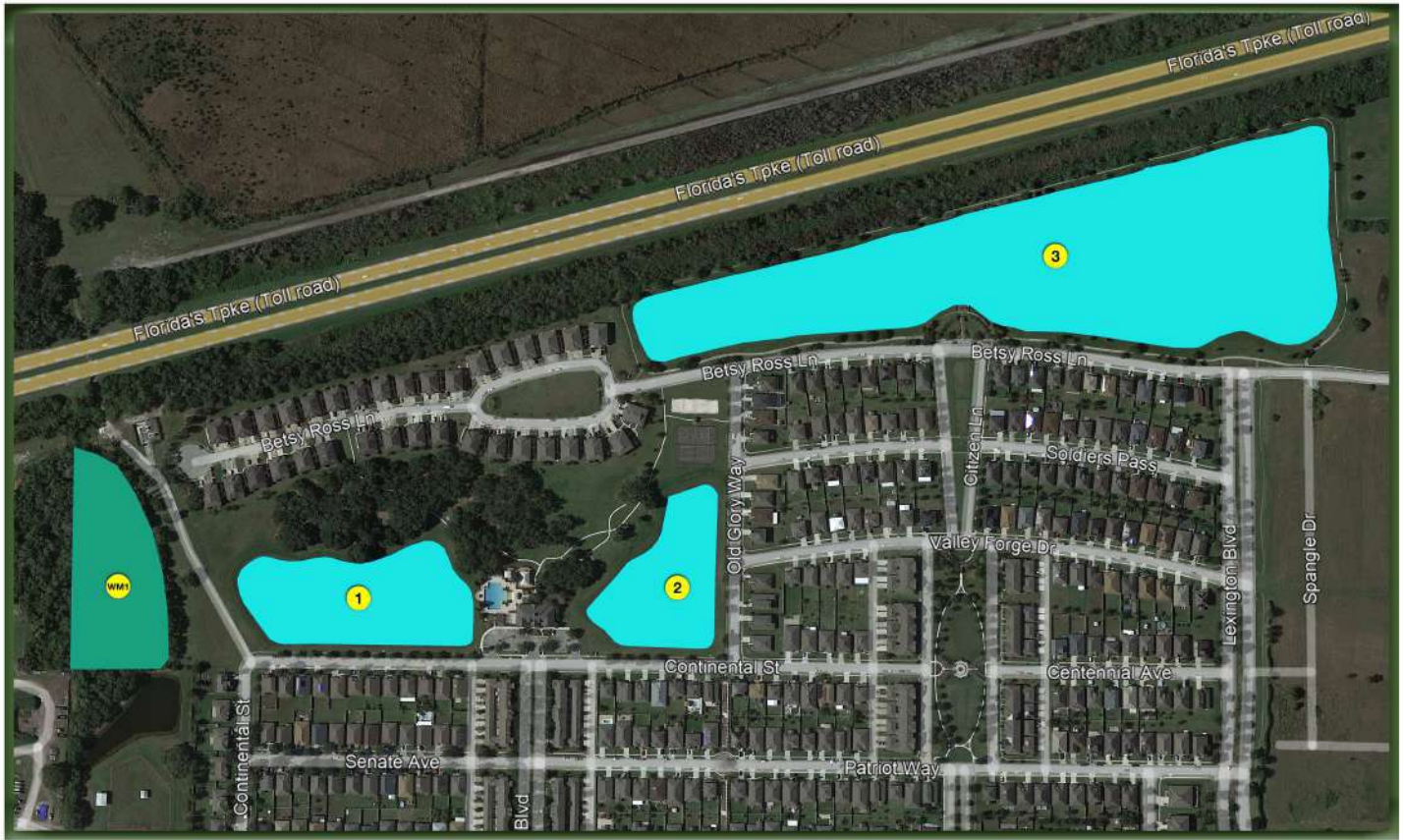


EXHIBIT 5

AGENDA

Anthem Park CDD**Account Manager : Nathaniel Anderson****Monday, November 24, 2025****Maintenance Activities**

- Emptying of trash station weekly throughout Anthem Park : Wednesday through Thursday
- Trim and detail shrub beds along the old canoe creek road, Lexington Blvd., Patriot Park, Sunset Park, and the Clubhouse.
- Perform Mechanical and chemical weed landscape beds throughout the property.
- Pick up trash in landscape beds and common area throughout the property.
- Treat ants mount throughout the property.
- Spray crack weeds on sidewalk and curb edge throughout the property.
- Raised canopy on Oak trees on the Continental St by the playground and the parking lot at the clubhouse.
- Mow and Weedeat behind homes on Continental .
- Spray herbicide along fence line behind homes on Continental.
- Volleyball court is graded twice a month

Mowing Activities

- Perform Bi-weekly mowing and string trimming of retention ponds and common areas throughout the property.
- Perform Bi-weekly mowing service on all St Augustine turf throughout the property.

Irrigation Activities

- Conducted thorough inspection of the irrigation system.
- Documented/reported any significant issues.

Fertilization and Pest Control Activities

- All shrubs were treated for insecticide, fungicide
- All St Augustine turf area was treated with Heritage 16-4-8 fertilizer

Projected Work

- The eagle nest area on Lexington Blvd. has been mowed on Monday November 10
- Continue working on tree lifting throughout the community still in progress.

Lawn & Ornamental Report



Date of Application Thursday 11-6-2025 Sprayer Operator O-Retty CM 27435, Victor

Area Treated Anthem Park CDD

Reg #

Products Used	Target Pest	Application Rate	Total Used
Heritage 16-4-8	Fertilizer / Turf	3Lbs / 1000	13 bags

Disease / Pest or Weed
Target Treatment

Turf / Nutrients

Sprayer Used ZS2,8

Water Volume N/A

Time of
Application: 11:46

Temperature 77°

Wind Speed NE 6 MPH

Observation

Manager Signature

Operator Signature

EXHIBIT 6

AGENDA



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
11/21/2025 12/21/2025 EST-SCA2871

BILL TO

Anthem Park CDD
c/o Kai FKA Breeze Homes
1540 International Parkway,
Suite 2000,
Lake Mary FL 32746

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Quarterly Fountain Maintenance for Anthem Park CDD. Equipment : 2 fountains on ponds 1 & 2 (1 each). Scope of work to include inspection of moving parts, wear and tear, filter cleaning & nozzle cleaning. (Light bulbs if applicable) Parts to be inspected and serviced if necessary. Any fountain implements that are found faulty can be ordered and replaced by Steadfast at a minimal 10% markup to the CDD. Receipts to be provided at time of invoicing. Should the part(s) be under manufacture warranty, Steadfast will provide the labor to replace under the fountain maintenance agreement at no cost. Quarterly cost: \$900.00 Annual total: \$3600.00	4.00	900.00	3,600.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **3,600.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 7

AGENDA

152 Rollins Avenue, #102
 Rockville, MD 20852
 800-762-9010 / 240-780-3309 (fax)

Quote

Date	Quote #
11/20/2025	5813473

Prepared By	Prepared For
Chris Scrivens Sales Department 800-762-9010 240-780-3309 (fax) chris@americanfloormats.com	Maria Agosta Saint Cloud, FL 34769 United States 718-404-7417 anthepparkcdd@gmail.com

Product Name	Qty	Price	Subtotal
Rubber Slide Mats » Standard Size: 2" Thick – 32" x 54" » Color: Brick Red	5	\$172.52	\$862.60
Subtotal:			\$862.60
UPS Ground:			\$126.94
Taxes:			\$0.00
Total:			\$989.54

[Click here](#) to view your quote online (and to place order)

We are here to help! Please do not hesitate to give us a call at 800-762-9010 if you would prefer to place your order over the phone or if you have any questions that we may help with.

THANK YOU FOR YOUR BUSINESS!

Quote valid until: January 19, 2026

EXHIBIT 8

AGENDA



Rock Well Construction

3519 Pintail Ln
St. Cloud, FL 34772

ESTIMATE	#263-1
ESTIMATE DATE	Oct 28, 2025
EXPIRATION DATE	Nov 26, 2025
TOTAL	\$510.00

2090 Continental St
St. Cloud, FL 34769

(718) 404-7417
anthemparkcdd@gmail.com

CONTACT US

(689) 261-0931
Rockwellconstructs@gmail.com

ESTIMATE

Services

Renogy Solar Battery

Materials

Install battery

Subtotal \$510.00

Total \$510.00

Upon approval of the estimate a 50% down payment will be required before materials will be ordered and an additional 25% the day the work has started. Complete payment will be due upon completion of work outlined on this invoice.

Preferred payment method is Zelle. These can be sent to (703) 628-5537 - Rockwell/Peter Prantner. Credit Card payment is available upon request and is subject to 3% convenience fee that will be added to your invoice.

This estimate is based on a "Limited Visual Estimate" and any work needed to repair any unseen damage or circumstance and any work to be added outside this original estimate will be handled through a change order.

EXHIBIT 9

AGENDA

F&F Santos LLC

407 968-4701
ffbrickpavers@gmail.com

ESTIMATE

Billed To

Anthem Park
2090 Continental St., St. Cloud, FL 34769
anthemparkcdd@gmail.com

Billed From

F&F Santos LLC
8661 Brookvale Drive
Windermere - FL
34786

Estimate #: EST3064

Date: Sep 30, 2025

Item	Price	Quantity	Total
Pool Deck Repair Set elevation of the pavers around pool deck	\$6,000.00	1	\$6,000.00

Subtotal \$6,000.00
Grand Total \$6,000.00

Payments terms: 50% down payment upon confirmation - 50% full payment upon completion /
This estimate is valid for 30 days

EXHIBIT 10

AGENDA



Company **Anthem Park Community Development District - 2090 Continental St, St. Cloud, FL**

Bid Date **11/25/2025**

Rev or CO#

Scope

Concrete Grinding

Five areas to grind 10"x2', grinded down to 3/4".
Sterling utilize a grinder.

Slab Sawing

Approximately 267 Sqft of 4" thick sidewalk.
Cut, wash down and remove to Sterling provided dump trailer and haul off.
Sterling to provide dingo for removal.

Layout by Others.
Slurry control and Cleanup.
2 Man Crew.

Work Hours Mon-Fri 1st Shift Only.
Any work required outside of this shift will require a price adjustment.

Pourback

Approximately 267 sqft of 4" thick concrete sidewalk.
Form and prep area where existing concrete was removed.
Prep, Place and pour at 3000 PSI concrete.
Strip form and clean up jobsite.
No inspection, No vapor barrier.
Termite Treatment is excluded.
Price includes buggy due to access of sidewalk sections.
Access 1 mile walk way sidewalk around small lake.
1 Mobilization is included.

Est. Duration (days)

Concrete Grinding	\$	2,200
Cut Only		
Cut & Remove	\$	2,850
Pourback	\$	5,750

Assumptions

- ** Customer responsible for layout prior to arrival
- ** Customer provides dumpster unless otherwise noted.
- ** Assumes 4"-6" thickness. Additional thickness will require price update.
- ** Assumes overcuts are allowed unless noted by customer.
- ** Excessive downtime will be charged at \$175 per hr.
- ** Cancellation charge of \$450 for work cancelled under 24hrs
- ** Rebar assumed at #5 or below for cutting. Anything above or excessive will require a price update.
- ** 3000 PSI strength on concrete unless otherwise noted.
- ** 10 vapor mil standard spec for pourback unless noted by customer
- ** Rebar specs and/or wire mesh specs must be specified by the customer.
- ** Customer responsible for protection/covering of all holes for safety purposes unless otherwise noted.
- *** Quote validity 14 days
- *** Sterling assumes NO RESPONSIBILITY FOR DAMAGE TO BURIED UTILITIES, PIPES, CONDUIT, OR OTHER BUILDING OR CONSTRUCTION MATERIALS UNDER THE CONCRETE THAT MIGHT OCCUR DURING DRILLING OR CUTTING.

WWW.STERLINGCONCRETECUT.COM

EXHIBIT 11

AGENDA



844-249-1117

www.mistersparky.com



License #EC130010384
EC130010384 & 41605

SAFETY INSPECTION REPORT

NAME

Anthony Park (Commercial)

ADDRESS

2020 Centennial Street

CITY

St. Cloud

STATE

FL

ZIP

31717

SAFETY SURVEY

How old is your home? Commercial

Are there any areas inside / outside your home that are not properly lit?

☐ YES ☐ NO

How many years have you lived in this home? Commercial

Do your lights, television, or any other electronic device flicker or dim on a regular basis?

