

**ANTHEM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package
Regular Meeting

Date/Time:
Wednesday, February 4, 2026
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, February 4, 2026**, 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, February 4, 2026

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:+13126677136)

Phone conference ID: 961 884 126#

Mute/Unmute: *6

Regular Meeting

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. Business Items

- A. Consideration/Approval of Proposal for Annual Arbitrage Calculations (Senior and Subordinate Special Assessment Refunding Bonds, Series 2016) – Arbitrage Rebate Counselors - \$475.00/yr (Total of \$2,375.00 from August 15, 2021)

Exhibit 1

IV. Staff & Vendor Reports

- A. District Counsel
- B. District Engineer
- C. Facility Manager

- 1. February 2026 Report

Exhibit 2

- 2. Steadfast – December 2025 Waterway Treatment Report

Exhibit 3

- 3. Yellowstone – January 2026 Maintenance Reports

Exhibit 4

- a. Consideration/Approval of Proposals:

- i. Pressure Wash and Seal Pavillion - \$5,006.64

Exhibit 5

- ii. Pressure Wash and Seal Pool Deck - \$14,959.31

Exhibit 6

- iii. Pressure Wash and Seal Walk Path - \$14,838.24

Exhibit 7

- iv. Pressure Wash Walk Path Only - \$1,967.82

Exhibit 8

- v. Pre-Approved Monthly Irrigation Repairs - \$630.00

Exhibit 9

- vi. Paver Repair - \$14,359.98

Exhibit 10

- 4. Consideration/Approval of Proposals:

- a. Installation of Pavers & Sheds

- i. Jammin - \$6,200.00 [Exhibit 11](#)
- ii. Flo Native - \$5,750.00 [Exhibit 12](#)
- iii. F&F Santos (Pool Deck Repair) - \$6,000.00 [Exhibit 13](#)
- b. Fountain Park Lights
 - i. Solomon Electric - \$8,000 [Exhibit 14](#)
 - ii. Rock Well - \$510.00 [Exhibit 15](#)
- c. Bus Bars
 - i. Solomon Electric – Surge Protection, Fountain Lighting, & Solar Panel Installation - \$12,500.00 [Exhibit 16](#)
 - ii. Mister Sparky – Safety Inspection Report
 - Surge Protection & Panel Replacement - \$13,791.61 [Exhibit 17](#)
 - Mister Sparky (Surge Protection Only) - \$5,619.25 [Exhibit 18](#)
- d. Sterling – Grinding, Sawing, Pourback - \$10,800.00 [Exhibit 19](#)
- e. Volleyball Court Sand - \$3,954.00 [Exhibit 20](#)

D. District Manager

V. Administrative Items

- A. Consideration/Approval of the January 7, 2026, Regular Meeting Minutes [Exhibit 22](#)
- B. Consideration/Acceptance of the December 2025 Unaudited Financial Statements [Exhibit 23](#)

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

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

AGENDA

Arbitrage Rebate Counselors, LLC
Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

January 26, 2026

Anthem Park Community Development District
c/o Kai
2502 N. Rocky Point Drive
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Anthem Park Community Development District (“District”) – Senior and Subordinate Special Assessment Refunding Bonds, Series 2016 (“Series 2016”)

Dear Anthem Park Community Development District:

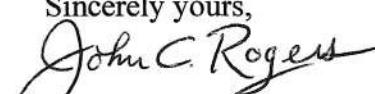
Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform Annual Arbitrage Calculations for the above-referenced Series 2016.

We understand that proceeds of Series 2016 were issued to: (1) currently refund the District’s Capital Improvement Revenue Bonds, Series 2004, (2) pay a portion of the interest to come due on Series 2016, (3) fund the Series 2016 Reserve Account and (4) pay costs associated with the issuance of Series 2016.

The Annual Arbitrage Calculations will cover the initial annual period August 15, 2021 to August 15, 2022, and each successive annual period thereafter ending on August 15th.

Our services include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) assisting with making arrangements for paying any arbitrage due.

Our fee to prepare each Annual Arbitrage Calculation is a “flat-fee” of \$475.00. Antem Park CDD may terminate this contract at any time at its discretion.

Sincerely yours,

John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

Annual Arbitrage Calculation Fees

<u>Community Development District</u>	<u>Bond Issuance Date</u>	<u>FYE 9/30/2026</u>		<u>FYE 9/30/2027 & Thereafter</u>	
		<u># of Annual Arbitrage Calculations</u>	<u>Fee(s)</u>	<u># of Annual Arbitrage Calculations</u>	<u>Fee(s)</u>
Angeline CDD	10/16/2025	0	\$0.00	1	\$475.00
Anthem Park	8/15/2016	5	\$2,375.00	1	\$475.00
Brightwater	11/19/2024	1	\$475.00	1	\$475.00
Chaparral of Palm Bay	12/23/2024	1	\$475.00	1	\$475.00
Cresswind Deland	6/3/2024	2	\$950.00	1	\$475.00
Curiosity Creek	11/21/2024	1	\$475.00	1	\$475.00
Curiosity Creek	12/23/2025	0	\$0.00	1	\$475.00
Eagle Pointe	7/29/2020	6	\$2,850.00	1	\$475.00
Highland Trails	12/10/2025	0	\$475.00	1	\$475.00
Kissimmee Park (Offsite)	8/21/2025	1	\$475.00	1	\$475.00
Kissimmee Park (One)	8/21/2025	1	\$475.00	1	\$475.00
Lake Hideaway	4/9/2024	2	\$950.00	1	\$475.00
McKendree Pointe	11/20/2025	0	\$0.00	1	\$475.00
North Loop	11/7/2023	2	\$950.00	1	\$475.00
Normandy	8/22/2024	2	\$950.00	1	\$475.00
Southshore Bay	7/2/2024	2	\$950.00	1	\$475.00
Sunrise	10/30/2025	0	\$475.00	1	\$475.00
Woodland Preserve	3/19/2025	1	\$475.00	1	\$475.00
Union Park	7/30/2013	3	\$1,425.00	1	\$475.00
Union Park	4/26/2016	5	\$2,375.00	1	\$475.00

Arbitrage Rebate Counselors, LLC 32 Whitemarsh Rd., Ardmore, Tel. 610-764-7998 Email. jcrogers279@gmail.com

EXHIBIT 2

AGENDA



Amenity Center Management Report

Meeting: February 4, 2026

Submitted by Maria Agosta

I. Completed and Upcoming Projects

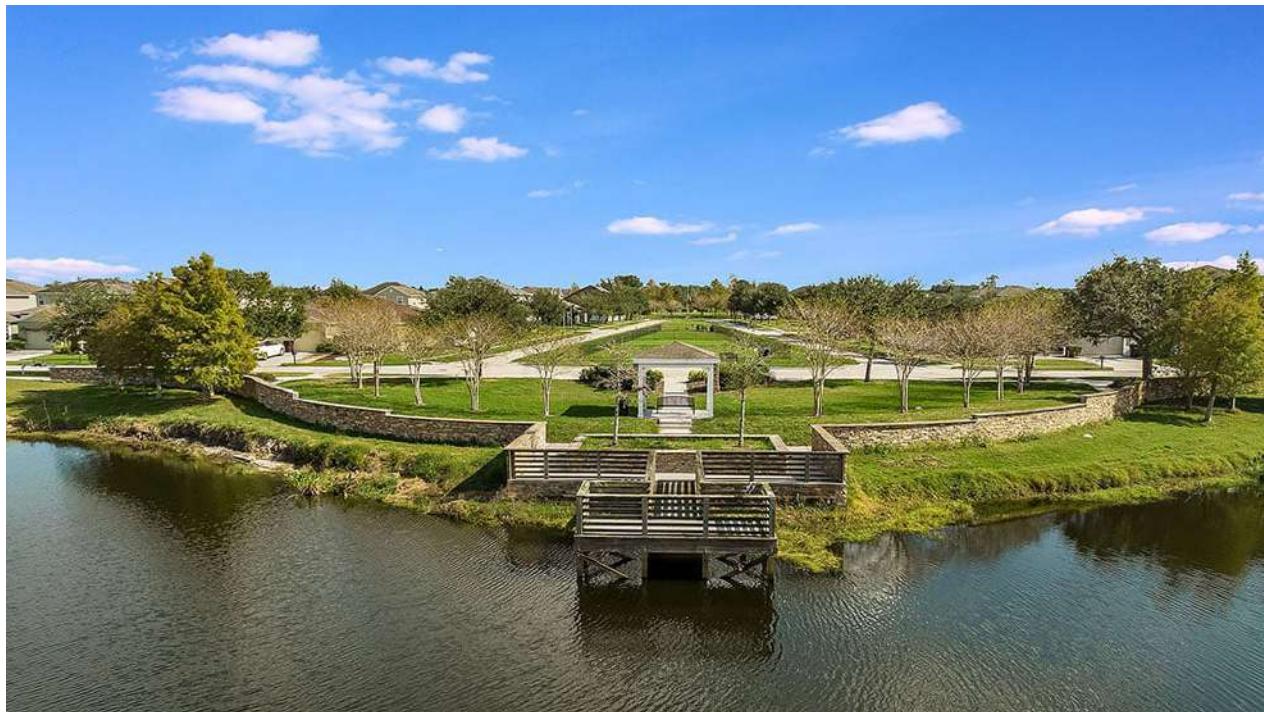
1. Water Issues
2. Bus Bars for Surge Protectors
3. Fountain Park Lights
4. Playground Slide Mats
5. Volleyball Court Sand
6. Pavers and Sheds at Pool
7. Holes at Basketball Court
8. Sunken Drains at Volleyball court

II. Events and Resident Requests

1. Resident complaint regarding cars parked at Sunset Pier.

EXHIBIT 3

AGENDA



Anthem Park CDD Aquatics

Aquatic Treatment Report

January 2026

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



Daily Logs List

Jan 14, 2026

Job: SE1442 Anthem Park CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds 1,2,3 for Grasses,Algae,Hydrilla

Fountain breaker was tripped and flipped back on fountain is working/still working when leaving.(treated conservation area for minimal invasive grasses)

Weather Conditions:

Partly cloudy with showers

Wed, Jan 14, 2026, 11:00 AM



67°F
54°F

Wind: 11 mph
Humidity: 93%
Total Precip: 0.06"

Attachments: 10





Daily Logs List

Jan 28, 2026

Job: SE1442 Anthem Park CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds 1-3 for:(Algae,Grasses,Hydrilla)

Slowly chipping away at the hydrilla in all of the ponds. Fountain was off due to a tripped breaker, breaker was flipped back to the on position and fountain is working again

Weather Conditions:

Sunny

Wed, Jan 28, 2026, 10:59 AM



58°F
36°F

Wind: 9 mph

Humidity: 81%

Total Precip: 0"

Attachments: 5





ANTHEM PARK CDD

2090 Continental St, Saint Cloud

Gate Code:

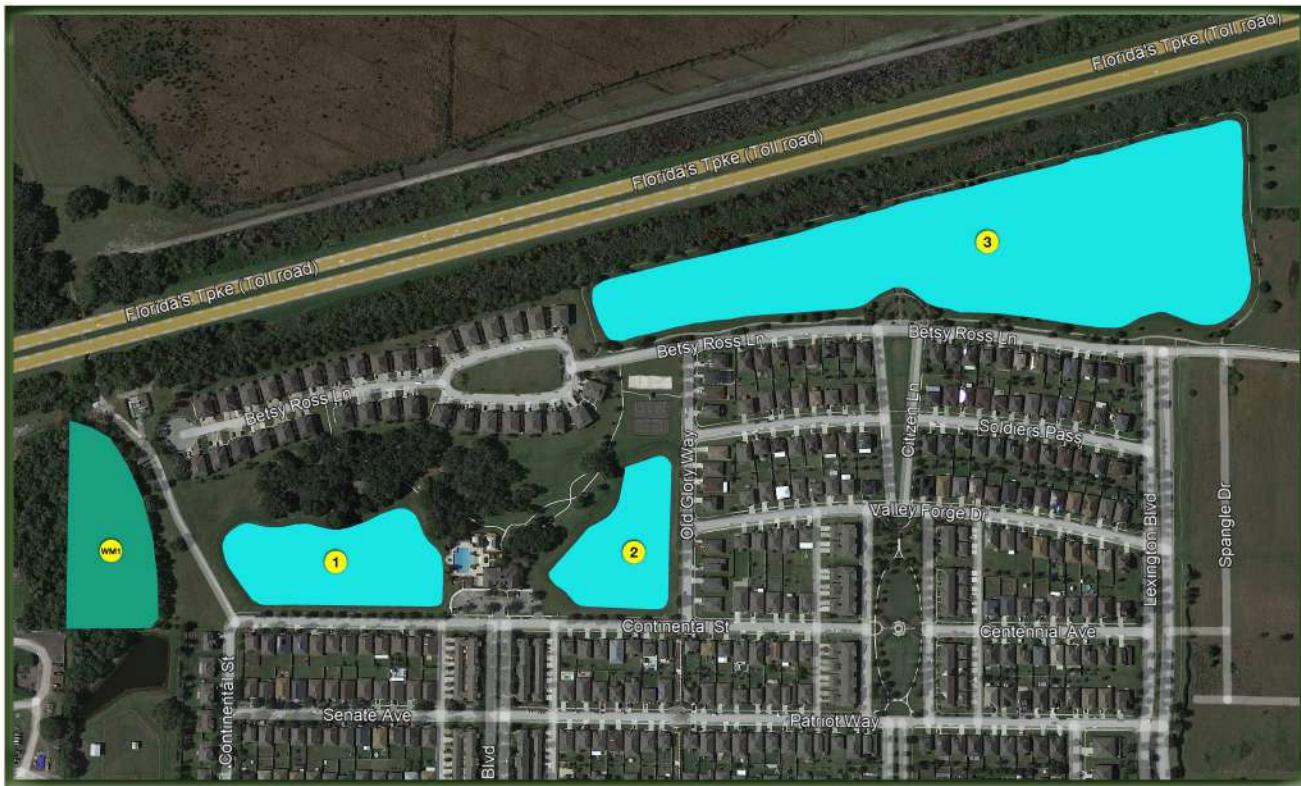


EXHIBIT 4

AGENDA



Anthem Park CDD

Monthly Maintenance Summary

From Nathaniel Anderson

January 27, 2026

Recurring Services

- Emptying trash stations weekly (Wed–Thu)
- Volleyball court graded twice per month

Week One

- Trim shrubs along exterior wall on Old Canoe Creek Rd (Lexington to Capital)
- Raise canopy on oak trees along Betsy Ross
- Pull weeds and spray Round-Up in landscape beds along the exterior wall
- Trim shrubs, pull weeds, and spray Round-Up in landscape beds on Lexington Blvd
- Trash pickup across maintenance areas

Week Two

- Trim shrubs at the Capital Blvd entrance
- Pull weeds and spray Round-Up
- Raise the canopy on oak trees on Old Glory Way
- Trash pickup
- Trim shrubs, spray Round-Up at the clubhouse, and pick up trash.

