

***ANTHEM PARK  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package  
Regular Meeting***

***Date/Time:  
Wednesday, March 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, March 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, March 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](tel:+13126677136),961884126#**

Phone conference ID: 961 884 126#

Mute/Unmute: \*6

## ***Regular Meeting***

*For the full agenda packet, please contact [anthempark@hikai.com](mailto: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/Adoption of Resolution 2026-06, Adopting Amended and Restated Suspension and Termination of Privileges Rule

**[Exhibit 1](#)**

### **IV. Staff & Vendor Reports**

A. District Counsel

B. District Engineer

C. Facility Manager

1. March 2026 Report

2. Steadfast – December 2025 Waterway Treatment Report

**[Exhibit 2](#)**

3. Yellowstone – February 2026 Maintenance Report

**[Exhibit 3](#)**

a. Consideration/Approval of Proposals:

i. Paver Repair (Pool Area) - \$10,907.83

**[Exhibit 4](#)**

ii. Pressure Wash & Seal (Clubhouse) - \$5,006.64

**[Exhibit 5](#)**

iii. Pressure Wash & Seal (Pool Deck) - \$18,411.46

**[Exhibit 6](#)**

iv. Pressure Wash & Seal (Walk Path) - \$14,838.24

**[Exhibit 7](#)**

v. Pressure Wash Only (Walk Path) - \$1,967.82

**[Exhibit 8](#)**

- vi. Plants Installation (Capital Blvd Entrance) - \$24,381.06 **Exhibit 9**
- vii. Wire Path Rewire (Phase 1) - \$28,265.87 **Exhibit 10**
- viii. Wire Path Rewire (Phase 2) - \$39,959.38 **Exhibit 11**
- ix. Wire Path Rewire (Phase 3) - \$33,011.82 **Exhibit 12**

D. District Manager

**V. Administrative Items**

- A. Consideration/Approval of the February 4, 2026, Regular Meeting Minutes **Exhibit 13**
- B. Consideration/Acceptance of the January 2026 Unaudited Financial Statements **Exhibit 14**
- C. Ratification of Audit Engagement Letter for FY 2025 – DiBartolomeo, McBee, Hartley & Barnes, P.A. – NTE \$4,500 **Exhibit 15**

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

**VII. Supervisor Requests**

**VIII. Adjournment**

# **EXHIBIT 1**

## **AGENDA**

**RESOLUTION 2026-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED SUSPENSION AND TERMINATION OF PRIVILEGES RULE; AND PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Anthem Park Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended (the “**Act**”), and being situated in Osceola County, Florida; and

**WHEREAS**, the District owns, operates and maintains, or anticipates owning, operating and maintaining, certain amenity facilities and other public facilities (collectively, “**Amenity Facilities**”); and

**WHEREAS**, Chapters 190 and 120, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, to provide for efficient and effective District operations and to maintain compliance with Florida law, the District’s Board of Supervisors (“**Bord**”) finds that it is in the best interests of the District to adopt by resolution the Amended and Restated Suspension and Termination of Privileges Rule attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board has complied with applicable Florida law concerning rule development, ratemaking, and rule and rate adoption, including without limitation the requirements of Sections 120.54 and 190.035, *Florida Statutes*, and the holding of public hearings thereon.

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

**SECTION 1.** The attached Amended and Restated Suspension and Termination of Privileges Rule is hereby adopted pursuant to this resolution as necessary for the conduct of District business. This Amended and Restated Suspension and Termination of Privileges Rule shall remain in full force and effect until such time as the Board of Supervisors may amend this rule in accordance with the Act.

**SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of March 2026.

**ATTEST:**

**ANTHEM PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Amended and Restated Suspension and Termination of Privileges Rule

# **Exhibit A**

## **SUSPENSION AND TERMINATION OF PRIVILEGES RULE**

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat.  
Effective Date: March 4, 2026

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**In accordance with Chapters 190 and 120 of the Florida Statutes, and on March 4, 2026, at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Anthem Park Community Development District (“District”) adopted the following rules and policies to govern disciplinary and enforcement matters. All prior rules and policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.**

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**1. Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (each an “Amenity Facility” and together, the “Amenity Facilities”).