☐ YES ☐ NO

How long will you continue to live in this home? Not

Has any of your home's fuses blown or breakers tripped for any reason?

☐ YES ☐ NO

Do you have any plans to remodel or add on to your home? ☐ YES ☐ NO

Do any of your outlets feel worn or loose when you plug something in?

☐ YES ☐ NO

CONDITION GUIDE ☐ Good Condition - No Attention Needed This Visit ☐ Area of Concern - Consider Repair/Replacement ☒ Safety Hazard - Repair/Replacement needed immediately

MAIN ELECTRICAL SERVICE

Age Unknown

Ampere Rating 200A

Manufacturer SQD Obsolete ☐

Is there a main disconnect? NEC 230.70* ☐ ☒

Condition of conduit? ☐ ☒

All components secured properly? ☒

MAIN ELECTRICAL PANEL

Age Unknown

Ampere Rating 200A

Manufacturer SQD Obsolete ☐

Panel protected by main breaker? NEC 408.36* ☐ ☒

Wiring connected to neutral/ground bars? ☒

GROUNDING SYSTEM

Is there a ground rod present? NEC 250.52 (A)(5)* ☐ ☒

Is there a water pipe ground? NEC 250.52 (A)(1)* ☐ ☒

SMOKE & CO DETECTORS NFPA NEC*

Age of smoke detectors Age

Are all smoke detectors operational? ☐ ☒

GENERAL WIRING NEC 406.4 (A)*

Are all outlets grounded 3 wire type? ☐ ☒

Is house wired with aluminum wire? ☐ ☒

SURGE PROTECTION NEC 230.47*

Is there a main surge suppression device? ☐ ☒

OUTSIDE WIRING NEC 210.8 (A) & 406.9 (A)*

Are outside outlets GFI protected? ☐ ☒

Are outside outlets weather resistant? ☐ ☒

SAFETY UPDATES

Smoke Detectors in all required areas? NFPA Code* ☐ ☒

If gas or oil appliances is there CO detection? NFPA Code* ☐ ☒

Is there ARC Fault protection in all required areas? NEC 210.12* ☐ ☒

Are there GFI outlets in all required areas? NEC 210.8* ☐ ☒

MAIN ELECTRICAL SERVICE

Condition of eyebolt/Mast Bracket? ☐ ☒

Condition of weatherhead? ☐ ☒

Is service entrance cable in good condition? ☐ ☒

Is there a proper drip loop on service cable? ☐ ☒

Is the meter socket in good condition? ☐ ☒

Is there a proper weatherproof connector on SEC? ☐ ☒

Condition of riser ☐ ☒

Overhead lines are clear of trees & obstructions? ☐ ☒

There are no taps on main wires? ☐ ☒

MAIN ELECTRICAL PANEL

AFCI breakers working correctly? ☐ ☒

Is the panel of modern manufacture? ☐ ☒

Are there signs of water entering panel? ☐ ☒

Are there signs of burning on breakers or busbar? ☐ ☒

Are there signs of corrosion? NEC 110.12 (B)* ☐ ☒

Is SEC correct size for panel rating? ☐ ☒

Are all breakers UL listed for this panel? ☐ ☒

Are all breakers sized correctly for wire? ☐ ☒

Aluminum wiring used on 120 volt circuits? ☐ ☒

Are there any double tapped wires? ☐ ☒

SERVICE NOTES

No GFI installed

replaced - need GFI

NGAP

2 panels are safety danger

not be replaced

MAIN ELECTRICAL PANEL CONT.

Is panel properly bonded for safety? ☐ ☒

Proper connectors on wires at panel? ☐ ☒

Are all connections tight? ☐ ☒

Is there anti-oxidants on all aluminum wire? ☐ ☒

Is panel cover in good condition? ☐ ☒

Is panel properly labeled? ☐ ☒

Are all KO's sealed? NEC 408.7* ☐ ☒

Only 1 wire connected to each breaker of fuse? ☐ ☒

GROUNDING SYSTEM

Are there 2 ground rods? NEC 250.53 (A)(2)* ☐ ☒

Is the wire going to the ground rod the correct size? ☐ ☒

Does the ground rod have the proper clamp? ☐ ☒

Does the water ground to the valve? ☐ ☒

Is the water ground wire the correct size? ☐ ☒

Is the water pipe ground clamp in good condition? ☐ ☒

Is the connector for the ground wires APPROVED? ☐ ☒

SMOKE & CO DETECTORS

Smoke Detectors have sealed batteries ☐ ☒

Smoke Detectors tested with can of smoke ☐ ☒

Total number of smoke detectors tested 1

Are smoke detectors interconnected? ☐ ☒

Are smoke detectors hard wired? ☐ ☒

FURNACE & A/C WIRING

Is A/C breaker sized correctly? ☐ ☒

Is A/C wiring done correctly? ☐ ☒

Is A/C disconnect switch sized correctly? ☐ ☒

Is Air Handler breaker sized correctly? ☐ ☒

Is Air Handler on a dedicated circuit? ☐ ☒

GENERAL WIRING CONDITIONS

Are the outlets stab wired? ☐ ☒

Are outlets tamper resistant? ☐ ☒

All outlets are operational? ☐ ☒

All cover plates are on? ☐ ☒

Is there any open splice? ☐ ☒

Is polarity correct on all outlets? ☐ ☒

All lights and fans are operational? ☐ ☒

Is there any unprotected exposed surface wiring? ☐ ☒

Are extension cords being used for wiring? NEC 300.4* ☐ ☒

Are window A/C units on dedicated circuits? ☐ ☒

Are bathroom outlets GFI protected? NEC 210.8(A)(6)* ☐ ☒

All GFI devices working properly? ☐ ☒

KITCHEN

Are there 2 circuits for kitchen outlets? ☐ ☒

Is microwave on dedicated circuit? ☐ ☒

Are kitchen outlets GFI protected? NEC 210.8(A)(6)* ☐ ☒

Is freezer/refrigerator on dedicated circuit? ☐ ☒

Is disposal on dedicated circuit? ☐ ☒

Is dishwasher on dedicated circuit? ☐ ☒

SURGE SUPPRESSION

Are A/C & pool equipment protected by surge suppression? ☐ ☒

Are cable & phone lines protected by surge suppression? ☐ ☒

OUTSIDE WIRING

Is there an outside outlet? ☐ ☒

Does outside outlet have an in use cover? ☐ ☒

Are there security lights? ☐ ☒

Do security lights work? ☐ ☒

Does the doorbell system work? ☐ ☒

Landscape lighting condition? ☐ ☒

SAFETY HAZARD WAIVER

I have been informed of the existing code violations and safety concerns and I request that no repairs be done on the same.
I understand this work needs to be done by a qualified electrician with or without Mister Sparky doing the work.