Week Three

- Trim shrubs, spray weeds around Fountain Park
- Spray Round-Up in landscape beds
- Trim shrubs, spray weeds at swing set park

Week Four

- Trim shrubs along the walk path
- Spray Round-Up along the exterior wall
- Trash pickup on the exterior wall on Old Canoe Creek Rd
- Trim shrubs at Patriot Park
- Spray Round-Up around tree rings and beds at Patriot Park

Mowing Activities

- Bi-weekly mowing + string trimming retention ponds + common areas
- Bi-weekly mowing St Augustine turf

Irrigation Activities

- Thorough system inspection
- Major issues documented and reported

Fertilization & Pest Control

- Shrubs treated with insecticide, fungicide & liquid iron (Triple Crown & Methyl L)
- Granular fertilizer applied to St Augustine turf

Projected Work

- Provide a proposal for pressure washing and acrylic sealer by the walk path
- Provide a proposal for pressure washing only by the walk path
- Provide a proposal for pressure washing and sealing the pool deck
- Provide a proposal for pressure washing and sealing the pavilion
- Provide a proposal for paver repair

Lawn & Ornamental Report



Date of Application Monday 12.29.2025

Sprayer Operator: Obed CM27435

Area Treated

ANThem Park

Reg #

Products Used	Target Pest	Application Rate	Total Used
Round up #524-579	Herbicide/Weed	3oz/1000	90oz

Disease / Pest or Weed:
Target Treatment

Weeds

Sprayer Used ZS8

Water Volume

30 gal.

Time of
Application: 08:29

Temperature

57°

Wind Speed SW 34 mph

Observation

Treated Property.

Manager Signature

Operator Signature

EXHIBIT 5

AGENDA



Proposal #: 652448

Date: 1/26/2026

From: Nathaniel Anderson

Landscape Enhancement Proposal for
Anthem Park CDD

Maria Agosta
Breeze
2090 Continental St
St Cloud, FL 34769
anthemparkcdd@gmail.com

LOCATION OF PROPERTY

2050 Remembrance Ave
St Cloud, FL 34769

Pressure Wash And Seal Pavillion

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Pressure Wash And Seal 2,215 sq ft	1	\$5,006.64	\$5,006.64

Furnish all labor, materials, tools, and equipment necessary to pressure wash and seal approximately 2,215 square feet of the pavilion. The scope of work includes thoroughly cleaning all applicable pavilion surfaces to remove dirt, mildew, stains, and debris, followed by the application of a commercial-grade sealer to protect the surface and enhance durability. All work will be completed in a professional manner, in accordance with industry standards and manufacturer specifications, ensuring a clean, uniform, and finished appearance upon completion.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Anthem Park CDD

Subtotal	\$5,006.64
Sales Tax	\$0.00
Proposal Total	\$5,006.64

THIS IS NOT AN INVOICE

EXHIBIT 6

AGENDA



Proposal #: 652463

Date: 1/26/2026

From: Nathaniel Anderson

Landscape Enhancement Proposal for
Anthem Park CDD

Maria Agosta
Breeze
2090 Continental St
St Cloud, FL 34769
anthemparkcdd@gmail.com

LOCATION OF PROPERTY

2050 Remembrance Ave
St Cloud, FL 34769

Pressure Wash And Seal Pool Deck

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Pressure Wash And Seal 8,400 sq ft	1	\$14,959.31	\$14,959.31

Furnish all labor, materials, tools, and equipment necessary to pressure wash and seal approximately 8,400 square feet within the pool area. The scope of work includes thoroughly pressure washing all applicable surfaces to remove dirt, mildew, algae, and surface stains, followed by the application of a commercial-grade sealer to protect the surface, enhance durability, and improve overall appearance. All work will be performed in accordance with industry standards and manufacturer specifications, leaving the area clean, uniform, and properly sealed upon completion.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Anthem Park CDD

Subtotal	\$14,959.31
Sales Tax	\$0.00
Proposal Total	\$14,959.31

THIS IS NOT AN INVOICE

EXHIBIT 7

AGENDA



Proposal #: 654382

Date: 1/26/2026

From: Nathaniel Anderson

Landscape Enhancement Proposal for
Anthem Park CDD

Maria Agosta
Breeze
2090 Continental St
St Cloud, FL 34769
anthemparkcdd@gmail.com

LOCATION OF PROPERTY

2050 Remembrance Ave
St Cloud, FL 34769

Pressure Washing And Acrylic Sealer

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Pressure Wash And Seal By The Walk Path	1	\$14,838.24	\$14,838.24

Furnish all labor, equipment, and materials necessary to pressure wash and seal approximately 8,332 sq. ft. of walk paths. Work will include:

Surface Preparation: Removal of dirt, debris, algae, and any loose material to ensure proper adhesion of the sealant.

Pressure Washing: Thorough cleaning of all designated walk paths using appropriate pressure and techniques to avoid surface damage.

Sealing: Application of a high-quality sealant evenly across all walk paths to protect surfaces and enhance appearance.

Curing/Drying: Allowing sufficient time for the sealant to cure to ensure durability and effectiveness.

Cleanup: Complete removal of any residual materials and equipment from the site, leaving the walk paths clean and ready for use

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Anthem Park CDD

Page 25/92

Subtotal	\$14,838.24
Sales Tax	\$0.00
Proposal Total	\$14,838.24

THIS IS NOT AN INVOICE

EXHIBIT 8

AGENDA



Proposal #: 654395

Date: 1/26/2026

From: Nathaniel Anderson

Landscape Enhancement Proposal for
Anthem Park CDD

Maria Agosta
Breeze
2090 Continental St
St Cloud, FL 34769
anthemparkcdd@gmail.com

LOCATION OF PROPERTY

2050 Remembrance Ave
St Cloud, FL 34769

Pressure Wash Walk Path Only

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Pressure Wash Only	1	\$1,967.82	\$1,967.82

Furnish all labor, equipment, and materials to pressure wash the walkways. Work includes thorough cleaning of all designated areas to remove dirt, debris, and surface contaminants, leaving walkways clean and well-maintained.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Anthem Park CDD

Subtotal	\$1,967.82
Sales Tax	\$0.00
Proposal Total	\$1,967.82

THIS IS NOT AN INVOICE

EXHIBIT 9

AGENDA



Proposal for Pre-Approved Monthly Irrigation Repairs

Yellowstone Landscape is proposing a pre-approved monthly repair budget of \$630 for your property.

Under this agreement, our technicians will immediately fix minor irrigation issues discovered during their regular inspections. This ensures that problems are addressed on the spot without the delay of a standard approval process.

Covered repairs include:

- Broken spray and rotor heads
- Clogged nozzles
- Broken tree bubblers
- Lateral line breaks (up to 1 inch)

Following each visit, you will receive a detailed irrigation inspection report and a summary of the repairs completed. If the necessary repairs exceed the \$630 pre-approved limit, we will provide a separate proposal for the remaining items, including specific locations and descriptions of the additional work required.

Customer Signature _____

EXHIBIT 10

AGENDA



Proposal #: 652435

Date: 1/26/2026

From: Nathaniel Anderson

Landscape Enhancement Proposal for
Anthem Park CDD

Maria Agosta
Breeze
2090 Continental St
St Cloud, FL 34769
anthemparkcdd@gmail.com

LOCATION OF PROPERTY

2050 Remembrance Ave
St Cloud, FL 34769

Paver Repair

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Paver Repair	1	\$14,359.98	\$14,359.98

Furnish all labor, materials, tools, and equipment necessary to carefully remove and relay approximately 1,500 square feet of existing pavers on the pool deck area. Work includes the removal and stockpiling of existing pavers, inspection and preparation of the base as needed, re-leveling to ensure proper drainage and surface alignment, and reinstallation of pavers to provide a safe, even, and visually consistent finished surface. All work will be completed professionally and in accordance with industry standards.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Anthem Park CDD

Subtotal	\$14,359.98
Sales Tax	\$0.00
Proposal Total	\$14,359.98

THIS IS NOT AN INVOICE

EXHIBIT 11

AGENDA



QUOTE

Anthem Park

Date 27 Jan 2026 Jammin Playgrounds Inc.
Expiry 26 Feb 2026 4417 13th st PMB 143
Quote Number QU-4951 ST.CLOUD FL 34769
Reference Anthem Park - Pavers & UNITED STATES
Shed

Anthem Park - 2090 Continental St., St. Cloud, FL 34769

TAX EXEMPT! Customer must provide tax exempt certificate prior to accepting quote.

Easy access. No permit.

Jammin is not responsible for any damage to concrete sidewalks, irrigation, landscaping, sod, etc.

Description	Quantity	Unit Price	Tax	Amount USD
Relocate of (5) Areas of 4'x4' original Pavers to accommodate for new paver base installation. Jammin will install Paver Base in 4'x4' areas then reinstall original pavers on new base.	5.00	650.00	Tax on Sales	3,250.00
Supply, Delivery, & Installation of 12x14 FT Outdoor Storage Shed, Garden Shed with Updated Frame Structure and Lockable Doors, Metal Tool Sheds for Backyard Garden Patio Lawn, White.	1.00	2,950.00	Tax on Sales	2,950.00
				Subtotal 6,200.00
				TOTAL TAX 0.00
				TOTAL USD 6,200.00

Terms

Customer agrees to contact all private utilities directly to conduct underground locates prior to Jammin's arrival. Any underground utilities that are damaged during installation will be the responsibility of the customer to fix.

Permit price STARTS at \$1,500 PLUS the actual permit cost, depending on location. Price will be adjusted on final invoice. Customer will be responsible for providing any and all documents required for permitting. Any delays will result in additional charges.

If Jammin quotes have expired prior to a PO being issued, prices may need to be adjusted to reflect any price increases from

manufacturers and/or freight companies. If any additional permits, such as LDO's or Zoning clearance, are required for building permits to be issued, additional charges may apply. Permit paperwork needs to be filled out & returned to Jammin Playgrounds as quickly as possible. Any delays in returning permit documents may result in price increases. Time is of the essence with any permitting documents needed for submittal.

Exclusions: Excavation, irrigation, sod damage/replacement, concrete sidewalks, underground pipes, etc. Any unforeseen hazards or issues that arise upon arrival to the job site will result in a change order.

Any items not listed herein will NOT be covered.

If customer assumes excavation responsibility for any surfacing project, the warranty for said surfacing will be automatically voided, since Jammin cannot ensure the excavation was done properly to eliminate all grass/weed roots that may grow in the future.

Artificial Turf and Rubber Surfacing are capable of getting hot in direct sunlight, although it does not retain or radiate much heat. Jammin Playgrounds cannot guarantee that grass/weeds will not grow through the drainage holes. Reflection from windows, highly reflective or shiny surfaces, or glass top tables can create a magnifying affect and melt the turf or damage rubber surfacing. Compression causes the fibers on artificial turf to lay down and that is considered normal wear & tear.

Shade Installation price is based on footer information provided. If footer dimensions change due to permitting or engineered drawings, a change order will be issued.

Customer is responsible for providing site plan and/or recent survey if permitting requires. Some additional charges may be added if permitting office requires architect drawings to show setbacks. Customer is also responsible for any CAD drawings that are requested for permitting.

*IF YOU WOULD LIKE TO ACCEPT THIS QUOTE, PLEASE SIGN AND RETURN TO Sandra@JamNPlay.com. A 50% DEPOSIT WILL BE REQUIRED PRIOR TO ANY EQUIPMENT BEING PURCHASED BY JAMMIN PLAYGROUNDS (UNLESS OTHERWISE STATED).

*Any cancellations for approved projects may result in restocking fees and/or additional charges for items already purchased.