**2. General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.

**3. Access Card.** Access Cards are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.

**4. Suspension and Termination of Rights.** The District, through its Board of Supervisors (“Board”), and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any person, including but not limited to Patrons and members of their household and their Guests, to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications; or
- b. Failing to abide by the terms of rental applications; or
- c. Permitting the unauthorized use of an Access Card or otherwise facilitating or allowing unauthorized access to or use of the Amenity Facilities; or
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire; or
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments); or
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies); or
- g. Treating District Staff, contractors, representatives, residents, Patrons or

Guests, in a harassing or abusive manner; or

- h.** Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenity Facilities or other tangible property located on District property; or
- i.** Failing to reimburse the District for damaged to Amenity Facilities or property damaged by such person, or a minor for whom the person has charge, or a Guest; or
- j.** Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests; or
- k.** Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered; or
- l.** Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m.** Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

## **5. Suspension and/or Termination Procedures.**

### **a. Procedures.**

- i. First Violation:** Verbal warning by Amenities staff and suspension from the Amenities for up to seven (7) days from the commencement of the suspension. Violations that result in any suspension period shall be recorded by Amenities staff, signed by the individual offender(s), and held on file at the District's clubhouse.
- ii. Second Violation:** Automatic suspension of all Amenities privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by Amenities staff of a written report to be signed by the individual offender(s), filed at the District's clubhouse, and with notification to the Board.
- iii. Third Violation:** Suspension of all Amenities privileges for up to one (1) calendar year. Such suspension shall run to the next regular

meeting of the Board of Supervisors. At said meeting, the record of all previous Violations will be presented to the Board for recommendation of termination of the offender(s) privileges for up to one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for more or less than one (1) year, depending on the nature of the Violation(s).

- b. Each Violation shall expire one (1) calendar year after such Violation was committed, except in cases of egregious behavior that, in the discretion of the Board, may warrant a longer or even permanent suspension. After the expiration of one (1) year, or longer as provided for herein, the number of Violations on record for such offender(s) shall be reduced by one (1) Violation. For example, if a First Violation is committed on February 1 and a Second Violation is committed on August 1, there will be two Violations on record until February 1 of the following year, at which time the First Violation will expire, and the Second Violation will thereafter be considered a First Violation until it expires on the following August 1. The provisions of this paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any Violations.
- c. Notwithstanding the foregoing, any time a user of the Amenities is arrested for an act committed, or allegedly committed, while on the premises of the Amenities, or violates these Policies in a manner that, in the discretion of the District Manager or Amenity Manager upon consultation with either the Chairperson or Vice Chairperson of the District's Board of Supervisors, justifies suspension beyond the guidelines set forth above, such offender(s) shall have all Amenities privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or Violation and the Board may make a recommendation of suspension or termination of the offender(s) privileges, which suspension or termination may include members of the offender(s) household and may, upon the First Offense, equal to or exceed one (1) year. In situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and Patrons, Guests, and users, permanent termination of Amenities privileges may be considered and warranted.

**6. Administrative Reimbursement; Property Damage Reimbursement; Automatic Extension of Suspension for Non-Payment.**

- a. **Administrative Reimbursement.** The Board may, in its discretion, require payment of an administrative reimbursement of up to One Thousand Dollars (\$1,000) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition

to any suspension or termination of Amenity Facility access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

- b. Property Damage Reimbursement.** If damage to District property or Amenity Facilities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property (“Property Damage Reimbursement”). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity Facility access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.
- c. Automatic Extension of Suspension for Non-Payment.** Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or shall expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or to deactivate, all Access Passes associated with the associated address within the District until such time as the outstanding amounts are paid.

## **7. Initial Hearing Procedures.**

- a.** If a person’s Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) calendar days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District Staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.
- b.** The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c.** After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and

determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.

- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager or his or her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.
- g. Any suspension or termination of Amenities privileges may be appealed to the Board of Supervisors for reversal or reduction in accordance with the provisions of Section 9 of this Amenities Disciplinary Rule ("Rule").

**8. Appeal of Board Suspension.** After the hearing held by the Board required by Section 7, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 7(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it, in its sole discretion, to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

**9. Suspension by the Board.** The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 7.

**10. Authority of Amenity Manager.** The Amenity Manager or their designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. The Amenity Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's (and his/her Household's) privileges to use any or all of the Amenities for a period not to exceed seven (7) days.