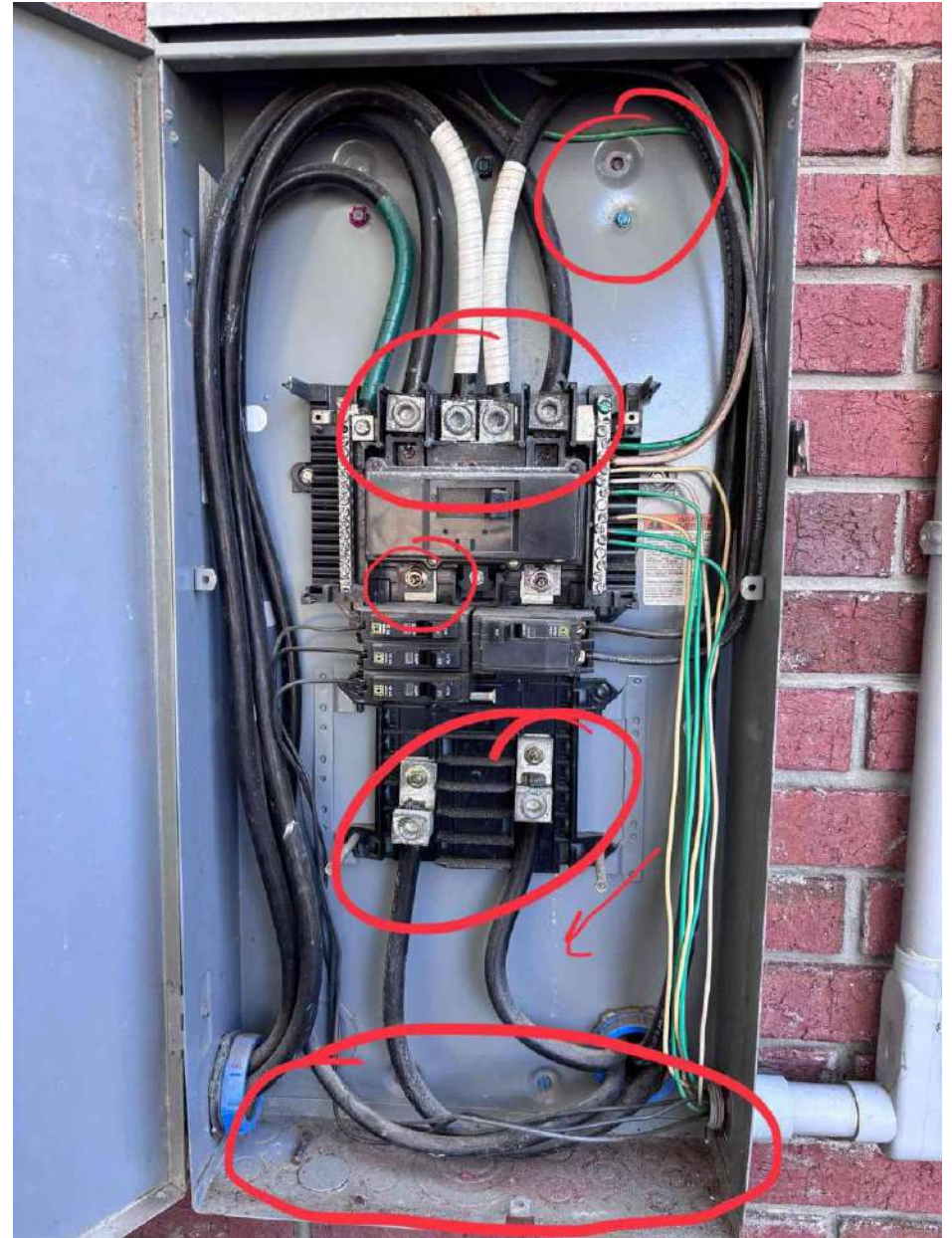
Customer's Signature

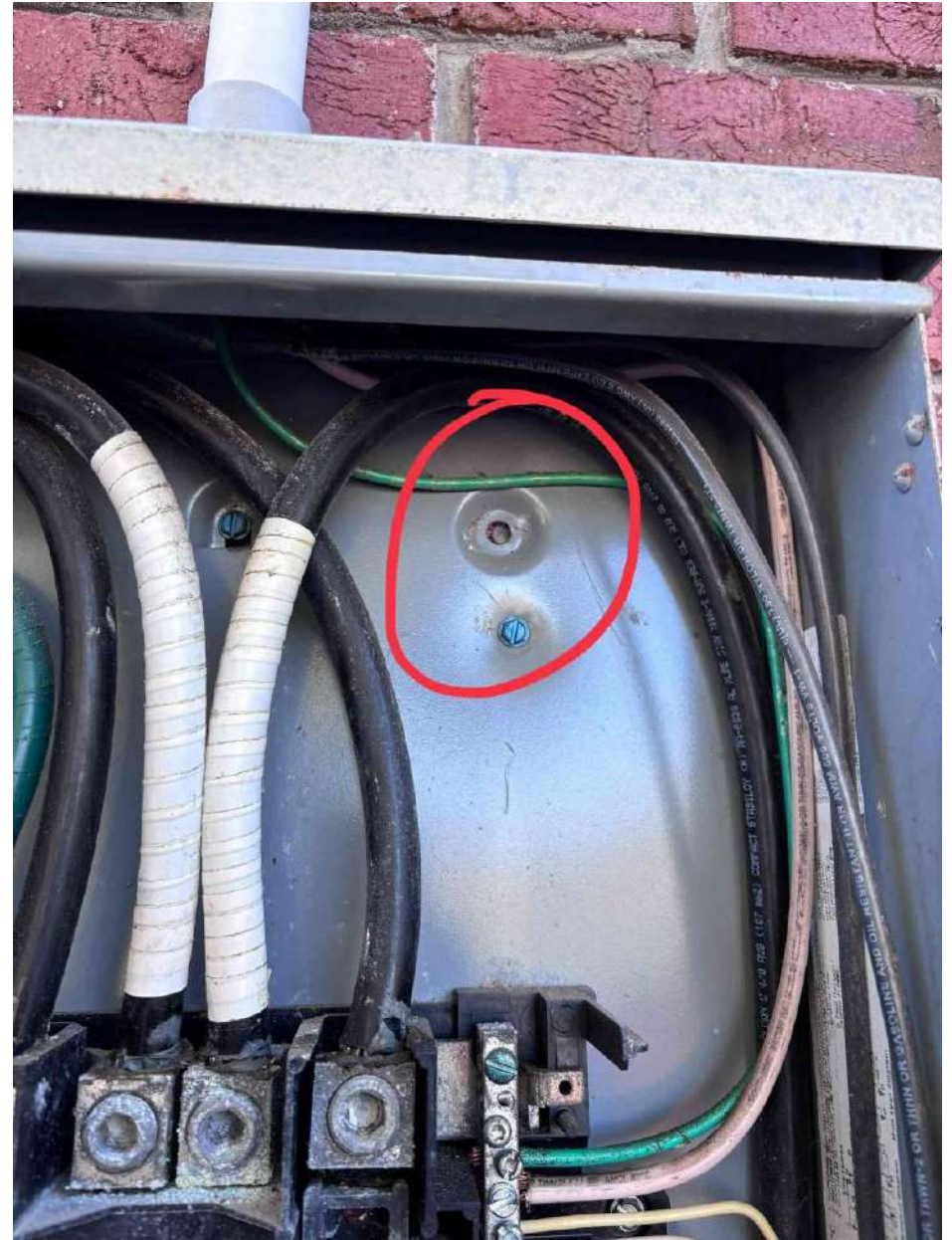
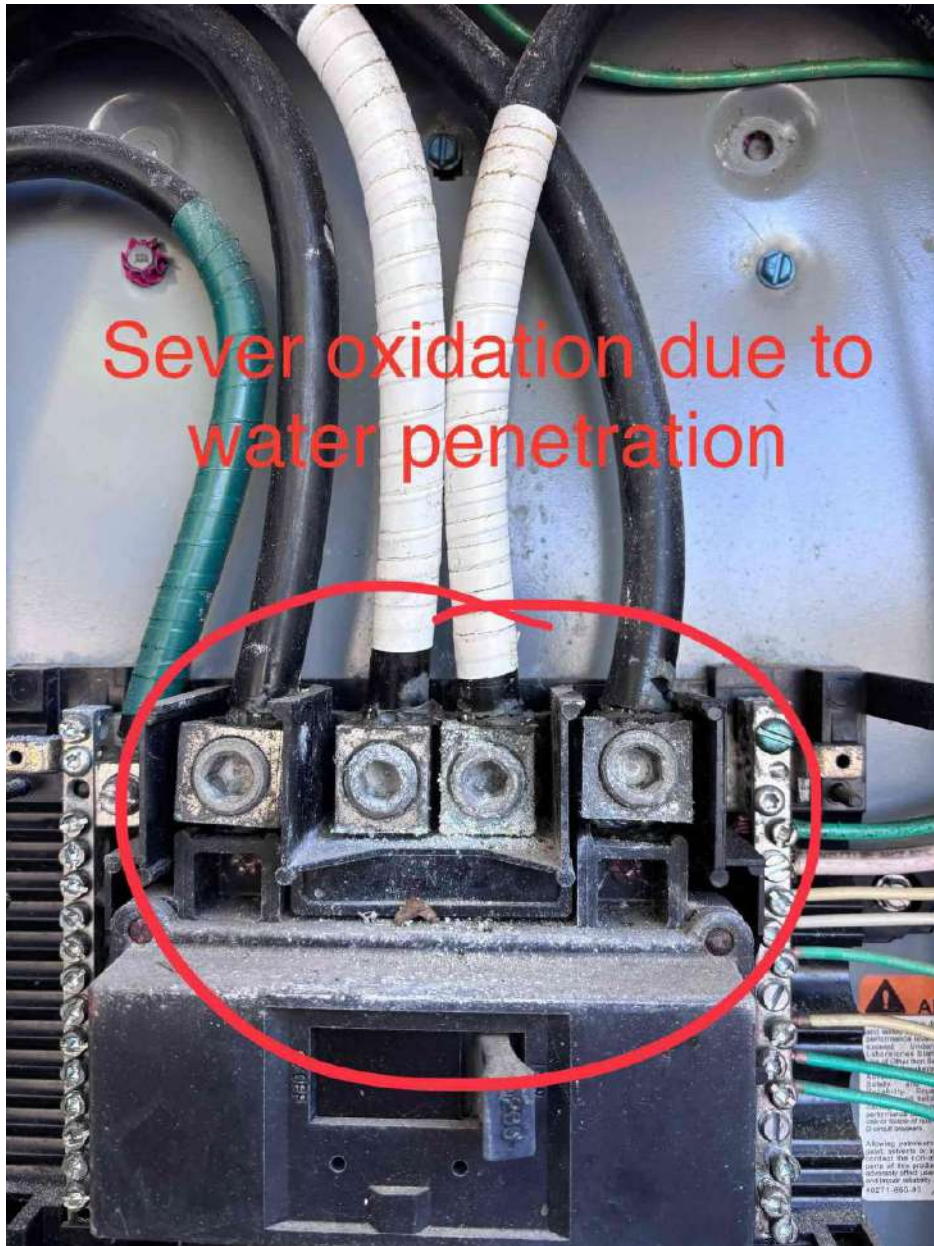
TECHNICIAN'S ACKNOWLEDGEMENT: I have inspected the home to the best of my ability according to our company's high standards and the National Electrical Code. I have discussed my findings and the nature of the service and cost and I have given a copy of the contract to the customer.

Technician's Signature

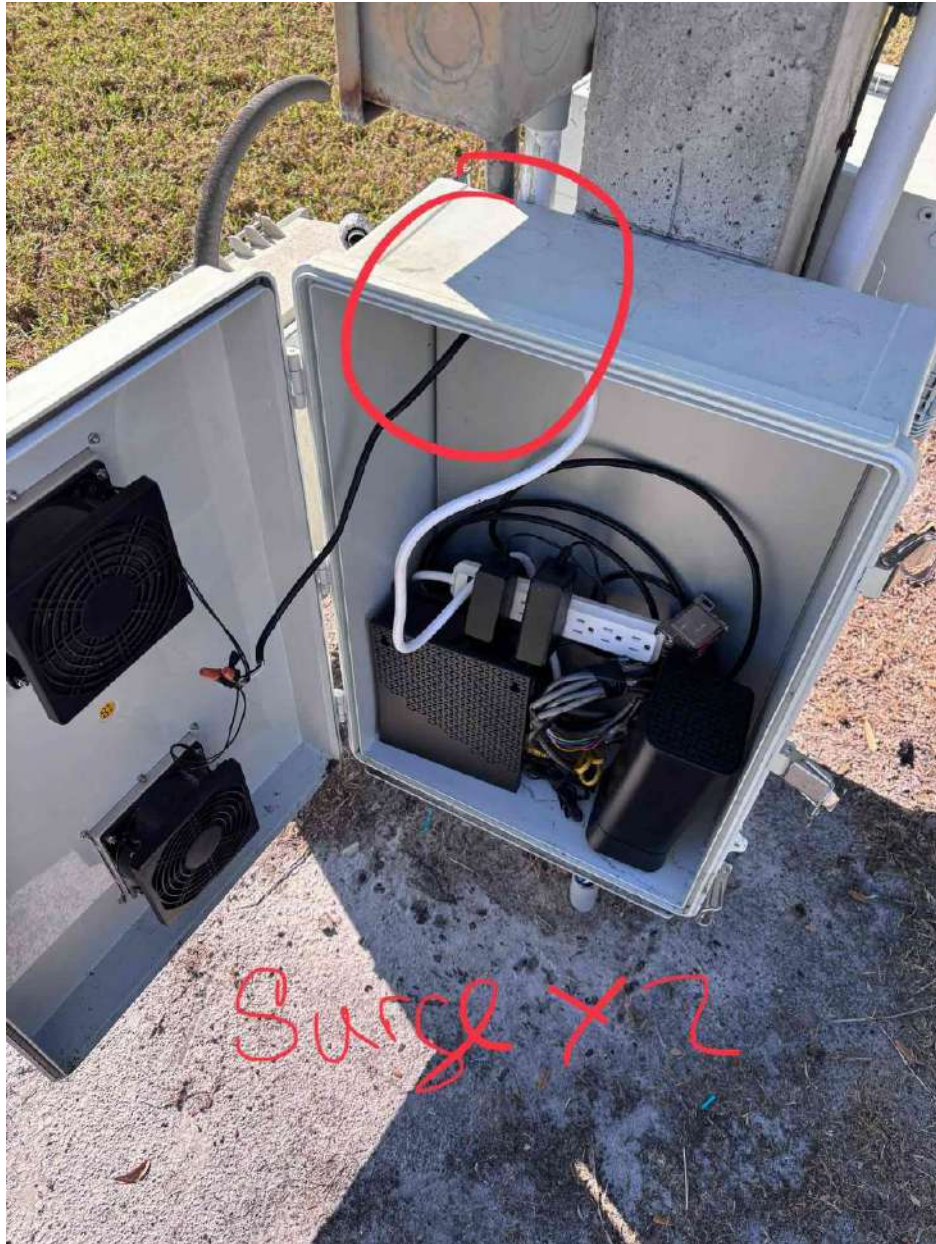
* Based on National Electrical Code (NEC) 2020. Each tech has an NFPA code book in their vehicle. For more details search for the code article online.

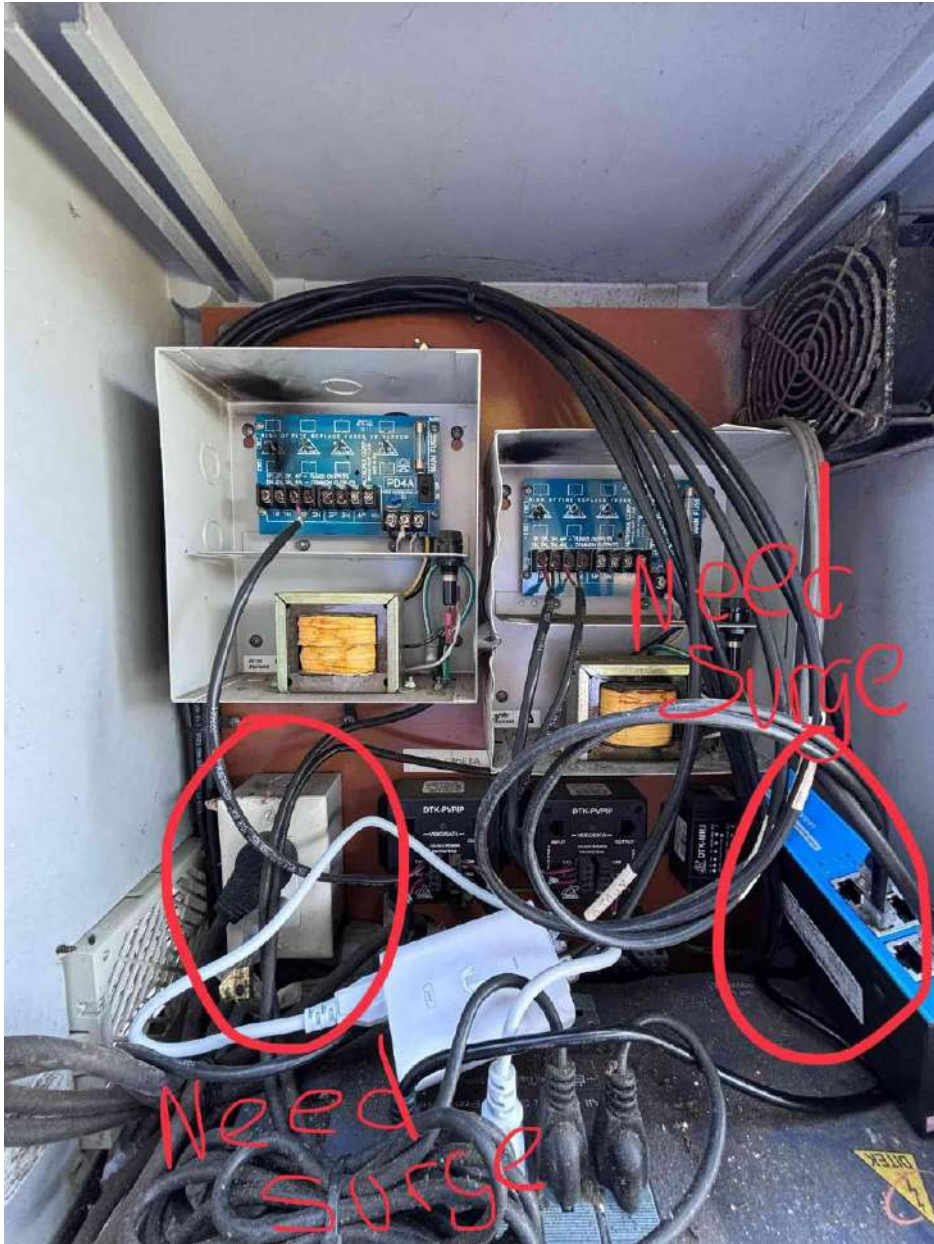
** Each location independently owned and operated or an affiliate of Mister Sparky Franchising, LLC.