In the unlikely event that Jammin Playgrounds is required to file a civil action or institute any collection efforts against a customer, customer agrees to pay any and all cost, fees, expenses and attorney fees incurred by Jammin Playgrounds regardless of whether suit is actually filed and including but not limited to any and all costs, fees, expenses, and attorney fees incurred on appeal or in any post judgement collection efforts or proceedings.

Signature: _____

Title: _____

Date: _____

EXHIBIT 12

AGENDA



QUOTE

Anthem Park

Date
27 Jan 2026
Expiry
26 Feb 2026
Quote Number
QU-0027
Reference
Anthem Park - Pavers & Sheds

Flo Native Construction, Inc
4417 13th St, PMB 132
SAINT CLOUD FL 34769
UNITED STATES

Anthem Park - 2090 Continental St., St. Cloud, FL 34769

Description	Quantity	Unit Price	Tax	Amount USD
Relocate of (5) Areas of 4'x4' original Pavers to accommodate for new paver base installation. Jammin will install Paver Base in 4'x4' areas then reinstall original pavers on new base.	5.00	600.00	Tax Exempt	3,000.00
Supply, Delivery, & Installation of 10 ft. x 10 ft. Galvanized Steel Shed in Woodland Gray with SNAPTITE assembly system (100 sq. ft.)	1.00	2,750.00	Tax Exempt	2,750.00
				Subtotal
				5,750.00
				TOTAL TAX
				0.00
				TOTAL USD
				5,750.00

Terms

Customer agrees to contact all private utilities directly to conduct underground locates prior to Flo Native's arrival. Any underground utilities that are damaged during installation will be the responsibility of the customer to fix.

Permit price STARTS at \$2,500 PLUS the actual permit cost, depending on location. Price will be adjusted on final invoice. Customer will be responsible for providing any and all documents required for permitting. Any delays will result in additional charges.

If Flo Native quotes have expired prior to a PO being issued, prices may need to be adjusted to reflect any price increases from manufacturers and/or freight companies. If any additional permits, such as LDO's or Zoning clearance, are required for building permits to be issued, additional charges may apply. Permit paperwork needs to be filled out & returned to Flo Native Construction as quickly as possible. Any delays in returning permit documents may result in price increases. Time is of the essence with any permitting documents needed for submittal.

Exclusions: Excavation, irrigation, sod damage/replacement, concrete sidewalks, underground pipes, etc. Any unforeseen hazards or

issues that arise upon arrival to the job site will result in a change order.

Any items not listed herein will NOT be covered.

Customer is responsible for providing site plan and/or recent survey if permitting requires. Some additional charges may be added if permitting office requires architect drawings to show setbacks. Customer is also responsible for any CAD drawings that are requested for permitting.

*IF YOU WOULD LIKE TO ACCEPT THIS QUOTE, PLEASE SIGN AND RETURN TO FloNativeConst@Gmail.com. A 50% DEPOSIT WILL BE REQUIRED PRIOR TO ANY WORK BEING COMPLETED BY FLO NATIVE CONSTRUCTION. (UNLESS OTHERWISE STATED). THE REMAINING 50% IS DUE UPON COMPLETION. (UNLESS OTHERWISE STATED)

*Any cancellations for approved projects may result in restocking fees and/or additional charges for items already purchased.

In the unlikely event that Flo Native Construction is required to file a civil action or institute any collection efforts against a customer, customer agrees to pay any and all cost, fees, expenses and attorney fees incurred by Flo Native Construction regardless of whether suit is actually filed and including but not limited to any and all costs, fees, expenses, and attorney fees incurred on appeal or in any post judgement collection efforts or proceedings.

Signature: _____

Title: _____

Date: _____

EXHIBIT 13

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 14

AGENDA

ESTIMATE

**For:****Maria Agosta**

2090 Continental St
St. Cloud, Florida 34769
(401) 896-1408
anthmenparkcdd@gmail.com

Solomon Electric LLC
4036 N 29th Ave Hollywood FL 33020

estimate@solomonselectric.com
(888) 715-0666

For service at:

Maria Agosta
2090 Continental St
St. Cloud, Florida 34769

Estimate #2062-2 Issued On Wed Dec 10, 2025

Description	QTY	Price	Amount
 Replace Light Fountain Fountain Lighting	1	\$8,000.00	\$8,000.00
Install new light around the fountain and ensure proper waterproof connections. Proper Grounde GFCI Protected			
		Sub total	\$8,000.00
		Total	\$8,000.00

Contact Us:

(888) 715-0666

contactus@solomonselectric.com

Notes:**Terms:**

Estimates will be approximate charges to you based on the anticipated details of the work. Unexpected complications can cause deviations from the forecast. If additional parts or labor are required, we will contact you immediately.

City permits are always needed unless the customer wants to do without them. please see Terms & Conditions details next page.

Payments accepted:

Cash, CashAPP, Check, Credit cards (3.2% fee applied), Venmo, Wire transfer,

Zelle (754-270-9121).

Thank You For Considering Solomon Electric LLC

TERMS & CONDITIONS

WORK DESCRIPTION

This estimate represents an approximate cost based on anticipated details of the work. Unexpected conditions may cause price adjustments. Any additional work or materials not included in this estimate will require written approval from the customer before being performed. Minor electrical work that does not require a City or County permit under Florida Building Code may be performed without permits, at the discretion of Solomon Electric LLC.

PERMITTING REQUIREMENTS

All electrical work performed in South Florida—including Miami-Dade, Broward, and Palm Beach counties—may be subject to local, state, and national permitting and inspection requirements. Property owners, contractors, and service providers are responsible for ensuring that all electrical work complies with applicable codes, including the Florida Building Code (FBC), the National Electrical Code (NEC), and any local municipal regulations.

FPL COORDINATION & APPROVAL TIMEFRAME

In cases where electrical service must be disconnected for safety or code compliance—such as panel upgrades, meter changes, or service rewiring—Florida Power & Light (FPL) must be notified to shut off and later restore power. FPL will only accept service requests directly from the account holder (property owner or authorized customer). Therefore, the customer is responsible for initiating and coordinating shut-off and restoration appointments with FPL as needed.

Delays in permit approval, inspections, or FPL scheduling are outside the contractor's control and may affect the project timeline. All provided completion timeframes are estimates and subject to change based on permitting authority and utility provider availability. The cost of permits (when required) is the responsibility of the customer.

Permit processing times for electrical services in South Florida can vary significantly depending on city/county workload, project complexity, plan revisions, and coordination with FPL. While some permits may be approved within weeks, others can take several months. Solomon Electric LLC will make every effort to submit complete and accurate applications but cannot guarantee specific approval timelines.

ASSOCIATED COSTS & PAYMENT TERMS

For jobs without permits: 50% deposit is due before work begins and 50% is due upon completion of the work the same day.

For jobs requiring permits: 50% is due when starting, 30% is due after rough inspection, and the remaining 20% is due upon job completion.

Invoices not paid within 30 days will incur a \$25 late fee plus 1.5% monthly interest on the outstanding balance. The customer agrees to pay all collection costs, including attorney's fees, if legal action is required.

If the customer cancels the project after signing this estimate, the customer agrees to reimburse Solomon Electric LLC for all costs incurred up to the cancellation date, including permits, materials, and labor.

CHANGE ORDERS

Any additional work requested by the customer that is not included in this estimate must be documented in a written change order, approved and signed by both parties prior to execution. Additional charges may apply.

ACCESS AND SCHEDULING

The customer is responsible for providing access to the property and ensuring that work areas are ready and safe for installation. Delays caused by lack of access, unsafe conditions, or jobsite unpreparedness will result in rescheduling fees or additional labor charges.

LIMITATION OF LIABILITY

Solomon Electric LLC shall not be liable for any indirect, incidental, or consequential damages, including but not limited to loss of use, loss of business, or property damage unrelated to the specific work performed.

LIMITED WARRANTY

*Solomon Electric LLC provides a **30-day limited workmanship warranty** covering labor only. This warranty applies exclusively to defects directly resulting from our workmanship. It does not cover materials, customer-supplied parts, normal wear and tear, or damage caused by misuse, neglect, improper maintenance, or external factors such as power surges, weather, or third-party alterations.*

DISPUTE RESOLUTION

*Any disputes arising under this agreement shall first be subject to good faith mediation in **Broward County, Florida**, before either party may file suit. The prevailing party in any legal action shall be entitled to recover reasonable attorney's fees and costs.*

CUSTOMER ACKNOWLEDGMENT

By signing this estimate, the customer acknowledges that they have read, understood, and agreed to all terms and conditions outlined herein. The customer also agrees that this estimate, once signed, constitutes a binding contract with Solomon Electric LLC.

GENERAL TERMS

Work is performed in a professional manner consistent with industry standards. No warranty is provided for customer-supplied materials. Warranty does not cover misuse, neglect, or unauthorized alterations.

This estimate, once signed, becomes a binding agreement between the customer and Solomon Electric LLC and represents the entire understanding between the parties. Any changes must be in writing and signed by both parties.

EXHIBIT 15

AGENDA

**Rock Well Construction**

3519 Pintail Ln
St. Cloud, FL 34772

2090 Continental St
St. Cloud, FL 34769

📞 (718) 404-7417 📧
anthemparkcdd@gmail.com

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

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 16

AGENDA

ESTIMATE

**For:****Maria Agosta**

2090 Continental St
St. Cloud, Florida 34769
(401) 896-1408
anthmenparkcdd@gmail.com

Solomon Electric LLC
4036 N 29th Ave Hollywood FL 33020

estimate@solomonselectric.com
(888) 715-0666

For service at:

Maria Agosta
2090 Continental St
St. Cloud, Florida 34769

Estimate #2062-1 Issued On Wed Dec 10, 2025

Description	QTY	Price	Amount
Electric Service. GFCI Replacements (2 Total)	1	\$12,500.00	\$12,500.00
Remove existing GFCIs and install two new GFCI outlets.			
Provide and install new conduit and new electrical boxes.			
All materials included.			
Surge Protectors			
Installation of surge protectors.			
Labor only (surge protectors provided by client).			
Fountain Lighting			
Install new light around the fountain and ensure proper waterproof connections.			
Solar Panel Installation			
Install client-provided solar panel and wiring for proper operation.			
	Sub total	\$12,500.00	
	Total	\$12,500.00	

Contact Us:

(888) 715-0666

contactus@solomonselectric.com

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EXHIBIT 17

AGENDA



844-249-1117
www.mistersparky.com

SAFETY INSPECTION REPORT

NAME Anthem Park Apartments
ADDRESS 2020 Continental Street
CITY St. Cloud STATE FL ZIP 34778-49

SAFETY SURVEY

How old is your home? Commercial
How many years have you lived in this home? Commercial
How long will you continue to live in this home? 44
Do you have any plans to remodel or add on to your home? Yes No

Are there any areas inside / outside your home that are not properly lit? Yes No
Do your lights, television, or any other electronic device flicker or dim on a regular basis? Yes No
Has any of your home's fuses blown or breakers tripped for any reason? 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 SQDQ Obsolete
Is there a main disconnect? NEC 230.70* Yes No
Condition of conduit? Yes No
All components secured properly? Yes No

MAIN ELECTRICAL PANEL

Age Unknown
Ampere Rating 200A
Manufacturer SQDQ Obsolete
Panel protected by main breaker? NEC 408.36* Yes No
Wiring connected to neutral/ground bars? Yes No

SMOKE & CO DETECTORS NFPA NEC*

Age Unknown
Are all smoke detectors operational? Yes No

GENERAL WIRING NEC 406.4 (A)*

Are all outlets grounded 3 wire type? Yes No
Is house wired with aluminum wire? Yes No

SURGE PROTECTION NEC 230.67*

Is there a main surge suppression device? Yes No

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

Are outside outlets GFI protected? Yes No
Are outside outlets weather resistant? Yes No

SAFETY UPDATES MUST Replace (2) Panels

Smoke Detectors in all required areas? NFPA Code* Yes No
If gas or oil appliances is there CO detection? NFPA Code* Yes No

Is there AFCI protection in all required areas? NEC 210.12* Yes No
Are there GFI outlets in all required areas? NEC 210.8* Yes No

MAIN ELECTRICAL SERVICE

Condition of eyebolt//Mast Bracket? Yes No
Condition of weatherhead? Yes No
Is service entrance cable in good condition? Yes No
Is there a proper drip loop on service cable? Yes No
Is the meter socket in good condition? Yes No
Is there a proper weatherproof connector on SEC? Yes No
Condition of riser Yes No
Overhead lines are clear of trees & obstructions? Yes No
There are no taps on main wires? Yes No

MAIN ELECTRICAL PANEL CONT.