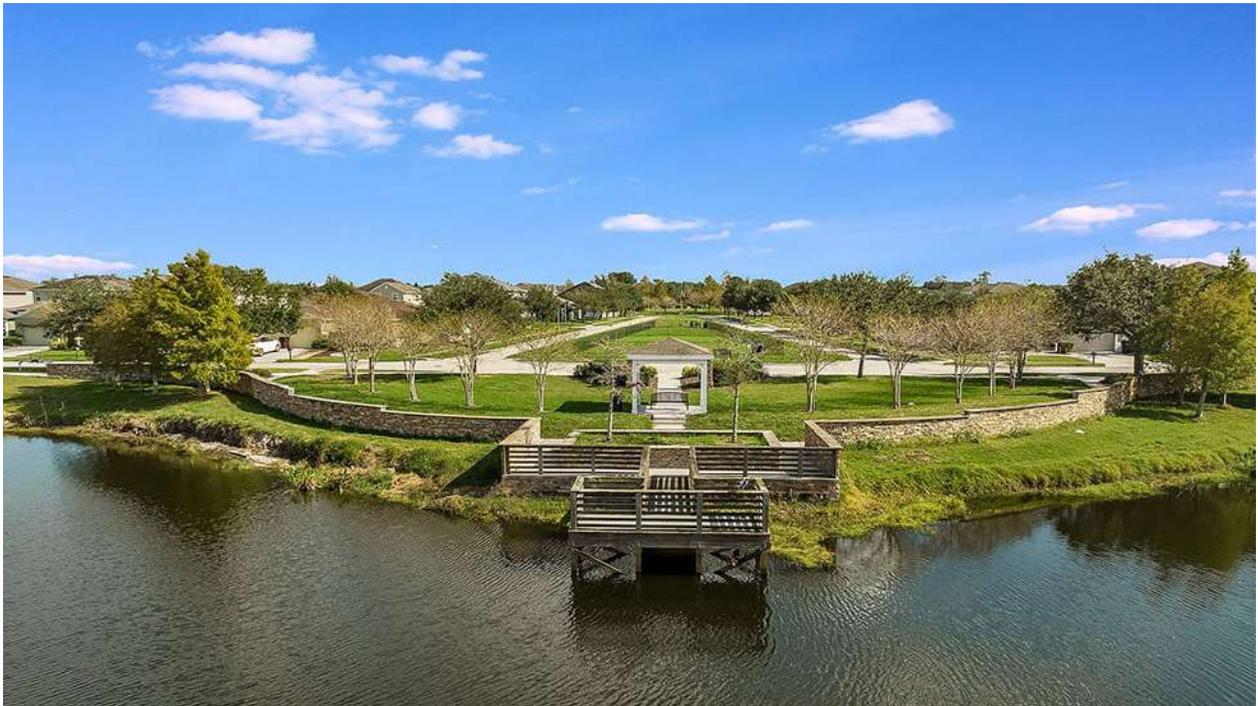
**11. Authority of District Manager.** The District Manager may at any time restrict, suspend, or terminate for cause or causes, including but not limited to those described above, any person's (and his/her Household's) privileges to use any or all of the District Amenities for any period of time. Any such person shall have the right to appeal the imposition of the restriction, suspension, or termination before the Board of Supervisors as outlined in Section 8 of this Rule.

**12. Legal Action; Criminal Prosecution; Trespass.** If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity Facilities after expiration of a suspension imposed by the District.

**13. Severability.** If any section, paragraph, clause or provision of this Rule shall be held to be invalid or ineffective for any reason, the remainder of this Rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

# **EXHIBIT 2**

## **AGENDA**



## Anthem Park CDD Aquatics

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### Aquatic Treatment Report

February 2026

STEADFAST OFFICE:  
[WWW.STEADFASTENV.COM](http://WWW.STEADFASTENV.COM)  
813-836-7940



## 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





## Daily Logs List

### Feb 7, 2026

**Job:** SE1442 Anthem Park CDD

**Title:**

**Added By:** Nicholes Holler

**Log Notes:**

Inspected all ponds. Collected significant trash from ponds 1&2. Board member states dysfunctional fountain. Technician identifies breaker was tripped. Power restored at fountain(pond 2).