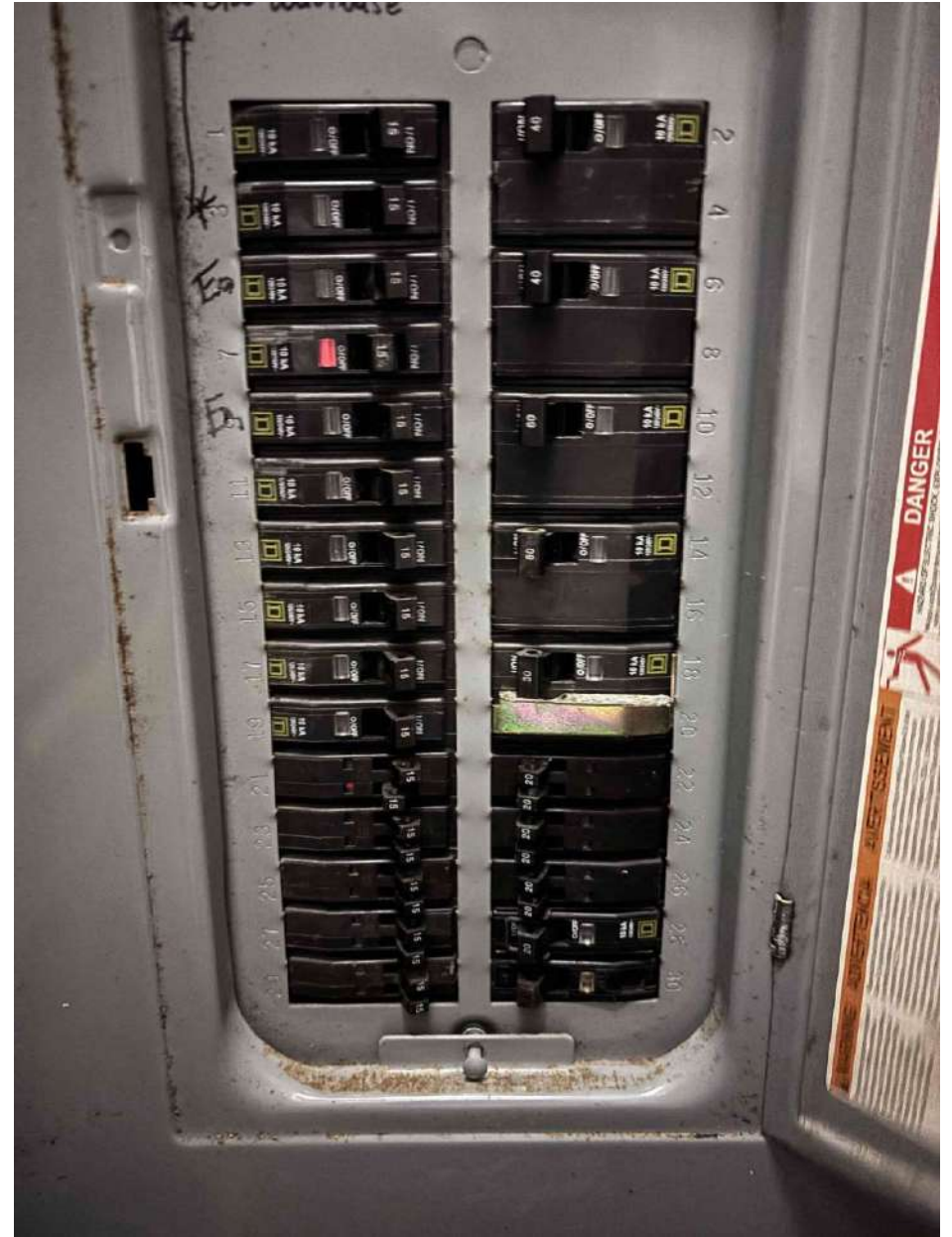


EXHIBIT 12

AGENDA



Mister Sparky Electric
888-8-Sparky
State Lic# EC13008384

Estimate 1774602839
Estimate Date 11/20/2025

Billing Address
Anthem Park
2090 Continental Street
St. Cloud, FL 34769 USA

Job Address
Anthem Park
2090 Continental Street
St. Cloud, FL 34769 USA

Description of work

You recently had a surge event at your facility which damaged equipment. Your electrical system and camera systems require two main panel surge protectors, four surge receptacles, three coax surge protection devices and three ethernet surge protection devices.

Service #	Description	Quantity
SRG1-L3	DID YOU KNOW: SURGE PROTECTOR FACTS <ul style="list-style-type: none"> • FL, AL, and GA are #1, #2, #3 for lightning strikes. • Many homeowner policies don't cover lightning strikes. • Some insurance companies give a discount for homes that have surge protectors. • The average home gets hit with over 20 energy spikes a day. • You get up to 30% more life out of your appliances and electronic equipment if you use surge protectors. • A lightning strike up to one mile away can do damage to your sensitive equipment. • You not only get external surges but major internal surges like when your air conditioner turns on. • Since your home is connected to your neighbors by the power line if they get hit, you can get damage. • <u>Lifetime Manufacturers Warranty</u> • <u>\$100,000 Connected Equipment Warranty</u> 	2.00
SRG-REC	Installation of a point of use surge protector outlet.	4.00
SRG2-L1	Phone Protection	3.00
SRG3-L1	TV protection	3.00
TFS	Truck Field Supplies	1.00

Potential Savings \$562.56 - \$562.56		Sub-Total	\$5,619.25
		Tax	\$0.00
		Total Due	\$5,619.25
		Deposit/Downpayment	\$0.00
		Est. Financing	\$67.43

100% Satisfaction Guarantees

Service & Repair Guarantee If you are not 100% satisfied with the service we have provided, we will refund all of your money. If our electricians smoke or swear in your home; are not drug-free; do not wear floor savers or leave your home without cleaning up, you do not pay for the service. If a repair fails in the first year, we will repair it again absolutely free. **Electrical Panel & Main Service Guarantee** We guarantee that your electrical panel and main service replacement project will be completed on or before the date we have promised. We guarantee our workmanship for a period of 3 years. If your panel or service gives you any trouble at any time during that period, we will repair the problem free of charge. We guarantee that all materials used will be as specified and up to code in your area. And we guarantee to protect the condition of your home. **Fixture & Equipment Warranty** We guarantee that the equipment and/ or fixtures we supply and install in your home will perform as we have stated. If any equipment or fixture fails during normal use in the first year, we will either repair or replace the item at no charge to you. All warranties are predicated on our installations not being altered by others, not employed by Mister Sparky.

For more information about Mister Sparky please go to <https://mistersparkyflorida.com>

AUTHORIZATION TO PROCEED WITH WORK: I Anthem Park authorize the above described work. I understand that if my check does not clear, I am liable for the check and any charges from the bank. I agree to pay 1.75% per month for past due contracts (minimum charge \$15). In the event that collection efforts are initiated against me, I shall pay for all: associated fees at the posted rates as well as all collection fees and reasonable attorney fees I agree that the amount set forth in the space marked "Total Amount Due" Is the total upfront price I have agreed to.

In the event that payment is required and bank account information or a check is provided as a form of payment, I hereby authorize Mister Sparky Electric - Orlando, herein called Mister Sparky Electric - Orlando, to (i) initiate a debit entry to my account, and to debit the same to such account, (ii) use information from my check to make a one-time electronic fund transfer from my account or (iii) process the payment as a check transaction, as determined by Mister Sparky Electric - Orlando and as applicable. I acknowledge that the origination of ACH transactions to my account must comply with the provision of U.S. law and that I may only revoke this authorization by notifying Mister Sparky Electric - Orlando as provided below. This authorization is to remain in full force and effect for the payment on this invoice, until Mister Sparky Electric - Orlando has received written notification from me of its termination in such time and in such manner as to afford Mister Sparky Electric - Orlando a reasonable opportunity to act on it. If you believe any of the above information to be in error or to contact the Mister Sparky Electric - Orlando for information on revoking this authorization, please contact us at (813) 461-3485.

AGREEMENT TERMS: Plan membership must be active and maintained as active for the duration to receive any and all benefits. If plan is cancelled or downgraded, any benefits not offered on new coverage will be forfeit and void. All benefits are terminated and rendered of no value at the conclusion of plan term. Should you cancel your Club Membership within a 12 month period, you will be responsible for paying the difference between the discounts you received and our regular straight forward pricing.

****The below terms are only applicable if the work is financed:****

By signing below, I/we, the Borrower(s):

1. Acknowledge submitting an application for a loan with a participating financial institution in either the Ally, Synchrony, or Turns Program;
2. Acknowledge receipt of the Ally, Synchrony, or Turns loan agreement ("Agreement") with the lender specified on the Agreement ("Lender") and agree to be bound by the Terms and Conditions of the Agreement;
3. Authorize the payments in the schedule above subject to mutually agreed upon completion of project stage;
4. Instruct our Lender to disburse the proceeds of the Ally, Synchrony, or Turns loan to the Merchant identified above in the Amount(s) specified in the Payment Authorization Schedule.

The signature of a Borrower(s) below or the subsequent use of the Ally, Synchrony, or Turns loan to make a purchase will constitute acceptance by all Borrower(s) of the Agreement and the authorization of all Borrowers to process the transaction as identified in the Payment Authorization Schedule above.

TERMS & CONDITIONS OF SALE

PAYMENT TERMS:

The entire invoice ("Total Amount Due") is due upon completion of described work. Any payment not received within 10 days from completion of work is subject to interest at the highest amount lawfully allowed by contract in the state in which the work was performed until paid. If applicable, sales tax is included in the price. Regardless of whether litigation is commenced, Customer agrees to pay all attorney's fees and associated costs if Seller initiates collection efforts for any amount due Seller from Customer. All parts will be removed from the premises and discarded unless otherwise specified herein.

In the event that payment is required and bank account information or a check is provided as a form of payment, I hereby authorize Service Minds, Inc. and/ or Southeast Florida Home Services, LLC, herein called COMPANY, to (i) initiate a debit entry to my account, and to debit the same to such account, (ii) use information from my check to make a one-time electronic fund transfer from my account or (iii) process the payment as a check transaction, as determined by COMPANY and as applicable. I acknowledge that the origination of ACH transactions to my account must comply with the provision of U.S. law and that I may only revoke this authorization by notifying COMPANY as provided below. This authorization is to remain in full force and effect for the payment on this invoice, until COMPANY has received written notification from me of its termination in such time and in such manner as to afford COMPANY a reasonable opportunity to act on it. If you believe any of the above information to be in error or to contact the COMPANY for information on revoking this authorization, please contact us at 941-379-7722.

COLLECTION COSTS:

Customer agrees that it shall pay all expenses incurred by Seller for the collection of any delinquent accounts including, but not limited to, attorney's fees, filing fees, and costs. All disputes arising out of this contract shall be interpreted under the laws of the state in which the work was performed. I acknowledge that any past due amount after 10 days from completion of work, and any collection costs incurred thereafter, will be subject to interest at the highest amount lawfully allowed by contract in the state in which the work was performed until paid.