Is panel properly bonded for safety? Yes No
Proper connectors on wires at panel? Yes No
Are all connections tight? Yes No
Is there anti-oxidants on all aluminum wire? Yes No
Is panel cover in good condition? Yes No
Is panel properly labeled? Yes No
Are all KO's sealed? NEC 408.7* Yes No
Only 1 wire connected to each breaker or fuse? Yes No

GENERAL WIRING CONDITIONS

Are the outlets slab wired? Yes No
Are outlets tamper resistant? Yes No
All outlets are operational? Yes No
All cover plates are on? Yes No
Is there any open splices? Yes No
Is polarity correct on all outlets? Yes No
All lights and fans are operational? Yes No
Is there any unprotected exposed surface wiring? Yes No
Are extension cords being used for wiring? NEC 300.4* Yes No
Are window A/C units on dedicated circuits? Yes No
Are bathroom outlets GFI protected? NEC 210.8(A)(6)* Yes No
All GFI devices working properly? Yes No

MAIN ELECTRICAL PANEL

AFCI breakers working correctly? Yes No
Is the panel of modern manufacture? Yes No
Are there signs of water entering panel? Yes No
Are there signs of burning on breakers or busbar? Yes No
Are there signs of corrosion? NEC 110.12 (B)* Yes No
Is SEC correct size for panel rating? Yes No
Are all breakers UL listed for this panel? Yes No
Are all breakers sized correctly for wire? Yes No
Aluminum wiring used on 120 volt circuits? Yes No
Are there any double tapped wires? Yes No

GROUNDING SYSTEM

Are there 2 ground rods? NEC 250.53(A)(2)* Yes No
Is the wire going to the ground rod the correct size? Yes No
Does the ground rod have the proper clamp? Yes No
Does the water ground to the valve? Yes No
Is the water ground wire the correct size? Yes No
Is the water pipe ground clamp in good condition? Yes No
Is the connector for the ground wires APPROVED? Yes No

KITCHEN

Are there 2 circuits for kitchen outlets? Yes No
Is microwave on dedicated circuit? Yes No
Are kitchen outlets GFI protected? NEC 210.8(A)(6)* Yes No
Is freezer/refrigerator on dedicated circuit? Yes No
Is disposal on dedicated circuit? Yes No
Is dishwasher on dedicated circuit? Yes No

SMOKE & CO DETECTORS

Smoke Detectors have sealed batteries Yes No
Smoke Detectors tested with can of smoke Yes No
Total number of smoke detectors tested _____
Are smoke detectors interconnected? Yes No
Are smoke detectors hard wired? Yes No

SURGE SUPPRESSION

Are A/C & pool equipment protected by surge suppression? Yes No
Are cable & phone lines protected by surge suppression? Yes No

OUTSIDE WIRING

Is there an outside outlet? Yes No
Does outside outlet have an in use cover? Yes No
Are there security lights? Yes No
Do security lights work? Yes No
Does the doorbell system work? Yes No
Landscape lighting condition? Yes No

SERVICE NOTES

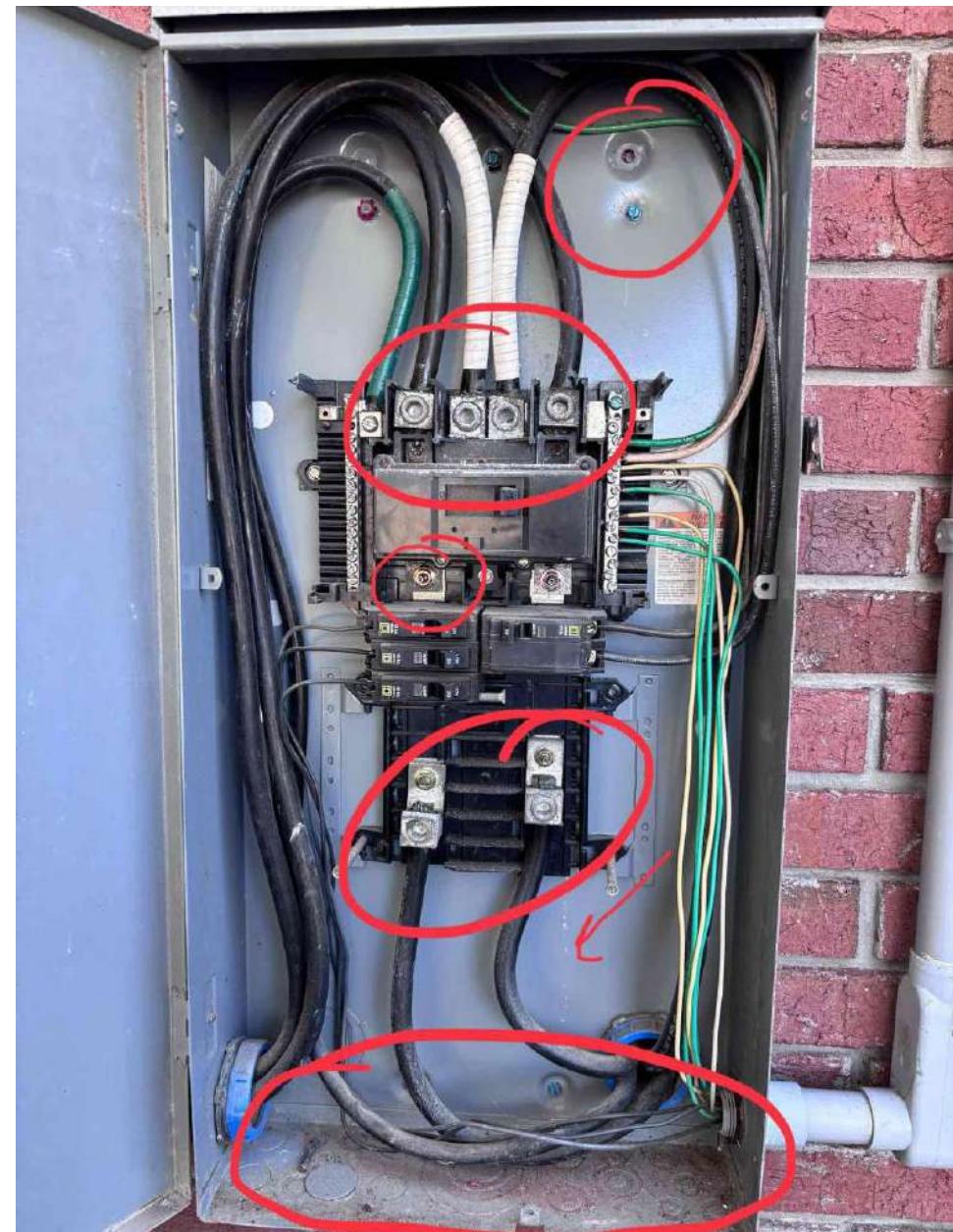
No Sun Tinted
re-wire panel - need GND
AGND
2 prints are good (Wiring and the front)

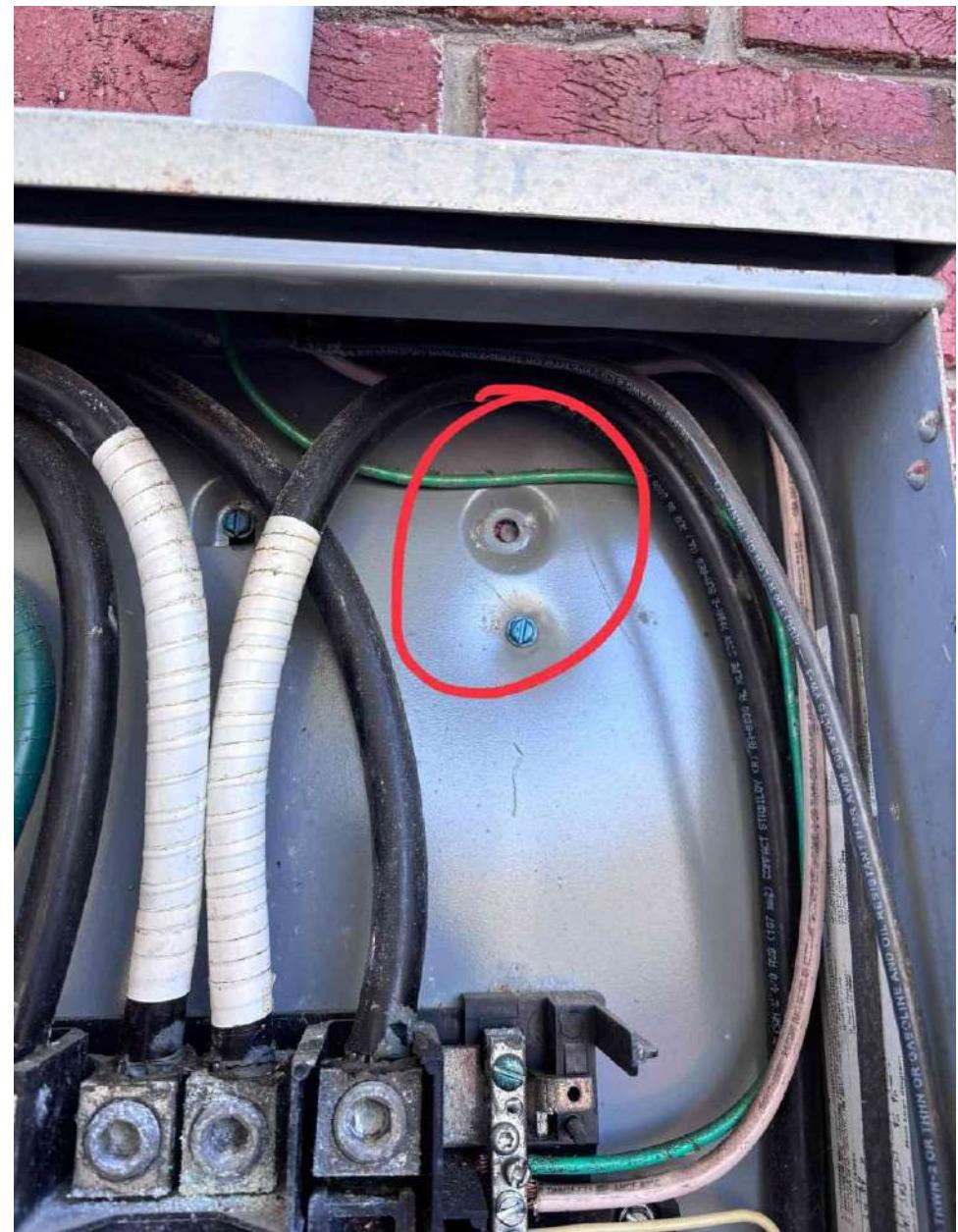
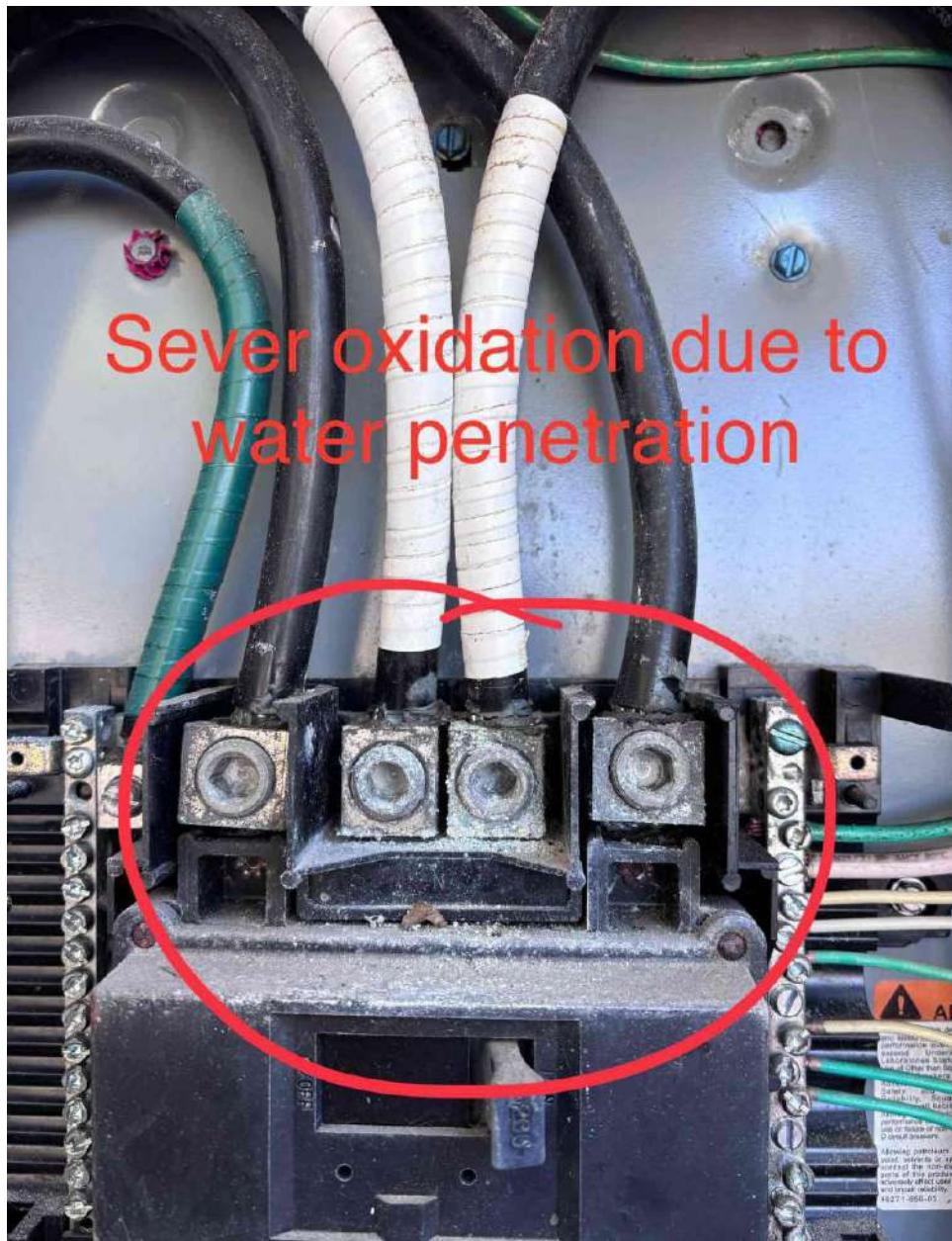
FURNACE & A/C WIRING