**Weather Conditions:**

Partly cloudy with fog

Sat, Feb 7, 2026, 11:58 AM



68°F

45°F

Wind: 9 mph

Humidity: 94%

Total Precip: 0"

**Attachments:** 8

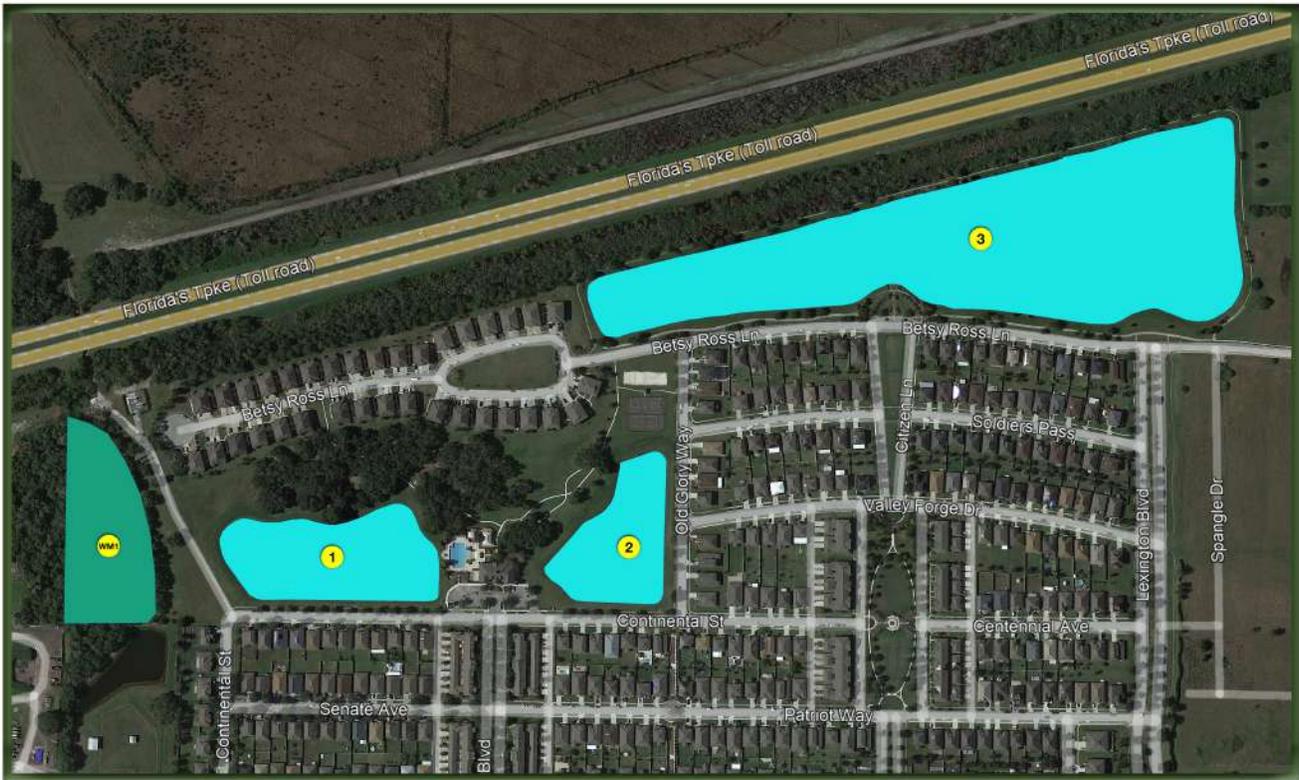




# ANTHEM PARK CDD

2090 Continental St, Saint Cloud

Gate Code:



# **EXHIBIT 3**

## **AGENDA**



## **Anthem Park CDD**

# **Monthly Maintenance Summary**

From Nathaniel Anderson

February 23, 2026

### **Recurring Services**

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

### **Week One**

- Trimmed shrubs and grasses throughout the walk path and pulled weeds.
- Raise the canopy on the oak trees by the swing set park.
- Raised the canopy on the crape myrtle by the clubhouse.
- Raised the canopy on oak trees on the continental in front of the retention pond.
- Raised the canopy on the oak trees behind the clubhouse.

### **Week Two**

- Clean around the drainage behind the clubhouse to prevent water backup.
- Pull weeds and spray Round-Up
- Completed full property mowing.
- Trash pickup
- Remove dead plants from the landscape bed behind the clubhouse.

### **Week Three**

- Raised the canopy on trees by Fort McHenry.
- Spray Round-Up in landscape beds.
- Bowed off the clubhouse parking lot and pulled weeds in landscape beds.