WARRANTIES, AND LIMITATIONS ON WARRANTIES:

Standard warranty is 3 years on labor and parts supplied by Seller. Seller warrants that all work performed and all parts and equipment which were installed in the servicing of the electrical unit(s) were completed in a workmanlike manner and that said work shall be free from defects in materials and workmanship for a period of 1,095 days from date said work was performed or during any manufacturer's warranties (except for the exclusions listed below). Seller's obligation for defective products and/or workmanship or any damage caused thereby, and Customer's exclusive remedy, shall be limited, at Seller's option, to either: (1) the replacement of any defective parts or workmanship, or (2) the refund of amounts paid by Customer for said service and shall be conditioned upon Seller receiving actual written notice to the business address listed on the invoice of said defect within the 1,095 day period noted herein. Items disclosed on invoice and declined by customer, or owner supplied equipment, may be excluded. These exclusions may have a limited or no warranty. If parts have been replaced by Seller and worked on by anyone else during the warranty period, or there is use of items that damage electrical parts supplied by Seller, the warranty period may be different. Warranty excludes all customer supplied items. All warranty issues must be allowed to be inspected and approved by Seller before any repair is made or warranty is voided. Warranty is not transferable. Seller is not liable for damage caused by weather, normal maintenance items not reviewed under the contract, or other manufacture defects.

WARRANTY EXCLUSIONS:

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER EXPRESS OR IMPLIED WARRANTIES (EXCEPT OF TITLE) FROM SELLER INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. SELLER SHALL NOT BE SUBJECT TO AND DISCLAIMS (1) ANY OTHER OBLIGATION OR LIABILITIES ARISING OUT OF BREACH OF CONTRACT OR OF WARRANTY; (2) ANY OBLIGATIONS WHATSOEVER ARISING FROM TORT CLAIMS INCLUDING NEGLIGENCE AND STRICT LIABILITY OR ARISING UNDER THEORIES OF LAW WITH RESPECT TO PRODUCTS SOLD OR SERVICES RENDERED BY SELLER OR ANY UNDERTAKINGS, ACTS OR OMISSIONS RELATED THERETO; AND (3) ALL CONSEQUENTIAL, INCIDENTAL AND CONTINGENT DAMAGES WHATSOEVER.

RESTRICTION OF THE PERIOD OF LIMITATION OF ACTION:

Any legal action relating to this Agreement or breach thereof shall be commenced within one (1) year from the date of the work. Buyer shall be deemed to have accepted all delivered goods which he has not rejected within three (3) days of receipt.

ALTERATIONS:

Any alterations, additions, adjustments or repairs made by others, unless authorized or agreed upon by this Seller, will be cause to terminate Seller's obligation under the contract.

EXCLUSION OF COURSE OF DEALING:

It is agreed that no prior course of dealing or usage of trade not expressly set forth in this contract shall be admissible to explain, modify, or contradict this contract in any way. All warranty work will be performed during normal business hours. Any customer requiring warranty work not performed during regular business hours will be charged as service charge. Customer understands and acknowledges that Seller may require Customer to sign and acknowledge a separate document that further details these Terms & Conditions of Sale, and upon execution, said document is hereby incorporated within and made a part of these Terms & Conditions of Sale.



The time spent in your home doesn't reflect the experience or business investment before the technician arrives to your home.

Our business with you starts before the technician steps through the door. Multiple costs have been incurred to bring a professional to your door for an appointment.

And the cost of what we do isn't based on whether we spend 5 minutes or 5 hours in your home; the invoice you receive reflects the price of the project, cost of the technicians' experience, and all the **expenses** incurred to complete your **project**.

Consider this. Flying is a common and popular form of transportation.

When you settle into your seat, do you think about all that goes into getting you from point A to point B? A flight as short as 30 minutes requires multiple expenses. There is the cost of gas, maintenance of the plane, replacement of parts, employment of those working at the ticketing counter or flight tower, and of course, the many hours of training, education, and certification required for the pilot.

The duration of the flight is not a reflection of the expense it takes to keep that plane in the air.

A home service business operates similarly, although on a smaller scale. The cost of keeping our business up and running, like that of keeping a plane up and flying, is built into what you pay for your professional service. It includes specialized training, the cost of tools and materials, truck maintenance, plus gas, oil, tires, and tolls. Additionally, business expenses like the leases on the office, licensing and insurance, and administrative costs from the team booking an appointment to stocking the trucks.

As you can see, your invoice includes much more than showing up at an appointment and delivering a diagnosis. You would not expect a pilot not to be paid for his experience or for the proper equipment and procedures to keep his plane up in the air.

A lot goes into our service as electrical professionals. Our invoices include the value of our technicians, their experience and knowledge, and the essential expenditures needed to run a customer focused business.



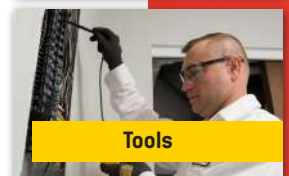
Insurance



Training



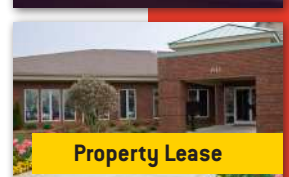
Vehicle Care



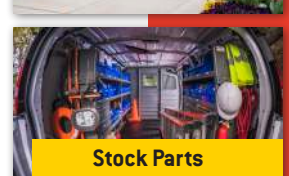
Tools



Business Expenses



Property Lease



Stock Parts



Benefits

MisterSparky.com

888-8-SPARKY

\$75 OFF YOUR NEXT REPAIR



888-8-SPARKY

Coupon must be presented at time of service. Cannot be combined with other offers. Valid 190 days after the original visit. Not valid for work quoted on this invoice. Restrictions may apply. Independently owned and operated. Licenses: EC13008384, EC13008406, 07635

\$25 OFF A SECONDARY OR MAIN SURGE PROTECTOR



888-8-SPARKY

Coupon must be presented at time of service. Cannot be combined with other offers. Valid 190 days after the original visit. Not valid for work quoted on this invoice. Restrictions may apply. Independently owned and operated. Licenses: EC13008384, EC13008406, 07635

\$200 OFF NEW ELECTRICAL PANEL



888-8-SPARKY

Coupon must be presented at time of service. Cannot be combined with other offers. Valid 190 days after the original visit. Not valid for work quoted on this invoice. Restrictions may apply. Independently owned and operated. Licenses: EC13008384, EC13008406, 07635

EXHIBIT 13

AGENDA



Mister Sparky Electric
888-8-Sparky
State Lic# EC13008384

estimate 1774604766
estimate Date 11/20/2025

Billing Address
m Park
2090 Continental Street
St. Cloud, FL 34769 USA

Job Address
m Park
2090 Continental Street
St. Cloud, FL 34769 USA

Description of work

You recently had a surge event at your facility which damaged equipment. Your electrical system and camera systems require two main panel surge protectors, four surge receptacles, three coax surge protection devices and three ethernet surge protection devices. Replace both damaged electrical panels, one at the clubhouse and one by the volleyball court.

Service #	Description	Quantity
SRG1-L3	DID YOU KNOW: SURGE PROTECTOR FACTS <ul style="list-style-type: none"> • FL, AL, and GA are #1, #2, #3 for lightning strikes. • Many homeowner policies don't cover lightning strikes. • Some insurance companies give a discount for homes that have surge protectors. • The average home gets hit with over 20 energy spikes a day. • You get up to 30% more life out of your appliances and electronic equipment if you use surge protectors. • A lightning strike up to one mile away can do damage to your sensitive equipment. • You not only get external surges but major internal surges like when your air conditioner turns on. • Since your home is connected to your neighbors by the power line if they get hit, you can get damage. • <u>Lifetime Manufacturers Warranty</u> • <u>\$100,000 Connected Equipment Warranty</u> 	2.00
SRG-REC	Installation of a point of use surge protector outlet.	4.00
SRG2-L1	Phone Protection	3.00
SRG3-L1	TV protection	3.00
PB100-F2	100/125 Amp Top Quality Panel. Features Include: <ul style="list-style-type: none"> • Lifetime manufacturer warranty on load centers and circuit breakers. • Highest interrupting rating main breaker in the industry. • A unique finish provides an esthetically appealing, scratch resistant powder coating. • Pinpoint panel labeling. • Includes up to 3 specialty single pole breakers. (AFCI/GFCI) *Double pole specialty breakers are not included* • Level 2 Panels: Increased installation difficulty requiring EMT conduit or comparable wiring methods. 	2.00
PRM-L2	<ul style="list-style-type: none"> • This permit fee covers the hard costs of applying for the permit in your area. • The administrative costs of creating documents, creating schematics/drawings (not including drawings requiring a third party engineer stamp), tracking and filing permits. 	1.00

- Mister Sparky will handle the coordination of inspections on a day of your choosing, but it is homeowners express responsibility to ensure the inspector has access to the interior of the property (this sometimes requires additional time off of work).
- Homeowners failure to allow inspector into home can result in loss of power and additional fees.
- **Non-refundable**

SMG-L1	The grounding of electricity is important for three main reasons. <ul style="list-style-type: none"> • Grounding helps to direct the path of electricity directly back into the earth. • Grounding helps to stabilize the voltage levels of electrical power. • Grounding helps protect your home, appliances and family members from electrical shock and overload. <p>Your home is supposed to have two, 8' long ground rods driven into the earth at least 6' apart to make sure your electrical system is safe.</p>	1.00
TFS	Truck Field Supplies	1.00
*Power Club ual New Sale	Welcome To The Power Club! As a Power Club Member you receive: <ul style="list-style-type: none"> • Reduced Trip Charge from \$89 to \$49 • Reduced Emergency Fee from \$149 to \$109 • 10% off repairs • 5% off panels, main services, & landscape lighting • Priority scheduling on all appointments <p>1 Annual Visit to Include: -Smoke alarm cleaning and batteries in units under 5 years old -Panel tune up -Life safety device testing -Full home safety inspection</p>	1.00

Member Savings \$989.64		Sub-Total	\$13,791.61
		Tax	\$0.00
		Total Due	\$13,791.61
		Deposit/Downpayment	\$0.00
		st. Financing	\$165.50

100% Satisfaction Guarantees

Service & Repair Guarantee If you are not 100% satisfied with the service we have provided, we will refund all of your money. If our electricians smoke or swear in your home; are not drug-free; do not wear floor savers or leave your home without cleaning up, you do not pay for the service. If a repair fails in the first year, we will repair it again absolutely free. **Electrical Panel & Main Service Guarantee** We guarantee that your electrical panel and main service replacement project will be completed on or before the date we have promised. We guarantee our workmanship for a period of 3 years. If your panel or service gives you any trouble at any time during that period, we will repair the problem free of charge. We guarantee that all materials used will be as specified and up to code in your area. And we guarantee to protect the condition of your home. **Fixture & Equipment Warranty** We guarantee that the equipment and/ or fixtures we supply and install in your home will perform as we have stated. If any equipment or fixture fails during normal use in the first year, we will either repair or replace the item at no charge to you. All warranties are predicated on our installations not being altered by others, no employed by Mister Sparky.

For more information about Mister Sparky please go to <https://mistersparkyflorida.com>

AUTHORIZATION TO PROCEED WITH WORK: I Anthem Park authorize the above described work. I understand that if my check does not clear, I am liable for the check and any charges from the bank. I agree to pay 1.75% per month for past due contracts (minimum charge \$15). In the event that collection efforts are initiated against me, I shall pay for all: associated fees at the posted rates as well as all collection fees and reasonable attorney fees I agree that the amount set forth in the space marked "Total Amount Due" Is the total upfront price I have agreed to.

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contact us at (813) 461-3485.

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****The below terms are only applicable if the work is financed:****

By signing below, I/we, the Borrower(s):

1. Acknowledge submitting an application for a loan with a participating financial institution in either the Ally, Synchrony, or Turns Program;
2. Acknowledge receipt of the Ally, Synchrony, or Turns loan agreement ("Agreement") with the lender specified on the Agreement ("Lender") and agree to be bound by the Terms and Conditions of the Agreement;
3. Authorize the payments in the schedule above subject to mutually agreed upon completion of project stage;
4. Instruct our Lender to disburse the proceeds of the Ally, Synchrony, or Turns loan to the Merchant identified above in the amount(s) specified in the Payment Authorization Schedule.

The signature of a Borrower(s) below or the subsequent use of the Ally, Synchrony, or Turns loan to make a purchase will constitute acceptance by all Borrower(s) of the Agreement and the authorization of all Borrowers to process the transaction as identified in the Payment Authorization Schedule above.

TERMS & CONDITIONS OF SALE

PAYMENT TERMS:

The entire invoice ("Total Amount Due") is due upon completion of described work. Any payment not received within 10 days from completion of work is subject to interest at the highest amount lawfully allowed by contract in the state in which the work was performed until paid. If applicable, sales tax is included in the price. Regardless of whether litigation is commenced, Customer agrees to pay all attorney's fees and associated costs if Seller initiates collection efforts for any amount due Seller from Customer. All parts will be removed from the premises and discarded unless otherwise specified herein.