Is A/C breaker sized correctly? Yes No
Is A/C wiring done correctly? Yes No
Is A/C disconnect switch sized correctly? Yes No
Is Air Handler breaker sized correctly? Yes No
Is Air Handler on a dedicated circuit? Yes No

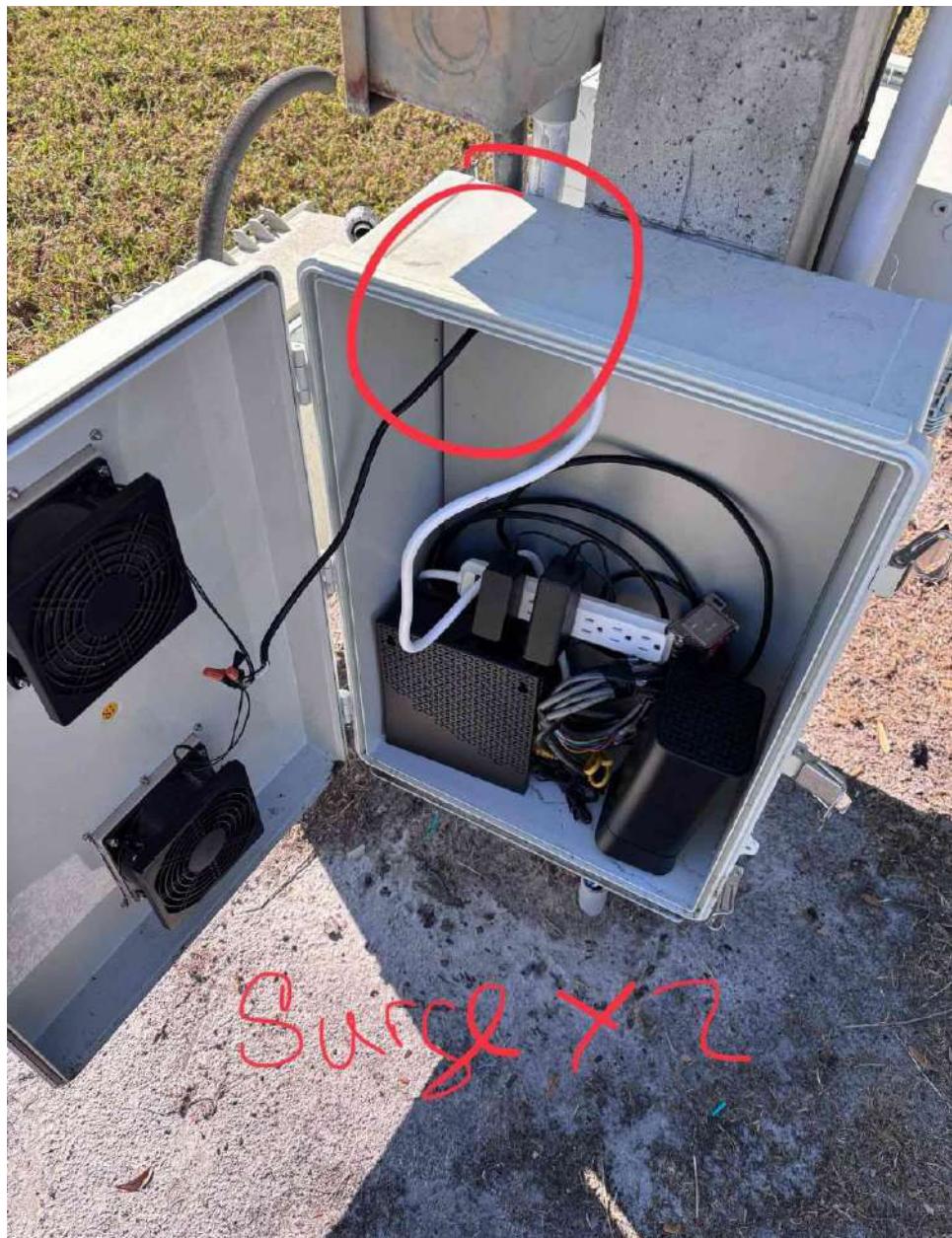
TECHNICIAN'S ACKNOWLEDGEMENT: I have inspected the home to the best of my ability according to our company's high standards and the National Electrical code. I have discussed my findings and the nature of the service and cost and I have given a copy of the contract to the customer.

Wellie *Customer's Signature*

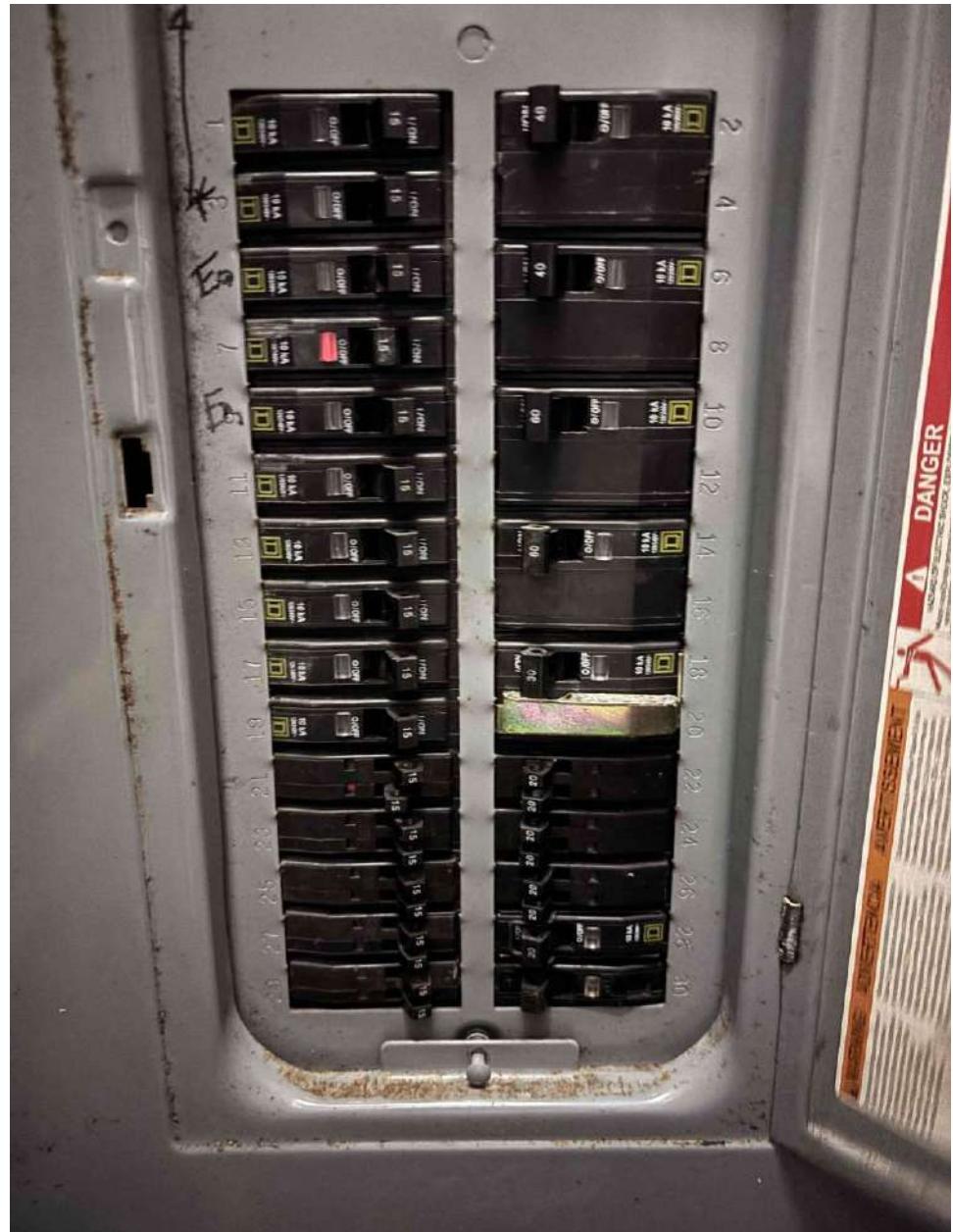












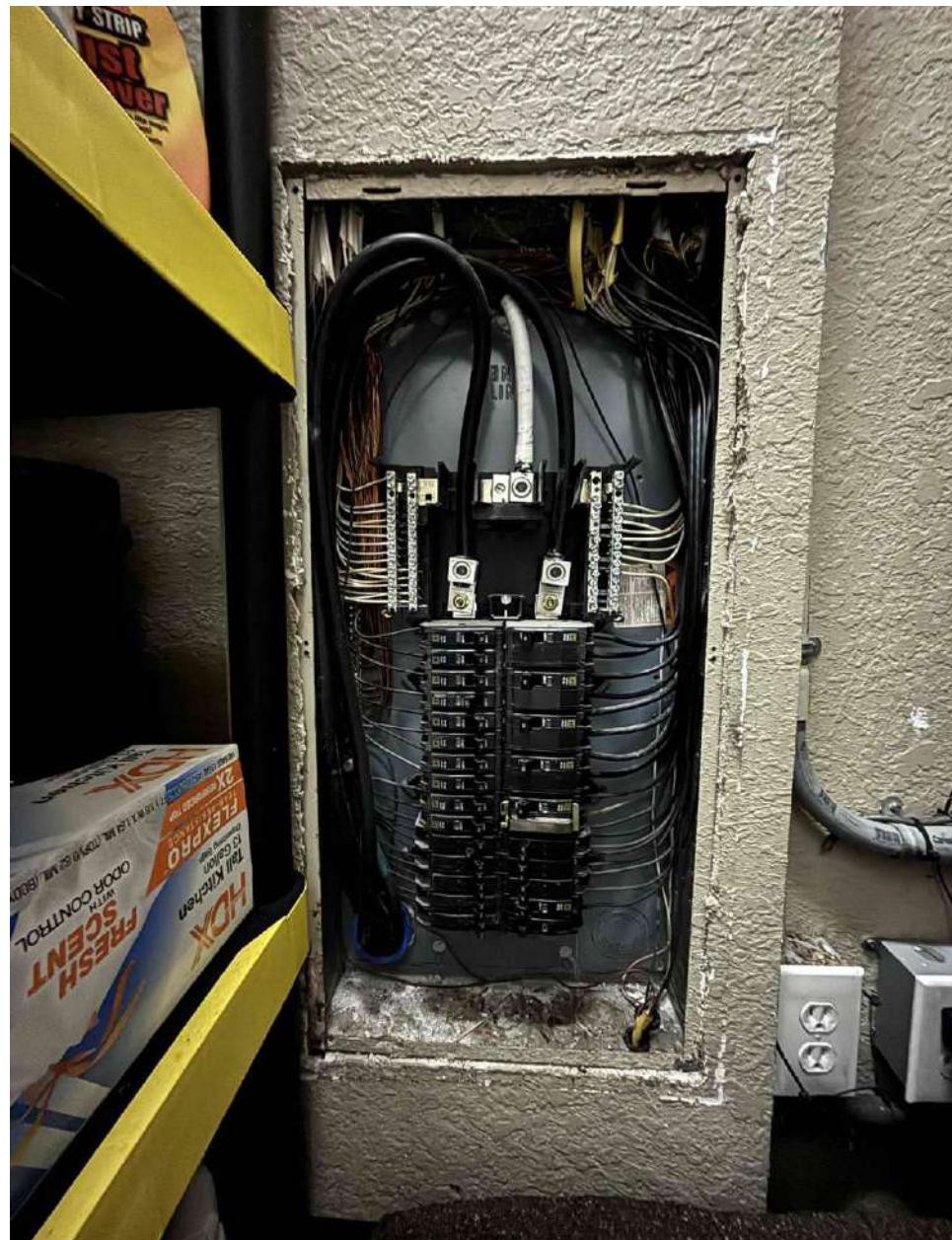


EXHIBIT 18

AGENDA



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

Estimate 1774604766
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. 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 the 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.	1.00										
	<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. 											
	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.											
TFS	Truck Field Supplies	1.00										
*Power Club Annual 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	<table> <tr> <td>Sub-Total</td><td>\$13,791.61</td></tr> <tr> <td>Tax</td><td>\$0.00</td></tr> <tr> <td>Total Due</td><td>\$13,791.61</td></tr> <tr> <td>Deposit/Downpayment</td><td>\$0.00</td></tr> <tr> <td>Est. Financing</td><td>\$165.50</td></tr> </table>	Sub-Total	\$13,791.61	Tax	\$0.00	Total Due	\$13,791.61	Deposit/Downpayment	\$0.00	Est. Financing	\$165.50
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Tax	\$0.00											
Total Due	\$13,791.61											
Deposit/Downpayment	\$0.00											
Est. 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, 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.