### **Week Four**

- Sprayed weeds in landscape beds on Lexington Blvd, Sunset Park, and Patriot Park.
- Spray Round-Up along the exterior wall.
- Trash pickup along the exterior wall on Old Canoe Creek Rd
- Continued raising trees on Fort McHenry.

### **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 on the walk path.
- Provide a proposal for pressure washing only on the walking path.
- Provide a proposal for pressure washing and sealing the pool deck.
- Provide a proposal for pressure washing and sealing the clubhouse.
- Provide a proposal for paver repair.
- All oak tree lifting will be completed in March.

# **EXHIBIT 4**

## **AGENDA**



**Proposal #: 652435**

Date: 2/19/2026

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

**Remove And Relay 1500 sq ft Of Pavers In The Pool Area**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Paver Repair	1	\$10,907.83	\$10,907.83

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**

<b>Subtotal</b>	<b>\$10,907.83</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$10,907.83</b>

**THIS IS NOT AN INVOICE**

# **EXHIBIT 5**

## **AGENDA**



**Proposal #: 652448**

Date: 2/19/2026

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 By The Clubhouse**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Pressure Wash And Seal 2,215 sq ft Area By The Clubhouse	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 by the clubhouse. 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**

<b>Subtotal</b>	<b>\$5,006.64</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$5,006.64</b>

**THIS IS NOT AN INVOICE**

# **EXHIBIT 6**

## **AGENDA**



**Proposal #: 652463**

Date: 2/19/2026

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	\$18,411.46	\$18,411.46

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**

<b>Subtotal</b>	<b>\$18,411.46</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$18,411.46</b>

**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**

<b>Subtotal</b>	<b>\$14,838.24</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$14,838.24</b>

**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**

<b>Subtotal</b>	<b>\$1,967.82</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$1,967.82</b>

**THIS IS NOT AN INVOICE**

# **EXHIBIT 9**

## **AGENDA**



**Proposal #: 666331**

Date: 2/23/2026

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

**Plants Install By The Entrance Of Capital Blvd**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	120	\$71.43	\$8,571.30
Trinette 3 GAL	40	\$15.71	\$628.56
Azalea Formosa 3 GAL	60	\$15.71	\$942.84
Indian Hawthorn 3 GAL	42	\$15.71	\$659.99
Loropetalum 3 GAL	40	\$15.71	\$628.56
Liriope 1 GAL	320	\$7.86	\$2,514.25
Blue Daze 1 GAL	90	\$7.86	\$707.13
Camellia 15 gal.	2	\$357.14	\$714.28
Japanese Blueberry 30 GAL	3	\$357.14	\$1,071.41
Podocarpus 7 GAL	10	\$57.14	\$571.42
Viburnum 7 GAL	8	\$57.14	\$457.14
St. Augustine Sod	2	\$714.28	\$1,428.55
Pine Bark Medium Nugget Mulch 3 cu. ft. Bag	400	\$13.71	\$5,485.63

Furnish the labor equipment and materials to install plant material and 2 pallets of sod at the entrance of the Capital Boulevard.

**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**

<b>Subtotal</b>	<b>\$24,381.06</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$24,381.06</b>

**THIS IS NOT AN INVOICE**

# **EXHIBIT 10**

## **AGENDA**



**Proposal #: 646171**

Date: 2/5/2026

From: Paul Newman

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

**Irrigation 2-Wire Path Rewire Phase 1**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	180	\$75.71	\$13,628.37
Hunter ID-1 Decoder Wire 14 Gauge Jacketed 2 Conductor Twisted LN Feet	3,300	\$1.69	\$5,562.78
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack	20	\$17.31	\$346.28
Paige Ground Rod 5/8 ft. x 10 ft. w/ 25 ft. #6 Wire	4	\$354.28	\$1,417.12
Eritech Ground Rod Clamp Bronze 5/8 in.	4	\$60.00	\$240.00
NDS Standard Valve Box Round 10 in. Black Box/Green Lid Overlapping ICV	10	\$38.57	\$385.71
Hunter Icd Decoder 1 Station for Use With Acc Controllers	2	\$442.85	\$885.70
3/4 in. x 10 ft. Gray Non-Metallic PVC Schedule 40-Conduit	900	\$2.00	\$1,799.97
12 Inch Walk Behind Trencher	1	\$3,999.94	\$3,999.94

Yellowstone Landscape proposes the installation of a new 2-wire communication path to service the mainline route. This proposal covers Phase 1 of a three-phase master plan to restore the property's irrigation communication system.