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COLLECTION COSTS:

Customer agrees that it shall pay all expenses incurred by Seller for the collection of any delinquent accounts including, but not limited to, attorney's fees, filing fees, and costs. All disputes arising out of this contract shall be interpreted under the laws of the state in which the work was performed. I acknowledge that any past due amount after 10 days from completion of work, and any collection costs incurred thereafter, will be subject to interest at the highest amount lawfully allowed by contract in the state in which the work was performed until paid.

WARRANTIES, AND LIMITATIONS ON WARRANTIES:

Standard warranty is 3 years on labor and parts supplied by Seller. Seller warrants that all work performed and all parts and equipment which were installed in the servicing of the electrical unit(s) were completed in a workmanlike manner and that said work shall be free from defects in materials and workmanship for a period of 1,095 days from date said work was performed or during any manufacturer's warranties (except for the exclusions listed below). Seller's obligation for defective products and/or workmanship or any damage caused thereby, and Customer's exclusive remedy, shall be limited, at Seller's option, to either: (1) the replacement of any defective parts or workmanship, or (2) the refund of amounts paid by Customer for said service and shall be conditioned upon Seller receiving actual written notice to the business address listed on the invoice of said defect within the 1,095 day period noted herein. Items disclosed on invoice and declined by customer, or owner supplied equipment, may be excluded. These exclusions may have a limited or no warranty. If parts have been replaced by Seller and worked on by anyone else during the warranty period, or there is use of items that damage electrical parts supplied by Seller, the warranty period may be different. Warranty excludes all customer supplied items. All warranty issues must be allowed to be inspected and approved by Seller before any repair is made or warranty is voided. Warranty is not transferable. Seller is not liable for damage caused by weather, normal maintenance items not reviewed under the contract, or other manufacture defects.

WARRANTY EXCLUSIONS:

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER EXPRESS OR IMPLIED WARRANTIES (EXCEPT OF TITLE) FROM SELLER INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. SELLER SHALL NOT BE SUBJECT TO AND DISCLAIMS (1) ANY OTHER OBLIGATION OR LIABILITIES ARISING OUT OF BREACH OF CONTRACT OR OF WARRANTY; (2) ANY OBLIGATIONS WHATSOEVER ARISING FROM TORT CLAIMS INCLUDING NEGLIGENCE AND STRICT LIABILITY OR ARISING UNDER THEORIES OF LAW WITH RESPECT TO PRODUCTS SOLD OR SERVICES RENDERED BY SELLER OR ANY UNDERTAKINGS, ACTS OR OMISSIONS RELATED THERETO; AND (3) ALL CONSEQUENTIAL, INCIDENTAL AND CONTINGENT DAMAGES WHATSOEVER.

RESTRICTION OF THE PERIOD OF LIMITATION OF ACTION:

Any legal action relating to this Agreement or breach thereof shall be commenced within one (1) year from the date of the work. Buyer shall be deemed to have accepted all delivered goods which he has not rejected within three (3) days of receipt.

ALTERATIONS:

Any alterations, additions, adjustments or repairs made by others, unless authorized or agreed upon by this Seller, will be cause to terminate Seller's obligation under the contract.

EXCLUSION OF COURSE OF DEALING:

It is agreed that no prior course of dealing or usage of trade not expressly set forth in this contract shall be admissible to explain, modify, or contradict this contract in any way. All warranty work will be performed during normal business hours. Any customer requiring warranty work not performed during regular business hours will be charged as service charge. Customer understands and acknowledges that Seller may require Customer to sign and acknowledge a separate document that further details these Terms & Conditions of Sale, and upon execution, said document is hereby incorporated within and made a part of these Terms & Conditions of Sale.



The time spent in your home doesn't reflect the experience or business investment before the technician arrives to your home.

Our business with you starts before the technician steps through the door. Multiple costs have been incurred to bring a professional to your door for an appointment.

And the cost of what we do isn't based on whether we spend 5 minutes or 5 hours in your home; the invoice you receive reflects the price of the project, cost of the technicians' experience, and all the **expenses** incurred to complete your **project**.

Consider this. Flying is a common and popular form of transportation.

When you settle into your seat, do you think about all that goes into getting you from point A to point B? A flight as short as 30 minutes requires multiple expenses. There is the cost of gas, maintenance of the plane, replacement of parts, employment of those working at the ticketing counter or flight tower, and of course, the many hours of training, education, and certification required for the pilot.

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A home service business operates similarly, although on a smaller scale. The cost of keeping our business up and running, like that of keeping a plane up and flying, is built into what you pay for your professional service. It includes specialized training, the cost of tools and materials, truck maintenance, plus gas, oil, tires, and tolls. Additionally, business expenses like the leases on the office, licensing and insurance, and administrative costs from the team booking an appointment to stocking the trucks.

As you can see, your invoice includes much more than showing up at an appointment and delivering a diagnosis. You would not expect a pilot not to be paid for his experience or for the proper equipment and procedures to keep his plane up in the air.

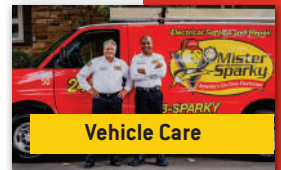
A lot goes into our service as electrical professionals. Our invoices include the value of our technicians, their experience and knowledge, and the essential expenditures needed to run a customer focused business.



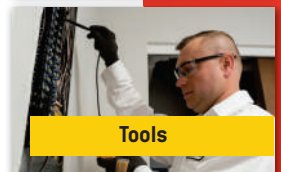
Insurance



Training



Vehicle Care



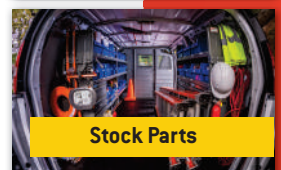
Tools



Business Expenses



Property Lease



Stock Parts



Benefits

MisterSparky.com

888-8-SPARKY

\$75 OFF YOUR NEXT REPAIR



888-8-SPARKY

Coupon must be presented at time of service. Cannot be combined with other offers. Valid 190 days after the original visit. Not valid for work quoted on this invoice. Restrictions may apply. Independently owned and operated. Licenses: EC13008384, EC13008406, 07635

\$25 OFF A SECONDARY OR MAIN SURGE PROTECTOR



888-8-SPARKY

Coupon must be presented at time of service. Cannot be combined with other offers. Valid 190 days after the original visit. Not valid for work quoted on this invoice. Restrictions may apply. Independently owned and operated. Licenses: EC13008384, EC13008406, 07635

\$200 OFF NEW ELECTRICAL PANEL



888-8-SPARKY

Coupon must be presented at time of service. Cannot be combined with other offers. Valid 190 days after the original visit. Not valid for work quoted on this invoice. Restrictions may apply. Independently owned and operated. Licenses: EC13008384, EC13008406, 07635

EXHIBIT 14

AGENDA

**MINUTES OF MEETING
ANTHEM PARK
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development District was held on Wednesday, November 5, 2025 at 9:30 a.m. at Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

FIRST ORDER OF BUSINESS – Roll Call

Mr. Mendenhall called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Blair Possenriede	Board Supervisor, Chairwoman
Linda Ellens	Board Supervisor, Assistant Secretary
Yasiris Santos-Nieves	Board Supervisor, Assistant Secretary
Gail Dee	Board Supervisor, Assistant Secretary

Also present were:

Andy Mendenhall	District Manager, Kai
Lindsay Moczynski (<i>via Zoom</i>)	District Counsel, KVV
Greg Woodcock (<i>via Zoom</i>)	District Engineer, Stantec
Peter Wittman	Branch Manager, Yellowstone

SECOND ORDER OF BUSINESS – Audience Comments

None

THIRD ORDER OF BUSINESS – Business Items

- A. Exhibit 1: Consideration/Adoption of Resolution 2026-03, Re-Setting Public Hearing on Amended Rules of Procedure and Rates

On a MOTION by Ms. Possenriede, SECONDED by Ms. Dee, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-03, Re-Setting Public Hearing on Amended Rules of Procedure and Rates establishing the following rental rates: \$250.00 for Residents for 4 hours; \$350.00 for Non-residents for 4 hours with an additional \$100.00 per extra 30 minutes; and \$75.00 for Non-Anthem park associations, Boards or districts for 2 hours, and the Non-resident user fee shall be tied to the current year's adopted assessment for 80-foot lots, for the Anthem Park Community Development District.**

FOURTH ORDER OF BUSINESS – Staff & Vendor Reports

- A. District Counsel

1. Discussion: Transfers of Stormwater Structures (Environmental Resource Permit)

- a. Exhibit 2: Tract G

- b. Exhibit 3: Tract M

A supervisor reviewed the pending transfer of the Environmental Resource Permits for Tracts G and M, noting that Mr. Woodcock's team inspected the structures and confirmed all required weir modifications were completed and functioning properly, with no expected added cost to the district. A supervisor asked about a notation in the report, and Mr. Woodcock clarified that his inspection covered the off-site structures only, since internal systems within the townhome areas are city or HOA responsibility. He confirmed the new weirs were installed and verified.

Ms. Moczynski:

- Stated she and Mr. Woodcock would review the permits and any related agreements to clarify the boundaries and ensure CDD funds are not used on private property.
- Recommended bringing the full transfer package back at the next meeting.
- Still waiting for an update from Ms. Greenlee due to her recent trial schedule but would continue following up. She emphasized that Mr. Mendenhall could also fully follow up with Ms. Greenlee and would be copied on all communications so he could step in or coordinate as needed.

B. District Engineer

Mr. Woodcock:

- Reported on the Water Management District violation for the conservation area. Steadfast submitted a \$6,450.00 proposal to remove dumped debris, install preservation signs, and clear required nuisance vegetation. He already secured a 30-day extension from the District.
- Stated he could request another extension and suggested approving a not-to-exceed amount of \$6,450.00 while the Board reviews the proposal and seeks any additional bids.
- Offered another option: he could send the violation notice with photos of the issues to the District so they could forward it to the aquatic vendors they already work with and obtain additional quotes.

On a MOTION by Ms. Possenriede, SECONDED by Ms. Santos-Nieves, WITH ALL IN FAVOR, the Board **accepted the proposal from Steadfast for the Remedy of the District's Violation Notice, contingent upon the ability to secure other proposals in the amount not to exceed \$6,450.00**, for the Anthem Park Community Development District.

C. Facility Manager

1. October 2025 Report
2. Exhibit 4: Steadfast – October 2025 Waterway Treatment Report
3. Exhibit 5: Yellowstone - October 2025 Reports
 - a. Exhibit 6: Consideration/Approval of Replacement of Battery Controller Proposal - \$1,576.70

Mr. Wittman:

- Reported that the last bench has been installed and two extra slats were provided; he asked that they be stored at the amenity center.
- Explained that while working on the walking path, his team found old battery-operated irrigation nodes that had corroded and were failing, since that area was never tied into the main controller. He recommended replacing four nodes.
- Reported that over the weekend, a separate valve got stuck and required an emergency shutoff, and a second proposal for that repair was sent after the packet.

On a MOTION by Ms. Possenriede, SECONDED by Ms. Santos-Nieves, WITH ALL IN FAVOR, the Board **approved the proposal from Yellowstone for the Replacement of Battery Controller in the amount of \$1,576.70**, for the Anthem Park Community Development District.

- Explained that the second proposal addresses a scrubber valve in the same area that is stuck open because the solenoid has failed.

On a MOTION by Ms. Ellens, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board approved the walk-on proposal from Yellowstone for Valve Replacement in the amount of \$727.56, for the Anthem Park Community Development District.

- Reported that tree trimming is ongoing.

Mr. Mendenhall:

- Reported that the pergola at the pool, the Sunset Park, and the new access card readers were completed. A supervisor noted the playground reader wasn't active, and Mr. Mendenhall would have Ms. Agosta check it later that day.
- Ms. Agosta is still waiting on a reliable quote for the Fountain Park solar lights because Sunlight Solar never followed through, so she requested a quote from Renovida. She also discovered the basketball backboards hadn't been ordered, and the only quote she received was far too high. Mr. Mendenhall would review alternatives with her, including repainting or replacing them at a reasonable cost.
- On surge protector quotes, Ms. Agosta was waiting on responses; Mr. Mendenhall would follow up. The Board also discussed storage needs and possible shed options, including placement, anchoring, and camera coverage. Mr. Mendenhall would coordinate with Ms. Agosta to determine size and location.
- Board requested an updated inventory and stressed the need for consistent monthly communication; newsletters, meeting recaps, updates, and a year-end summary of accomplishments.
- Board asked about insurance-review items. Mr. Mendenhall said many were completed but would confirm the full status.