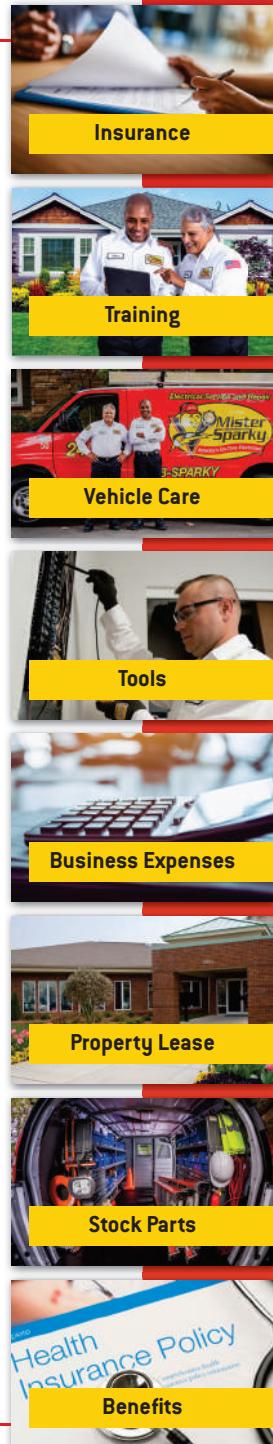
When you settle into your seat, do you think about all that goes into getting you from point A to point B? A flight as short as 30 minutes requires multiple expenses. There is the cost of gas, maintenance of the plane, replacement of parts, employment of those working at the ticketing counter or flight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



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

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\$200 OFF
NEW ELECTRICAL PANEL



888-8-SPARKY

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EXHIBIT 19

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.

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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.

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.



MisterSparky.com

888-8-SPARKY

\$75 OFF
YOUR NEXT REPAIR



888-8-SPARKY

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\$25 OFF
A SECONDARY OR MAIN SURGE PROTECTOR



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\$200 OFF
NEW ELECTRICAL PANEL



888-8-SPARKY

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EXHIBIT 20

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 21

AGENDA



QUOTE

Anthem Park

Date 27 Jan 2026 Jammin Playgrounds Inc.
Expiry 26 Feb 2026 4417 13th st PMB 143
Quote Number QU-4946 ST.CLOUD FL 34769
Reference Anthem Park - Volleyball
Sand UNITED STATES

Anthem Park - 2090 Continental St., St. Cloud, FL 34769

TAX EXEMPT! Customer must provide tax exempt certificate prior to accepting quote.

Easy access. No permit.

Jammin is not responsible for any damage to concrete sidewalks, irrigation, landscaping, sod, etc.

Description	Quantity	Unit Price	Tax	Amount USD
Supply & Delivery of Sand for Volleyball Court. 52'x26' 6" depth Appx 1,352 sqft	1352.00	2.00	Tax on Sales	2,704.00
Leveling of New Sand in volleyball court.	1.00	1,250.00	Tax on Sales	1,250.00
				Subtotal 3,954.00
				TOTAL TAX 0.00
				TOTAL USD 3,954.00

Terms

Customer agrees to contact all private utilities directly to conduct underground locates prior to Jammin's arrival. Any underground utilities that are damaged during installation will be the responsibility of the customer to fix.

Permit price STARTS at \$1,500 PLUS the actual permit cost, depending on location. Price will be adjusted on final invoice. Customer will be responsible for providing any and all documents required for permitting. Any delays will result in additional charges.

If Jammin quotes have expired prior to a PO being issued, prices may need to be adjusted to reflect any price increases from manufacturers and/or freight companies. If any additional permits, such as LDO's or Zoning clearance, are required for building permits to be issued, additional charges may apply. Permit paperwork needs to be filled out & returned to Jammin Playgrounds as quickly as possible.

Any delays in returning permit documents may result in price increases. Time is of the essence with any permitting documents needed for submittal.

Exclusions: Excavation, irrigation, sod damage/replacement, concrete sidewalks, underground pipes, etc. Any unforeseen hazards or issues that arise upon arrival to the job site will result in a change order.

Any items not listed herein will NOT be covered.

If customer assumes excavation responsibility for any surfacing project, the warranty for said surfacing will be automatically voided, since Jammin cannot ensure the excavation was done properly to eliminate all grass/weed roots that may grow in the future.

Artificial Turf and Rubber Surfacing are capable of getting hot in direct sunlight, although it does not retain or radiate much heat. Jammin Playgrounds cannot guarantee that grass/weeds will not grow through the drainage holes. Reflection from windows, highly reflective or shiny surfaces, or glass top tables can create a magnifying affect and melt the turf or damage rubber surfacing. Compression causes the fibers on artificial turf to lay down and that is considered normal wear & tear.

Shade Installation price is based on footer information provided. If footer dimensions change due to permitting or engineered drawings, a change order will be issued.

Customer is responsible for providing site plan and/or recent survey if permitting requires. Some additional charges may be added if permitting office requires architect drawings to show setbacks. Customer is also responsible for any CAD drawings that are requested for permitting.

*IF YOU WOULD LIKE TO ACCEPT THIS QUOTE, PLEASE SIGN AND RETURN TO Sandra@JamNPlay.com. A 50% DEPOSIT WILL BE REQUIRED PRIOR TO ANY EQUIPMENT BEING PURCHASED BY JAMMIN PLAYGROUNDS (UNLESS OTHERWISE STATED).

*Any cancellations for approved projects may result in restocking fees and/or additional charges for items already purchased.

In the unlikely event that Jammin Playgrounds is required to file a civil action or institute any collection effects against a customer, customer agrees to pay any and all cost, fees, expenses and attorney fees incurred by Jammin Playgrounds regardless of whether suit is actually filed and including but not limited to any and all costs, fees, expenses, and attorney fees incurred on appeal or in any post judgement collection efforts or proceedings.

Signature: _____

Title: _____

Date: _____

EXHIBIT 22

AGENDA

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

The Regular Meeting and Public Hearing of the Board of Supervisors of the Anthem Park Community Development District was held on Wednesday, January 7, 2026 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:

Also present were:

Andy Mendenhall
Lindsay Moczynski (*Virtual*)
Meredith Hammock (*Virtual*)
Greg Woodcock (*Virtual*)
District Manager, Kai
District Counsel, KVV
District Counsel, KVV
District Engineer, Stantec

SECOND ORDER OF BUSINESS – Audience Comments

None

THIRD ORDER OF BUSINESS – Business Items

A. Public Hearing on Amended Rules of Procedure

Ms. Moczynski explained that the Board were presented with a resolution to adopt the amended and restated Rules of Procedure and updated rates. She indicated that the Board should open the public hearing, receive any public comments, discuss the items, and decide whether to approve or revise them.

On a MOTION by Ms. Possenriede, SECONDED by Ms. Kraeuter, WITH ALL IN FAVOR, the Board opened **Public Hearing on Amended Rules of Procedure**, for the Anthem Park Community Development District.

Since there was no audience and no public comment, the public hearing was closed.

On a MOTION by Ms. Possenriede, SECONDED by Ms. Kraeuter, WITH ALL IN FAVOR, the Board **closed Public Hearing on Amended Rules of Procedure**, for the Anthem Park Community Development District.

B. Consideration/Adoption of Resolutions

1. Exhibit 1: 2026-04, Adopting Amended Rules of Procedure

On a MOTION by Ms. Santos-Nieves, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-04, Amended Rules of Procedure**, for the Anthem Park Community Development District.

2. Exhibit 2: 2026-05, Setting Public Hearing on Disciplinary Rules

40 On a MOTION by Ms. Possenriede , SECONDED by Ms. Ellens, WITH ALL IN FAVOR, the Board
41 **adopted Resolution 2026-05, Setting Public Hearing on Disciplinary Rules**, for the Anthem Park
42 Community Development District.

43 **FOURTH ORDER OF BUSINESS – Staff & Vendor Reports**

44 A. District Counsel

45 1. Discussion: Witness Subpoena

46 Ms. Moczynski:

47 • Stated that the Board were presented with proposed disciplinary rules that added an
48 immediate suspension provision and outlined suspension levels and appeal procedures.
49 • Noted that a public hearing were required and that the Board would consider adoption of
50 the disciplinary rules in March before they went into effect.
51 • Stated that the Board were informed of a witness subpoena related to a criminal case that
52 involved no damage to district property and required no action because the case were
53 closed.
54 • Advised that the case against Vesta were served, that no response were received yet, and
55 that updates would be provided to the Board when available.

56 B. District Engineer

57 Mr. Woodcock provided an update that the Water Management District were notified that wetland
58 remediation work were completed and signs were installed, confirmation were pending that they
59 were satisfied and that the violation would be closed.

60 C. Facility Manager

61 1. January 2026 Report
62 2. Exhibit 3: Steadfast – December 2025 Waterway Treatment Report
63 3. Exhibit 4: Yellowstone - December 2025 Report

64 Yellowstone representatives updated the Board on property maintenance and irrigation
65 plans. They reported tree lifting, mowing, trash removal, and irrigation inspections were
66 completed, with maps and digital tracking provided.

67 They outlined a phased irrigation improvement plan to fix decoders, reduce long-term
68 costs, and proposed a six to seven hundred dollar contingency for minor repairs. Additional
69 services like pressure washing, pond treatments, and pest control were offered.

70 The Board were asked to review the proposals, with the first phase expected to take about
71 three weeks and later phases planned gradually.

72 Mr. Mendenhall would review the current budget trends and, if necessary, the reserves. He noted
73 that if an expense required using reserves, it would become a discussion for the Board on whether
74 to proceed or include it in the May budget discussion for the three-phase project.

75 On a MOTION by Ms. Ellens , SECONDED by Ms. Kraeuter, WITH ALL IN FAVOR, the Board
76 **approved the proposal from Yellowstone for irrigation repairs in the amount of \$3,722.14**, for the
77 Anthem Park Community Development District.

78 The Yellowstone representative stated that the Board could decide in the next few months whether
79 to apply a 10% monthly discount on the \$700 irrigation contingency, reducing it to \$640 per month.

80 This amount would cover repairs, including broken heads, lateral lines, and nozzles, up to \$700,
81 with any damage already covered.

82 Yellowstone representatives explained that the \$700 irrigation contingency was a “do not exceed”
83 amount. Repairs performed while the crew were already on site would only charge for materials
84 and labor used, with no additional travel or labor fees. If repairs cost less than \$700, the Board
85 would only pay the actual amount, and if more, anything beyond \$700 would require separate
86 approval. They emphasized that the program should significantly reduce monthly costs over time

87 On a MOTION by Ms. Ellens , SECONDED by Ms. Santos-Nieves, WITH ALL IN FAVOR, the Board
88 **approved the irrigation contingency plan, authorizing irrigations to be made without further Board**
89 **authorization, with expenditures not to exceed \$700.00 pending litigation review and approval of the**
90 **addendum**, for the Anthem Park Community Development District.

91 A supervisor requested bids for the paver area. The Yellowstone representative explained two
92 options: remove the pavers and pour a concrete base, or place the shed directly on the existing
93 pavers. They noted that if the shed is light, keeping it on the pavers with pressure washing and
94 sealing is sufficient, while heavier sheds may require additional preparation. The labor impact
95 would be similar in both cases, with concrete work being the most intensive part.

96 4. Consideration/Approval of Proposals:

- 97 a. Exhibit 5: Rock Well – Solar Battery Installation - \$510.00
- 98 b. Exhibit 6: F&F Santos – Pool Deck Repair - \$6,000.00
- 99 c. Exhibit 7: Sterling – Grinding, Sawing, Pourback - \$10,800.00
- 100 d. Exhibit 8: Mister Sparky – Safety Inspection Report
 - 101 i. Exhibit 9: Surge Protection - \$5,619.25
 - 102 ii. Exhibit 10: Surge Protection & Panel Replacement - \$13,791.61

103 D. District Manager

104 Mr. Mendenhall:

- 105 • Reported that Steadfast initially refused to list the district as an additional insured on their
106 liability policy, but he has escalated the issue and is following up; Ms. Moczynski
107 confirmed the contract requires this coverage and allows the district to act if Steadfast does
108 not comply, with costs charged back to them.
- 109 • Will also clarify regarding the shopping cart removal that was paid for without a board
110 vote. Additionally, competitive proposals for various projects were delayed due to Ms.
111 Agosta’s illness, so Mr. Mendenhall will reach out to vendors directly to ensure proposals
112 are ready for the next meeting.

113 **FIFTH ORDER OF BUSINESS – Administrative Items**

114 A. Exhibit 11: Consideration/Approval of the December 3, 2025, Regular Meeting Minutes

115 On a MOTION by Ms. Possenriede, SECONDED by Ms. Kraeuter, WITH ALL IN FAVOR, the Board
116 **approved the December 3, 2025, Regular Meeting Minutes**, for the Anthem Park Community
117 Development District.

118 B. Exhibit 12: Consideration/Acceptance of the November 2025 Unaudited Financial Statements

119 On a MOTION by Ms. Possenriede, SECONDED by Ms. Ellens, WITH ALL IN FAVOR, the Board
120 **approved the November 2025 Unaudited Financial Statements**, for the Anthem Park Community
121 Development District.

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

124 None

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

126 A supervisor highlighted two issues: the green ponds and the shopping cart.

127 **EIGHTH ORDER OF BUSINESS – Adjournment**

128 On a MOTION by Ms. Possenriede, SECONDED by Ms. Santos-Nieves, WITH ALL IN FAVOR, the
129 **Board adjourned the meeting**, for the Anthem Park Community Development District.