D. District Manager

Mr. Mendenhall:

- Reported a missing supervisor payment, which is now being processed. He confirmed Supervisor Harrington's October and November 2024 payments were correct and would double-check December.
- Next month, he would review the district's goals and objectives for last fiscal year before posting them online. For the new year, supervisors should complete ethics training, which ties into the June Form 1 financial disclosure. Mr. Mendenhall would send reminders and recommended supervisors email him once completed.

FIFTH ORDER OF BUSINESS – Administrative Items

A. Exhibit 7: Consideration/Approval of the October 1, 2025, Regular Meeting Minutes

Remove Line items 194–197 as no vote occurred.

On a MOTION by Ms. Possenriede, SECONDED by Ms. Dee, WITH ALL IN FAVOR, the Board approved the October 1, 2025, Regular Meeting Minutes, for the Anthem Park Community Development District.

B. Exhibit 18: Consideration/Acceptance of the September 2025 Unaudited Financial Statements

On a MOTION by Ms. Possenriede, SECONDED by Ms. Santos-Nieves, WITH ALL IN FAVOR, the Board accepted the Septembert 2025 Unaudited Financial Statements, for the Anthem Park Community Development District.

124 **SIXTH ORDER OF BUSINESS – Audience Comments - New Business –** *(limited to 3 minutes per*
125 *individual)*

126 None

127 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

128 Ms. Santos-Nieves asked who is responsible for the lake area, noting a trash could and shared
129 photos. Mr. Mendenhall confirmed maintenance would check the trash.

130 Ms. Dee asked about addressing the car incident and using card numbers to identify the owner.

131 Ms. Santos-Nieves asked if the Board could review Ms. Agosta’s communication to residents
132 before it’s sent, noting she had already provided suggestions and wants to ensure accuracy. Mr.

133 Mendenhall agreed and said he would have Ms. Agosta circulate the draft to the Board for review.

134 **EIGHTH ORDER OF BUSINESS – Adjournment**

135 On a MOTION by Ms. Possenriede, SECONDED by Ms. Dee, WITH ALL IN FAVOR, the Board
136 **adjourned the meeting**, for the Anthem Park Community Development District.

137

138

139

Signature

140

Printed Name

141 **Title:** ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 15

AGENDA

Anthem Park Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2025

Anthem Park CDD
Balance Sheet
October 31, 2025

	General Fund	Series 2016 Debt Service	Consolidated Total
1 <u>ASSETS:</u>			
2 CASH - O&M Checking Accts.	\$ 99,102	\$ -	\$ 99,102
3 MMK ACCOUNT	257,351	-	257,351
4 MMK ACCOUNT-Restricted cash	-	-	-
5 DEBIT CARD	-	-	-
6 MMK ACCOUNT - Reserve	384,525	-	384,525
7 ACCRUED REVENUE	-	-	-
8 INVESTMENTS:			
9 REVENUE FUND	-	141,550	141,550
10 RESERVE TRUST FUND A1	-	277,453	277,453
11 RESERVE TRUST FUND A2	-	25,753	25,753
12 PREPAYMENT FUND A1	-	1,278	1,278
13 PREPAYMENT FUND A2	-	3,614	3,614
14 SINK FUND	-	-	-
15 PRINCIPAL A1	-	-	-
16 CONSTRUCTION FUND	-	-	-
17 ACCRUED REVENUE	1,260	-	1,260
18 DEPOSITS - UTILITIES	240	-	240
19 PREPAID EXPENSES	39,806	-	39,806
20 ACCOUNTS RECEIVABLE	100	-	100
21 ON ROLL ASSESSMENTS RECEIVABLE	884,952	622,572	1,507,525
22 DUE FROM OTHERS	-	-	-
23 DUE FROM GENERAL FUND	-	-	-
24 DUE FROM RESERVE	-	-	-
25 TOTAL ASSETS	\$ 1,667,337	\$ 1,072,221	\$ 2,739,557
26 <u>LIABILITIES:</u>			
27 ACCOUNTS PAYABLE	\$ 56,146	\$ -	\$ 56,146
28 ACCRUED EXPENSE	-	-	-
29 DEFERRED REVENUE ON-ROLL	884,952	622,572	1,507,525
30 DUE TO DEBT SERVICE	-	-	-
31 DUE TO GENERAL FUND	-	-	-
32 <u>FUND BALANCES:</u>			
33 NON-SPENDABLE (DEPOSITS & PREPAID)	40,046	-	40,046
34 RESTRICTED FOR DEBT SERVICE	-	449,648	449,648
35 SECOND QUARTER OPERATING CAPITAL	149,733	-	149,733
36 ASSIGNED FOR RESERVE	422,305	-	422,305
37 UNASSIGNED:	114,154	-	114,154
38 TOTAL FUND BALANCE	726,238	449,648	1,175,887
39 TOTAL LIABILITIES & FUND BALANCES	\$ 1,667,337	\$ 1,072,221	\$ 2,739,557

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

ANTHEM PARK CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2025 through October 31, 2025

		FY 2026 ADOPTED BUDGET	BUDGET YEAR TO DATE	ACTUAL YEAR-TO-DATE	YTD VARIANCE FAV (UNFAV)
1 REVENUE					
2	SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 884,952	\$ -	\$ -	\$ -
3	SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-	-
4	INTEREST	13,448	1,121	1,907	787
5	CLUBHOUSE RENTAL	-	-	-	-
6	MISCELLANEOUS	-	-	100	100
7	GATE ACCESS CARD	-	-	-	-
8	FUND BALANCE FORWARD	-	-	-	-
9	AMOUNTS ALLOCATED FROM RESERVES FOR IMPROVEMENTS	-	-	-	-
10	TOTAL REVENUE	898,400	1,121	2,007	887
11 EXPENDITURES					
12	GENERAL ADMINISTRATION:				
13	SUPERVISORS' COMPENSATION	12,000	1,000	1,200	(200)
14	PAYROLL TAXES	918	77	92	(15)
15	PAYROLL SERVICE FEE	700	58	50	8
16	DISTRICT MANAGEMENT	20,000	1,667	1,667	-
17	ADMINISTRATIVE SERVICES	3,200	267	267	-
18	GENERAL OPERATING EXPENSES	3,600	300	300	-
19	WEBSITE HOSTING & MANAGEMENT	2,015	168	168	-
20	ACCOUNTING SERVICES	15,000	1,250	1,250	-
21	AUDITING SERVICES	4,150	346	-	346
22	LEGAL ADVERTISING	1,500	125	-	125
23	MASS MAILING	1,000	83	-	83
23	MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500	42	25	17
24	REGULATORY & PERMIT FEE	175	15	-	15
25	ENGINEERING SERVICES	8,000	667	684	(17)
26	LEGAL SERVICES	18,000	1,500	-	1,500
24	TOTAL GENERAL ADMINISTRATION	90,758	7,565	5,702	1,862
25	FINANCIAL ADMINISTRATIVE				
26	INSURANCE:				
27	INSURANCE (Liability, Property and Casualty)	42,000	3,500	3,130	370
28	TOTAL INSURANCE	42,000	3,500	3,130	370
29	ASSESSMENT ADMINISTRATION:				
30	ASSESSMENT ADMINISTRATION AND INDEPENDENT	5,000	417	417	-
31	COUNTY ASSESSMENT COLLECTION FEES	300	25	-	25
32	TOTAL ASSESSMENT ADMINISTRATION	5,300	442	417	25

ANTHEM PARK CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2025 through October 31, 2025

	FY 2026 ADOPTED BUDGET	BUDGET YEAR TO DATE	ACTUAL YEAR-TO-DATE	YTD VARIANCE FAV (UNFAV)
33 DEBT SERVICE ADMINISTRATION:				
34 DISSIMINATION AGENT	4,000	333	333	-
35 ARBITRAGE REBATE CALCULATION	1,700	142	-	142
36 TRUSTEE FEES	5,006	417	399	18
37 TOTAL DEBT SERVICE ADMINISTRATION	10,706	892	732	160
38 TOTAL FINANCIAL ADMINISTRATIVE	148,764	12,399	9,981	2,418
39 UTILITIES:				
40 ELECTRICITY SERVICES	43,000	3,583	3,241	342
41 STREETLIGHTS - UTILITY	184,597	15,383	15,590	(207)
42 WATER - RECLAIMED	22,000	1,833	5,236	(3,403)
43 WATER UTILITY	11,000	917	2,195	(1,278)
44 TOTAL UTILITIES	260,597	21,716	26,262	(4,546)
45 SECURITY:				
46 SECURITY SYSTEM - CONTRACT - ENVERA	-	-	-	-
47 SECURITY SYSTEM - MONITORING - GUARDIAN	500	42	82	(40)
48 SECURITY - OTHER (ACCESS CARDS, REPAIRS)	500	42	-	42
49 SECURITY - PROTECTION ONE - BASKETBALL COUR'	-	-	-	-
50 SECURITY - GUARD/POLICE PATROL	25,000	2,083	1,866	217
51 TOTAL SECURITY	26,000	2,167	1,948	219
52 FIELD OFFICE ADMINISTRATION:				
53 AMENITY MANAGEMENT CONTRACT	119,232	9,936	9,936	-
54 AMENITY MANAGEMENT - CLUBHOUSE RENTALS	3,771	314	-	314
55 AMENITY MANAGEMENT - REIMBURSEMENTS	-	-	-	-
56 CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,980	415	335	80
57 CLUBHOUSE OFFICE SUPPLIES	1,000	83	-	83
58 CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,500	125	-	125
59 PEST CONTROL & TERMITE BOND	648	54	-	54
60 MISCELLANEOUS	2,000	167	-	167
61 CLUBHOUSE FACILITY MAINTENANCE	4,000	333	258	75
62 CLUBHOUSE LIGHTING REPLACEMENT	500	42	-	42
63 GENERAL OPERATING EXPENSE	-	-	-	-
64 TOTAL FIELD OFFICE ADMINISTRATION	137,631	11,469	10,529	940
65 LANDSCAPING MAINTENANCE:				
66 LANDSCAPE MAINTENANCE - CONTRACT	172,000	14,333	14,046	287
67 LANDSCAPE REPLACEMENT	10,000	833	1,713	(880)
68 TREE TRIMMING	3,000	250	-	250
69 IRRIGATION - REPAIRS & MAINTENANCE	12,000	1,000	3,326	(2,326)
70 MULCH	14,000	1,167	-	1,167
71 TOTAL LANDSCAPING MAINTENANCE	211,000	17,583	19,085	(1,502)

ANTHEM PARK CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2025 through October 31, 2025

	FY 2026 ADOPTED BUDGET	BUDGET YEAR TO DATE	ACTUAL YEAR-TO-DATE	YTD VARIANCE FAV (UNFAV)
72 FACILITY MAINTENANCE:				
73 LAKE MANAGEMENT	14,160	1,180	1,180	-
74 WETLAND MONITORING	1,440	120	-	120
75 FOUNTAIN SERVICE CONTRACT	2,628	219	-	219
76 FOUNTAIN REPAIRS & MAINTENANCE	2,500	208	-	208
77 GATE REPAIRS & MAINTENANCE	2,000	167	-	167
78 ENTRY & WALLS MAINTENANCE	1,000	83	-	83
79 DECORATIVE LIGHT MAINTENANCE	1,500	125	-	125
80 POWERWASH	2,000	167	-	167
81 POOL SERVICE CONTRACT	20,400	1,700	1,200	500
82 POOL REPAIRS & MAINTENANCE	2,000	167	-	167
83 POOL MONITORING	-	-	-	-
84 POOL PERMIT	325	27	-	27
85 ATHLETIC FACILITIES REPAIRS & MAINTENANCE	1,500	125	-	125
86 MISCELLANEOUS - CONTINGENCY - EXPENSE	8,015	668	15,234	(14,566)
87 TOTAL FACILITY MAINTENANCE	59,468	4,956	17,614	(12,658)
88 CAPITAL IMPROVEMENT PROGRAM:				
89 CAPITAL IMPROVEMENTS	12,000	1,000	-	1,000
90 MISCELLANEOUS FOR UNKNOWN CONTINGENCY	-	-	-	-
91 TOTAL CAPITAL IMPROVEMENT PROGRAM	12,000	1,000	-	1,000
92 RESERVES				
93 INCREASE IN RESERVES PURSUANT TO RESERVE ST	38,940	3,245	-	3,245
94 RESERVE STUDY	4,000	333	-	333
95 TRANSFER OUT (RESERVE MM)	-	-	-	-
96 TOTAL RESERVES	42,940	3,578	-	3,578
97 TOTAL EXPENDITURES	898,400	74,867	85,419	(10,552)
98 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(73,750)	(83,411)	(9,665)
99 FUND BALANCE - BEGINNING	-	809,650	809,650	-
100 INCREASE IN RESERVES	-	-	-	-
101 DECREASE IN RESERVE CAPITAL IMPROVEMENTS	-	-	-	-
102 LESS: FUND BALANCE FORWARD	-	-	-	-
103 FUND BALANCE - ENDING	\$ -	\$ -	\$ 726,238	\$ (9,665)