130

Signature

131 _____
132 Printed Name
Title: Chairman Vice Chairman

EXHIBIT 23

AGENDA

Anthem Park Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
December 31, 2025**

Anthem Park CDD
Balance Sheet
December 31, 2025

	General Fund	Series 2016 Debt Service	Consolidated Total
1 ASSETS:			
2 CASH - O&M Checking Accts.	\$ 41,997	\$ -	\$ 41,997
3 MMK ACCOUNT	990,541	-	990,541
4 MMK ACCOUNT-Restricted cash	583,577	-	583,577
5 DEBIT CARD	-	-	-
6 MMK ACCOUNT - Reserve	386,677	-	386,677
7 ACCRUED REVENUE	-	-	-
8 INVESTMENTS:			
9 REVENUE FUND	-	1,049	1,049
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	-	47,821	47,821
14 SINK FUND	-	-	-
15 PRINCIPAL A1	-	-	-
16 CONSTRUCTION FUND	-	-	-
17 ACCRUED REVENUE	-	-	-
18 DEPOSITS - UTILITIES	240	-	240
19 PREPAID EXPENSES	32,537	-	32,537
20 ACCOUNTS RECEIVABLE	-	-	-
21 ON ROLL ASSESSMENTS RECEIVABLE	55,429	38,995	94,424
22 DUE FROM OTHERS	-	-	-
23 DUE FROM GENERAL FUND	-	583,577	583,577
24 DUE FROM RESERVE	-	-	-
25 TOTAL ASSETS	\$ 2,090,999	\$ 975,928	\$ 3,066,927
26 LIABILITIES:			
27 ACCOUNTS PAYABLE	\$ 27,544	\$ -	\$ 27,544
28 RENTAL DEPOSITS PAYABLE	400	-	400
29 ACCRUED EXPENSE	19,680	-	19,680
30 DEFERRED REVENUE ON-ROLL	55,429	38,995	94,424
31 DUE TO DEBT SERVICE	583,577	-	583,577
32 DUE TO GENERAL FUND	-	-	-
33 FUND BALANCES:			
34 NON-SPENDABLE (DEPOSITS & PREPAID)	32,777	-	32,777
35 RESTRICTED FOR DEBT SERVICE	-	936,932	936,932
36 SECOND QUARTER OPERATING CAPITAL	149,733	-	149,733
37 ASSIGNED FOR RESERVE	407,070	-	407,070
38 UNASSIGNED:	814,788	-	814,788
39 TOTAL FUND BALANCE	1,404,369	936,932	2,341,301
40 TOTAL LIABILITIES & FUND BALANCES	\$ 2,090,999	\$ 975,928	\$ 3,066,927

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 December 31, 2025

	FY 2026 ADOPTED BUDGET	BUDGET YEAR TO DATE	ACTUAL YEAR-TO-DATE	YTD VARIANCE FAV (UNFAV)	% OF BUDGET
1 REVENUE					
2 SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 884,952	\$ 353,981	\$ 829,523	\$ 475,542	94%
3 SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-	-	100%
4 INTEREST	13,448	3,362	7,746	4,384	58%
5 CLUBHOUSE RENTAL	-	-	660	660	100%
6 MISCELLANEOUS	-	-	-	-	100%
7 GATE ACCESS CARD	-	-	-	-	100%
8 FUND BALANCE FORWARD	-	-	15,234	15,234	100%
9 AMOUNTS ALLOCATED FROM RESERVES FOR IMPROVEMENTS	-	-	-	-	100%
10 TOTAL REVENUE	898,400	357,343	853,164	495,821	95%
11 EXPENDITURES					
12 GENERAL ADMINISTRATION:					
13 SUPERVISORS' COMPENSATION	12,000	3,000	3,200	(200)	27%
14 PAYROLL TAXES	918	230	245	(15)	27%
15 PAYROLL SERVICE FEE	700	175	150	25	21%
16 DISTRICT MANAGEMENT	20,000	5,000	5,000	-	25%
17 ADMINISTRATIVE SERVICES	3,200	800	800	-	25%
18 GENERAL OPERATING EXPENSES	3,600	900	900	-	25%
19 WEBSITE HOSTING & MANAGEMENT	2,015	504	504	-	25%
20 ACCOUNTING SERVICES	15,000	3,750	3,750	-	25%
21 AUDITING SERVICES	4,150	1,038	-	1,038	0%
22 LEGAL ADVERTISING	1,500	375	206	169	14%
23 MASS MAILING	1,000	250	-	250	0%
23 MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500	125	100	25	20%
24 REGULATORY & PERMIT FEE	175	175	175	-	100%
25 ENGINEERING SERVICES	8,000	2,000	6,080	(4,080)	76%
26 LEGAL SERVICES	18,000	4,500	7,992	(3,492)	44%
24 TOTAL GENERAL ADMINISTRATION	90,758	22,822	29,101	(6,280)	32%
25 FINANCIAL ADMINISTRATIVE					
26 INSURANCE:					
27 INSURANCE (Liability, Property and Casualty)	42,000	10,500	9,389	1,111	22%
28 TOTAL INSURANCE	42,000	10,500	9,389	1,111	22%
29 ASSESSMENT ADMINISTRATION:					
30 ASSESSMENT ADMINISTRATION AND INDEPENDENT ASSESSMENT A	5,000	1,250	1,250	-	25%
31 COUNTY ASSESSMENT COLLECTION FEES	300	75	-	75	0%
32 TOTAL ASSESSMENT ADMINISTRATION	5,300	1,325	1,250	75	24%

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

	FY 2026 ADOPTED BUDGET	BUDGET YEAR TO DATE	ACTUAL YEAR-TO-DATE	YTD VARIANCE FAV (UNFAV)	% OF BUDGET
33 DEBT SERVICE ADMINISTRATION:					
34 DISSIMINATION AGENT	4,000	1,000	1,000	-	25%
35 ARBITRAGE REBATE CALCULATION	1,700	425	-	425	0%
36 TRUSTEE FEES	5,006	1,252	1,198	54	24%
37 TOTAL DEBT SERVICE ADMINISTRATION	10,706	2,677	2,198	479	21%
38 TOTAL FINANCIAL ADMINISTRATIVE	148,764	37,324	41,938	(4,614)	28%
39 UTILITIES:					
40 ELECTRICITY SERVICES	43,000	10,750	9,221	1,529	21%
41 STREETLIGHTS - UTILITY	184,597	46,149	46,361	(212)	25%
42 WATER - RECLAIMED	22,000	5,500	12,548	(7,048)	57%
43 WATER UTILITY	11,000	2,750	4,805	(2,055)	44%
44 TOTAL UTILITIES	260,597	65,149	72,936	(7,786)	28%
45 SECURITY:					
46 SECURITY SYSTEM - MONITORING - GUARDIAN	500	125	123	2	25%
47 SECURITY - OTHER (ACCESS CARDS, REPAIRS)	500	125	-	125	0%
48 SECURITY - GUARD/POLICE PATROL	25,000	6,250	5,597	653	22%
49 TOTAL SECURITY	26,000	6,500	5,720	780	22%
50 FIELD OFFICE ADMINISTRATION:					
51 AMENITY MANAGEMENT CONTRACT	119,232	29,808	29,808	-	25%
52 AMENITY MANAGEMENT - CLUBHOUSE RENTALS	3,771	943	-	943	0%
53 CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,980	1,245	1,006	239	20%
54 CLUBHOUSE OFFICE SUPPLIES	1,000	250	-	250	0%
55 CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,500	375	100	275	7%
56 PEST CONTROL & TERMITE BOND	648	162	-	162	0%
57 MISCELLANEOUS	2,000	500	-	500	0%
58 CLUBHOUSE FACILITY MAINTENANCE	4,000	1,000	2,208	(1,208)	0%
59 CLUBHOUSE LIGHTING REPLACEMENT	500	125	-	125	0%
60 TOTAL FIELD OFFICE ADMINISTRATION	137,631	34,408	33,122	1,286	24%
61 LANDSCAPING MAINTENANCE:					
62 LANDSCAPE MAINTENANCE - CONTRACT	172,000	43,000	42,138	862	24%
63 LANDSCAPE REPLACEMENT	10,000	2,500	8,142	(5,642)	81%
64 TREE TRIMMING	3,000	750	-	750	0%
65 IRRIGATION - REPAIRS & MAINTENANCE	12,000	3,000	8,835	(5,835)	74%
66 MULCH	14,000	3,500	-	3,500	0%
67 TOTAL LANDSCAPING MAINTENANCE	211,000	52,750	59,115	(6,365)	28%

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

	FY 2026 ADOPTED BUDGET	BUDGET YEAR TO DATE	ACTUAL YEAR-TO-DATE	YTD VARIANCE FAV (UNFAV)	% OF BUDGET
68 FACILITY MAINTENANCE:					
69 LAKE MANAGEMENT	14,160	3,540	3,540	-	25%
70 WETLAND MONITORING	1,440	360	-	360	0%
71 FOUNTAIN SERVICE CONTRACT	2,628	657	-	657	0%
72 FOUNTAIN REPAIRS & MAINTENANCE	2,500	625	685	(60)	0%
73 GATE REPAIRS & MAINTENANCE	2,000	500	-	500	0%
74 ENTRY & WALLS MAINTENANCE	1,000	250	-	250	0%
75 DECORATIVE LIGHT MAINTENANCE	1,500	375	-	375	0%
76 POWERWASH	2,000	500	-	500	0%
77 POOL SERVICE CONTRACT	20,400	5,100	3,600	1,500	18%
78 POOL REPAIRS & MAINTENANCE	2,000	500	-	500	0%
79 POOL PERMIT	325	81	-	81	0%
80 ATHLETIC FACILITIES REPAIRS & MAINTENANCE	1,500	375	-	375	0%
81 MISCELLANEOUS - CONTINGENCY - EXPENSE	8,015	2,004	7,321	(5,317)	91%
82 TOTAL FACILITY MAINTENANCE	59,468	14,867	15,146	(279)	25%
83 CAPITAL IMPROVEMENT PROGRAM:					
84 CAPITAL IMPROVEMENTS	12,000	3,000	15,234	(12,234)	127%
85 TOTAL CAPITAL IMPROVEMENT PROGRAM	12,000	3,000	15,234	(12,234)	127%
86 RESERVES					
87 INCREASE IN RESERVES PURSUANT TO RESERVE STUDY	38,940	9,735	-	9,735	-
88 RESERVE STUDY	4,000	1,000	-	1,000	-
89 TRANSFER OUT (RESERVE MM)	-	-	-	-	-
90 TOTAL RESERVES	42,940	10,735	-	10,735	0%
91 TOTAL EXPENDITURES	898,400	224,732	243,210	(18,478)	27%
92 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	132,610	609,953	477,343	
93 FUND BALANCE - BEGINNING	-	809,650	809,650	-	
94 INCREASE IN RESERVES	-	-	-	-	
95 DECREASE IN RESERVE CAPITAL IMPROVEMENTS	-	-	-	-	
96 LESS: FUND BALANCE FORWARD	-	-	(15,234)	(15,234)	
97 FUND BALANCE - ENDING	\$ -	\$ -	\$ 1,404,369	\$ 462,109	

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

	FY2023 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 608,969	\$ 583,577	\$ 5,057
3 SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-
4 INTEREST-INVESTMENT	-	3,762	3,762
5 PREPAYMENT REVENUE	-	-	-
5 MISCELLANEOUS REVENUE	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	608,969	587,339	8,819
8 EXPENDITURES			
9 INTEREST EXPENSE (NOV 2025)	92,741	98,731	(5,991)
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	98,731	503,088
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	488,608	511,906
21 FUND BALANCE - BEGINNING	-	448,324	448,324
22 FUND BALANCE - ENDING	\$ 7,150	\$ 936,932	\$ 960,231

**Anthem Park CDD
Bank Reconciliation
December 31, 2025**

	<u>BU Acct</u>
Balance Per Bank Statement	\$ 88,703.68
Less: Outstanding Checks	(46,706.55)
Deposits in Transit	-
<i>Adjusted Bank Balance</i>	<i>\$ 41,997.13</i>
Beginning Cash Balance Per Books	\$ 146,390.03
Deposits / Transfer	9.16
Transfer From to Debit Card	-
Cash Disbursements	(104,402.06)
<i>Balance Per Books</i>	<i>\$ 41,997.13</i>

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		116,332.25
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 8/25-9/26/25.)	75.53		106,226.28
10/23/2025	100280	Stantec Consulting Services Inc.	Invoice: 2466249 (Reference: For Period Ending: September 30, 2025.) Invoice: 2466250 (Reference: 21273 (Reference: Ramp Walmart.)	1,521.57		104,704.71
10/23/2025	100281	Kai	Invoice: 13299 (Reference: Legal svc for 9/25.) Invoice: 13298 (Reference: Legal svc for 9/25.)	266.25		104,438.46
10/23/2025	100282	Kilinski Van Wyk PLLC	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		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