ANTHEM PARK CDD
Debt Service Fund 2016
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2025 through October 31, 2025

	FY2023 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 608,969	\$ -	\$ (578,520)
3 SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-
4 INTEREST--INVESTMENT	-	1,324	1,324
5 PREPAYMENT REVENUE	-	-	-
5 MISCELLANEOUS REVENUE	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	608,969	1,324	(577,196)
8 EXPENDITURES			
9 INTEREST EXPENSE (NOV 2025)	92,741	-	92,741
10 INTEREST EXPENSE (MAY 2026)	99,078	-	99,078
11 PRINCIPAL RETIREMENT A1 (MAY 2024)	410,000	-	410,000
12 PREPAYMENT (NOV 2024)	-	-	-
13 PREPAYMENT (MAY 2024)	-	-	-
14 TOTAL EXPENDITURES	601,819	-	601,819
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFER-IN	-	-	-
17 TRANSFER-OUT	-	-	-
18 BOND PROCEEDS	-	-	-
19 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
20 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	7,150	1,324	24,623
21 FUND BALANCE - BEGINNING	-	448,324	448,324
22 FUND BALANCE - ENDING	\$ 7,150	\$ 449,649	\$ 472,947

Anthem Park CDD
Bank Reconciliation
October 31, 2025

	<u>BU Acct</u>
Balance Per Bank Statement	\$ 102,643.60
Less: Outstanding Checks	(3,541.50)
Deposits in Transit	-
<i>Adjusted Bank Balance</i>	<u><u>\$ 99,102.10</u></u>

Beginning Cash Balance Per Books	\$ 76,576.46
Deposits / Transfer	126,013.34
Transfer From to Debit Card	-
Cash Disbursements	(103,487.70)
<i>Balance Per Books</i>	<u><u>\$ 99,102.10</u></u>

Anthem Park CDD
Check Register
FY 2026

Anthem Park

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
09/30/2025						69,961.33
10/3/2025			Funds Transfer		125,000.00	194,961.33
10/3/2025	100325ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		194,728.13
10/4/2025	100425ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		194,494.93
10/6/2025	100271	POOL SERVICES OF ORLANDO, Inc	Invoice: 29087 (Reference: MONTHLY POOL SERVICE.)	1,200.00		193,294.93
10/7/2025	100272	Steadfast Alliance, LLC	Invoice: SA-16015 (Reference: Routine Aquatic Maintenance (Pond Spraying) for 10/25.)	1,180.00		192,114.93
10/7/2025	100273	POOL SERVICES OF ORLANDO, Inc	Invoice: 29298 (Reference: MONTHLY POOL SERVICE.)	1,200.00		190,914.93
10/7/2025	100274	BIO-TECH CONSULTING, INC	Invoice: 186577 (Reference: Maintenance - Wetland Mitigation Areas.)	360.00		190,554.93
10/7/2025	100275	Yellowstone Landscape Inc	Invoice: 1006451 (Reference: Monthly Landscape Maintenance October 2025.)	14,046.00		176,508.93
10/8/2025		Gramercy Farms Community Developmnt Dist.			1,000.00	177,508.93
10/8/2025	100276	EGIS INSURANCE and RISK ADVISORS	Invoice: 29704 (Reference: Policy #100125581 10/01/2025-10/01/2026 Florida Insurance Alliance.)	37,555.00		139,953.93
10/8/2025	100277	US Bank	Invoice: 7908783 (Reference: Trustee Fees.)	4,790.63		135,163.30
10/10/2025	100278	Kai Connected, LLC	Invoice: 4807 (Reference: Amenity Service.)	100.00		135,063.30
10/10/2025	101025ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		134,830.10
10/11/2025	ACH	SPECTRUM	Invoice: 0355161 October (Reference: Cable/Internet 2090 Continental ST 09/25/25 through 10/24/25.	144.30		134,685.80
10/11/2025	101125ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		134,452.60
10/14/2025	100279	Yellowstone Landscape Inc	Invoice: 1014095 (Reference: Pine Tree Removal Behind House On Continental.)	1,713.12		132,739.48
10/15/2025	ACH	ORLANDO UTILITIES COMMISSION	Invoice: 3256269033-9/25 (Reference: 2090 Continental st 08/13/25 - 09/12/25.)	1,055.41		131,684.07
10/15/2025	ACH	ORLANDO UTILITIES COMMISSION	Invoice: 0256820636-9/25 (Reference: 1350 KISSIMMEE PARK RD 08/27/25 - 09/26/25).)	15,333.84		116,350.23
10/15/2025	ACH	ORLANDO UTILITIES COMMISSION	Invoice: 6899097057-9/25 (Reference: 2100 BLK EVEN KISSIMMEE PARK RD (08/27/25 - 09/26/25.)	27.98		116,322.25
10/15/2025	ACH	ORLANDO UTILITIES COMMISSION	Invoice: 9761514779-9/25 (Reference: 2090 CONTINENTAL ST E1 08/27/25 - 09/26/25.)	374.63		115,947.62
10/15/2025	ACH	ORLANDO UTILITIES COMMISSION	Invoice: 0033845933-9/25 (Reference: 2090 Continental st 08/27/25 - 09/26/25.)	684.13		115,263.49
10/15/2025	ACH	ORLANDO UTILITIES COMMISSION	Invoice: 4847075980-9/25 (Reference: 2090 Continental st 08/27/25 - 09/26/25.)	891.68		114,371.81
10/16/2025	ACH	ORLANDO UTILITIES COMMISSION	Invoice: 9456621284-9/25 (Reference: 1800 REMEMBRANCE RD 08/27/25 - 09/26/25.)	52.80		114,319.01
10/17/2025	101725ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		114,085.81
10/18/2025	ACH	SPECTRUM	Invoice: 0348497 October (Reference: Cable/Internet 2090 Continental ST 10/01/25 through 10/31/25.	195.33		113,890.48
10/18/2025	101825ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		113,657.28
10/22/2025	ACH	Toho Water Authority	Invoice: 100125-0971-1 (Reference: 0 ENTRANCE AND CAPITAL 8/21/25-9/25/25.)	2,978.90		110,678.38
10/22/2025	ACH	Toho Water Authority	Invoice: 100125-0978-1 (Reference: 0 CONGRESS AND CAPITAL 8/21-9/25/25..)	124.32		110,554.06
10/22/2025	ACH	Toho Water Authority	VOID: Invoice: 100125-0971-1 (Reference: 0 ENTRANCE AND CAPITAL 8/21/25-9/25/25.)			110,554.06
10/22/2025	ACH	Toho Water Authority	Invoice: 100125-1923-1 (Reference: 0CONTINENTATAND CONGRESS 8/21-9/25/25.)	277.88		110,276.18
10/22/2025	ACH	Toho Water Authority	Invoice: 100125-4508-1 (Reference: 2090 CONTINENTAL ST E1 8/21-9/24/25.)	2,113.67		108,162.51
10/22/2025	ACH	Toho Water Authority	Invoice: 100125-5546-1 (Reference: 1800 BETSY ROSS LANE 8/21-9/25/25.)	84.54		108,077.97
10/22/2025	ACH	Toho Water Authority	Invoice: 100125-6035-1 (Reference: 2100 BTOCK ODD BETSY ROSS LANE 8/21-9/24/25.)	81.41		107,996.56
10/22/2025	ACH	Toho Water Authority	Invoice: 100125-6809-1 (Reference: 0 VALLEY FORGE & NATHAN HAL 8/21-9/24/25.)	515.77		107,480.79
10/22/2025	ACH	Toho Water Authority	Invoice: 100125-6810-1 (Reference: 0 BLOUNTTRL & FORT MCHENRY 8/21-9/25/25.)	919.13		106,561.66
10/22/2025	ACH	Toho Water Authority	Invoice: 100125-6811-1 (Reference: 0 LEXINGTON ENTRANCE 8/21-9/25/25.)	178.44		106,383.22
10/22/2025	ACH	Toho Water Authority	Invoice: 100125-7733-1 (Reference: 0 PATRIOT WAYAND SENATE 2 8/21-9/24-25.)	81.41		106,301.81
10/22/2025	ACH	Toho Water Authority	Invoice: 100125-8609-1 (Reference: 1800 ELOCK ODD REMEMBRANCE AVENUE 8/25-9/26/255.)	75.53		106,226.28
10/23/2025	100280	Stantec Consulting Services Inc.	Invoice: 2466249 (Reference: For Period Ending: September 30, 2025.) Invoice: 2466250 (Referenc	1,521.57		104,704.71
10/23/2025	100281	Kai	Invoice: 21273 (Reference: Ramp Walmart.)	266.25		104,438.46
10/23/2025	100282	Kilinski Van Wyk PLLC	Invoice: 13299 (Reference: Legal svc for 9/25.) Invoice: 13298 (Reference: Legal svc for 9/25.	3,541.50		100,896.96
10/24/2025	102425ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		100,663.76
10/25/2025	102525ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		100,430.56
10/31/2025			Interest		13.34	100,443.90
10/31/2025	834	Engage PEO	10/1/25 BOS Meeting	1,341.80		99,102.10
10/31/2025				96,872.57	126,013.34	99,102.10

Anthem Park Community Development District
Negative Variance Report
10/31/2025

	Budget	YTD Budget	YTD Actual	Variance	Notes
SUPERVISORS' COMPENSATION	12,000	1,000	1,200	(200)	backpay 10/2024 \$200
PAYROLL TAXES	918	77	92	(15)	cooresponds to payroll over budget - see above
ENGINEERING SERVICES	8,000	667	684	(17)	Direct amount paid to Stantec Consulting
STREETLIGHTS - UTILITY	184,597	15,383	15,590	(207)	October Orlando Utilities bill Oct payment for 0 Entrance and Capital bill \$2978. This is higher than average. November bill is normal, so there does not seem to be a continous
WATER - RECLAIMED	22,000	1,833	5,236	(3,403)	leak. Oct payment for 2090 CONTINENTAL ST Oct bill \$2113. This bill is higher than average. November bill is normal, so there does not seem to be a continous
WATER UTILITY	11,000	917	2,195	(1,278)	leak.
SECURITY SYSTEM - MONITORING - GUARDIAN	500	42	82	(40)	two months bills - timing issue
LANDSCAPE REPLACEMENT	10,000	833	1,713	(880)	two invoices for removing pine trees
IRRIGATION - REPAIRS & MAINTENANCE	12,000	1,000	3,326	(2,326)	Irrigation repairs from Jun 2025 inspection - Does this need to be moved to reserve and replacement fund balance?
MISCELLANEOUS - CONTINGENCY - EXPENSE	8,015	668	15,234	(14,566)	Remove and Replace Access Control System

EXHIBIT 16

AGENDA

ANNUAL PERFORMANCE REPORT

Pursuant to Section 189.0694, Florida Statutes

Fiscal Year: 2024–2025

1. Executive Summary

This Annual Performance Report summarizes the District's operational performance, statutory compliance, and progress toward adopted Goals & Objectives. All goals were achieved.

2. District Overview

The District is a governmental entity responsible for financing, operating, and maintaining public infrastructure, stormwater facilities, landscaping, and community assets.

3. Goals & Objectives Performance Summary

3.1 Community Communication & Engagement

Goal 1.1 – Public Meetings Compliance: **Achieved**

Goal 1.2 – Notice of Meetings Compliance: **Achieved**

Goal 1.3 – Access to Records: **Achieved**

3.2 Infrastructure & Facilities Maintenance

Goal 2.1 – Site Inspections: **Achieved**

3.3 Financial Transparency & Accountability

Goal 3.1 – Budget Preparation & Adoption: **Achieved**

Goal 3.2 – Financial Reports: **Achieved**

Goal 3.3 – Annual Financial Audit: **Achieved**

4. Summary Conclusion

All goals and objectives were successfully met. The District continued to maintain compliance, transparency, and efficient operations.

Kai Community Development Services