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Anthem Park

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
11/1/2025	1101125ACH	KOMMANDER .	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		98,868.90
11/3/2025	110325ACH	KOMMANDER .	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		98,635.70
11/4/2025			Deposit		2,220.00	100,855.70
11/11/2025	ACH	SPECTRUM	Invoice: 0355161 November (Reference: Cable/Internet 2090 Continental ST 10/25/25 through 11/24/25)	140.00		100,715.70
11/12/2025	111225ACH	KOMMANDER .	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		100,482.50
11/12/2025	1112025ACH	KOMMANDER .	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		100,249.30
11/14/2025		Gramercy Farms Community Developmnt Dist.			100.00	100,349.30
11/14/2025	100283	Kai Connected, LLC	Invoice: 4791 (Reference: Professional Management Services.) Invoice: 4831 (Reference: Professi	28,421.96		71,927.34
11/14/2025	0834	Engage PEO	11/5/25 BOS Meeting	1,126.50		70,800.84
11/15/2025	111525ACH	KOMMANDER .	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		70,567.64
11/17/2025	ACH	ORLANDO UTILITIES COMMISSION	Invoice: 102825-5980 (Reference: 2090 Continental st 09/26/25 - 10/28/25.)	1,004.96		69,562.68
11/17/2025	ACH	ORLANDO UTILITIES COMMISSION	Invoice: 1025825-9033 (Reference: 2090 Continental st 09/12/25 - 10/13/25.)	1,005.48		68,557.20
11/17/2025	ACH	ORLANDO UTILITIES COMMISSION	Invoice: 102825-0636 (Reference: 1350 KISSIMMEE PARK RD 09/26/25 - 10/28/25.)	15,590.03		52,967.17
11/17/2025	ACH	ORLANDO UTILITIES COMMISSION	Invoice: 102825-7057 (Reference: 2100 BLK EVEN KISSIMMEE PARK RD 09/26/25 - 10/28/25.)	28.53		52,938.64
11/17/2025	ACH	ORLANDO UTILITIES COMMISSION	Invoice: 102825-1284 (Reference: 1800 REMEMBRANCE RD 09/26/25 - 10/28/25.)	83.60		52,855.04
11/17/2025	ACH	ORLANDO UTILITIES COMMISSION	Invoice: 102825-4779 (Reference: 2090 CONTINENTAL ST E1 09/26/25 - 10/28/25.)	331.12		52,523.92
11/17/2025	ACH	ORLANDO UTILITIES COMMISSION	Invoice: 102825-5933 (Reference: 2090 Continental st 09/26/25 - 10/28/25.)	787.12		51,736.80
11/18/2025	ACH	SPECTRUM	Invoice: 0348497 October (Reference: Cable/Internet 2090 Continental ST 10/01/25 through 10/31/25.	195.33		51,541.47
11/18/2025	ACH	SPECTRUM	Invoice: 0348497110125 (Reference: Cable/Internet 2090 Continental ST 11/1/25 through 11/30/25.)			51,541.47
11/18/2025	111825ACH	KOMMANDER .	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		51,308.27
11/18/2025			Funds Transfer		100,000.00	151,308.27
11/21/2025	112125ACH	KOMMANDER .	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		151,075.07
11/22/2025	112225ACH	KOMMANDER .	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		150,841.87
11/24/2025	100284	Greenlee Law,PLLC	Invoice: 111925 (Reference: Trust Request, Evergreen retainer.)	3,000.00		147,841.87
11/24/2025		112425 Florida Commerce	Invoice: 92861 (Reference: Special District Filling Fee.)	175.00		147,666.87
11/25/2025		100285 HD CAMERAS USA	Invoice: 5279 (Reference: Remove and Replace Access Control System.)	15,234.34		132,432.53
11/25/2025		100286 Stantec Consulting Services Inc.	Invoice: 2481876 (Reference: For Period Ending October 31, 2025.)	4,197.10		128,235.43
11/25/2025		100287 Kai	Invoice: 21311 (Reference: Software subscription for Anthem Park CDD..) Invoice: 14BFA2CB-0066	230.83		128,004.60
11/25/2025		100288 Steadfast Alliance, LLC	Invoice: SA-16930 (Reference: Routine Aquatic Maintenance (Pond Spraying).)	1,180.00		126,824.60
11/25/2025		100289 Renovida LLC	Invoice: 442 (Reference: Stain Dock and seal it, Pool Pergola sanding and coat of paint including	1,950.00		124,874.60
11/25/2025		100290 Kilinski Van Wyk PLLC	Invoice: 13572 (Reference: Legal svc 10/28/2025.) Invoice: 13571 (Reference: Legal svc for 10/2	2,089.50		122,785.10
11/26/2025	ACH	Toho Water Authority	Invoice: 110525-4508 (Reference: 2090 CONTINENTAL ST E1 9/24-10/23/25.)	1,223.92		121,561.18
11/26/2025	ACH	Toho Water Authority	Invoice: 110525-6035 (Reference: 2100 BTOCK ODD BETSY ROSS LANE 9/24-10/23/25.)	81.41		121,479.77
11/26/2025	ACH	Toho Water Authority	Invoice: 110525-5546 (Reference: 1800 BETSY ROSS LANE 9/24-10/23/25.)	84.54		121,395.23
11/26/2025	ACH	Toho Water Authority	Invoice: 110525-8609 (Reference: 1800 BLOCK ODD REMEMBRANCE AVENUE 9/24-10/23/25.)	115.85		121,279.38
11/26/2025	ACH	Toho Water Authority	Invoice: 110525-6811 (Reference: 0 LEXINGTON ENTRANCE9/24-10/23/25.)	122.10		121,157.28
11/26/2025	ACH	Toho Water Authority	Invoice: 110525-0978 (Reference: 0 CONGRESS AND CAPITAL 9/24-10/23/25.)	164.28		120,993.00
11/26/2025	ACH	Toho Water Authority	Invoice: 110525-1923 (Reference: 0 CONTINENTAL AND CONGRESS 9/24-10/23/25.)	183.08		120,809.92
11/26/2025	ACH	Toho Water Authority	Invoice: 110525-0971 (Reference: 0 ENTRANCE AND CAPITAL 9/24-10/23/25.)	586.40		120,223.52
11/26/2025	ACH	Toho Water Authority	Invoice: 110525-46810 (Reference: 0 BLOUNT TRL & FORT MCHENRY 9/24-10/23/25.)	661.91		119,561.61
11/26/2025	ACH	Toho Water Authority	Invoice: 110525-7733 (Reference: 0 PATRIOT WAY AND SENATE 2 9/24-10/23/25.)	848.12		118,713.49
11/26/2025	ACH	Toho Water Authority	Invoice: 110525-6809 (Reference: 0 VALLEY FORGE & NATHAN HAL 2 9/24-10/23/25.)	216.00		118,497.49
11/30/2025			Interest		10.77	118,508.26
11/30/2025				82,924.61	102,330.77	118,508.26
12/1/2025	120125ACH	KOMMANDER..	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		118,275.06
12/3/2025	120325ACH	KOMMANDER..	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		118,041.86
12/5/2025	100291	Yellowstone Landscape Inc	Invoice: 956587 Revised (Reference: Flush cut and dispose of dead Oak tree.)	3,472.28		114,569.58

Anthem Park CDD
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Anthem Park

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
12/5/2025	100292	Kai	Invoice: 21280 (Reference: Test Backflow for Certification (Certification for 1 year).) Invoice Event Fee: Police Vehicle Fee 4 hour minimum	307.96		114,261.62
12/7/2025	120725ACH1	KOMMANDER..	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		114,028.42
12/7/2025	120725ACH	KOMMANDER..	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		113,795.22
12/11/2025	ACH300097	SPECTRUM	Invoice: 035516112525-5161 (Reference: 2090 CONTINENTAL ST OFC BASKET, 11/25/25 through 12/24/25.)	140.00		113,655.22
12/12/2025	121205ACH	KOMMANDER..	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		113,422.02
12/13/2025	121325ACH	KOMMANDER..	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		113,188.82
12/15/2025	ACH300098	ORLANDO UTILITIES COMMISSION	Invoice: 112525-0636 (Reference: 1350 KISSIMMEE PARK RD 10/28/25 - 11/25/25.)	15,385.82		97,803.00
12/15/2025	ACH300099	ORLANDO UTILITIES COMMISSION	Invoice: 112525-7057 (Reference: 2100 BLK EVEN KISSIMMEE PARK RD 10/28/25/25 - 11/25/25.)	27.75		97,775.25
12/15/2025	ACH300100	ORLANDO UTILITIES COMMISSION	Invoice: 112525-1284 (Reference: 1800 REMEMBRANCE RD (10/28/25 - 11/25/25.)	78.16		97,697.09
12/15/2025	ACH300101	ORLANDO UTILITIES COMMISSION	Invoice: 112525-4779 (Reference: 2090 CONTINENTAL ST E1 10/28/25 - 11/25/25.)	161.40		97,535.69
12/15/2025	ACH300103	ORLANDO UTILITIES COMMISSION	Invoice: 112525-5980 (Reference: 2090 Continental st 10/28/25 - 11/25/25.)	855.93		96,679.76
12/15/2025	ACH300104	ORLANDO UTILITIES COMMISSION	Invoice: 112525-9033 (Reference: 2090 Continental st 10/28/25 - 11/25/25.)	1,185.95		95,493.81
12/15/2025	0834	Engage PEO	12/3/25 BOS Meeting	1,126.50		94,367.31
12/18/2025	ACH300096	SPECTRUM	Invoice: 0348497120125-8497 (Reference: Cable/Internet 2090 Continental ST 12/1 through 12/31/25.)	195.33		94,171.98
12/19/2025	121925ACH	KOMMANDER..	Event Fee: Police Vehicli Fee 4 hour minimum	233.20		93,938.78
12/20/2025	122025ACH	KOMMANDER..	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		93,705.58
12/22/2025	100293	Kai Connected, LLC	Invoice: 4875 (Reference: Professional Management Services.)	14,210.98		79,494.60
12/22/2025	ACH300102	ORLANDO UTILITIES COMMISSION	Invoice: 112525-5933 (Reference: 2090 Continental st 10/28/25 - 11/25/25.)	681.25		78,813.35
12/26/2025	ACH300084	Toho Water Authority	Invoice: 120325-0971 (Reference: 0 ENTRANC AND CAPITAL, 1023-11/20/25.)	405.44		78,407.91
12/26/2025	ACH300085	Toho Water Authority	Invoice: 120325-8609 (Reference: 1800 BLOCK ODD REMEMBRANCE AVENUE , 1023-11/20/25.)	91.99		78,315.92
12/26/2025	ACH300087	Toho Water Authority	Invoice: 120325-7733 (Reference: 0 PATRIOT WAY AND SENATE 2, 1023-11/20/25.)	1,797.97		76,517.95
12/26/2025	ACH300088	Toho Water Authority	Invoice: 120325-6810 (Reference: 0 BLOUNTRL & FORT MCHENRY, 1023-11/20/25.)	575.43		75,942.52
12/26/2025	ACH300089	Toho Water Authority	Invoice: 120325-6811 (Reference: 0 LEXINGTON ENTRANCE, 1023-11/20/25.)	96.93		75,845.59
12/26/2025	ACH300090	Toho Water Authority	Invoice: 120325-6809 (Reference: OVALLEY TORGE & NATHAN HAL, 1023-11/20/25.)	150.63		75,694.96
12/26/2025	ACH300091	Toho Water Authority	Invoice: 120325-6035 (Reference: 2100 ELOCX ODD EETSY ROSS tANE, 1023-11/20/25.)	93.35		75,601.61
12/26/2025	ACH300092	Toho Water Authority	Invoice: 120325-0978 (Reference: 0 CONGRESS AND CAPITAL, 1023-11/20/25.)	153.84		75,447.77
12/26/2025	ACH300093	Toho Water Authority	Invoice: 120325-1923 (Reference: 0 CONTNENTAT AND CONGRESS, 1023-11/20/25.)	124.70		75,323.07
12/26/2025	ACH300094	Toho Water Authority	Invoice: 120325-4508 (Reference: 2090 CONTINENTAL ST E1, 1023-11/20/25.)	713.96		74,609.11
12/26/2025	ACH300095	Toho Water Authority	Invoice: 120325-5546 (Reference: 1800 BETSY ROSS LANE, 1023-11/20/25.)	125.57		74,483.54
12/31/2025			Interest		9.16	74,492.70
12/31/2025	100294	POOL SERVICES ORLANDO, Inc	Invoice: 29534 (Reference: MONTHLY POOL SERVICE.) Invoice: 29760 (Reference: MONTHLY POOL SERVI	2,400.00		72,092.70
12/31/2025	100295	Yellowstone Landscape Inc	Invoice: 966880 (Reference: Irrigation Repairs.) Invoice: 1036695 (Reference: irrigation Repair	28,139.59		43,953.11
12/31/2025	100296	ProPet Distributors	Invoice: 2001863 (Reference: Supplies.)	625.98		43,327.13
12/31/2025	100297	Steadfast Alliance, LLC	Invoice: SA-17505 (Reference: Trash Removal.) Invoice: SA-17814 (Reference: Routine Aquatic Mai	1,330.00		41,997.13
12/31/2025				161,940.41	102,350.70	41,997.13

Anthem Park CDD
Negative Variance Report
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	<u>ADOPTED BUDGET</u>	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE FAV (UNFAV)</u>	<u>Notes</u>
SUPERVISORS' COMPENSATION PAYROLL TAXES	12,000 918	3,000 230	3,200 245	(200) FY25 \$200 back pay paid in FY26 (15) see above	