**Work Perimeter**

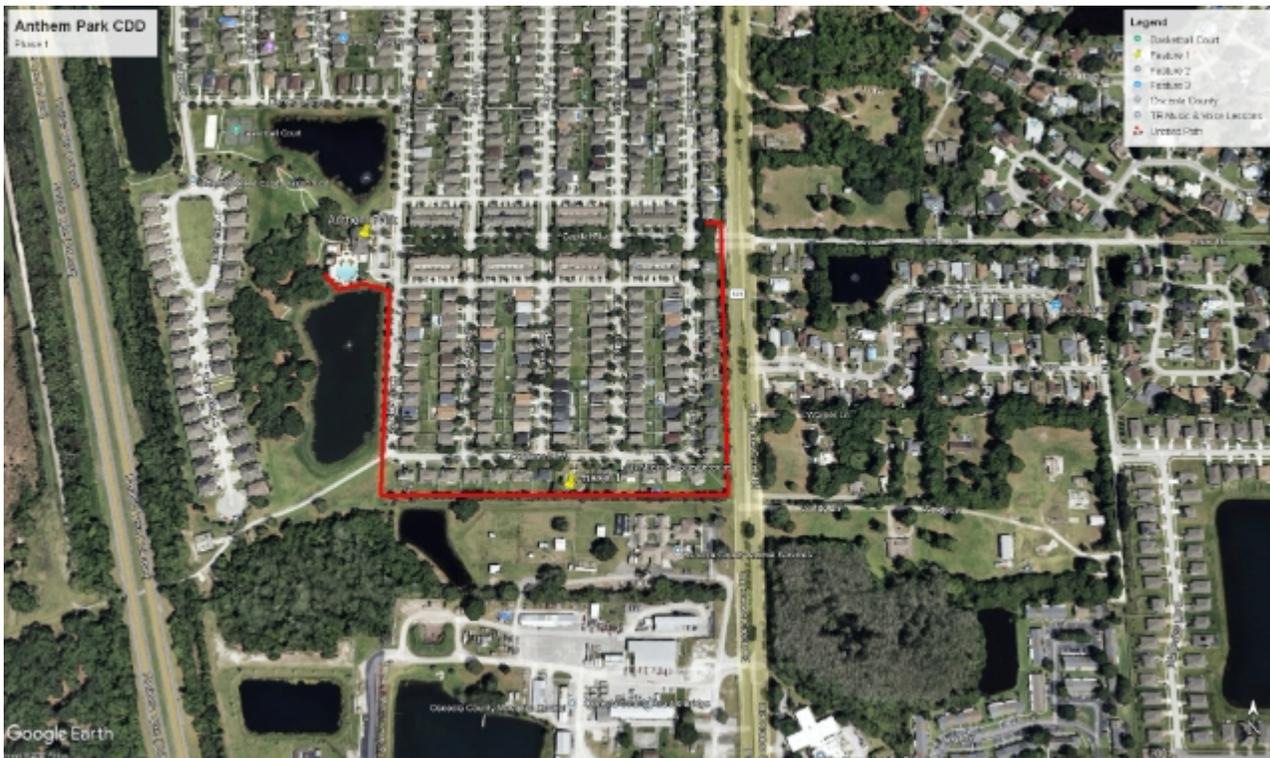
Start Point: Controller 1 at the Capital Blvd entrance.

Route: Following Continental Blvd to the Clubhouse.

Distance: Approximately 3,300 linear feet.

**Technical Specifications**

1. 2-Wire Installation: Install new communication wire in accordance with current industry standards and manufacturer specifications.
2. Grounding & Surge Protection: Install a grounding system at designated intervals to ensure protection against electrical surges and lightning strikes.
3. Splicing & Integrity: All wire splices will be made using professional-grade waterproof connectors and housed in accessible valve boxes to maintain circuit integrity.
4. Phasing Note Please note that this scope is for Phase 1 only. To achieve complete system restoration and full rewiring of the property, two additional phases will be required. Future phases will be proposed separately as the project progresses.



**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**

<b>Subtotal</b>	<b>\$28,265.87</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$28,265.87</b>

**THIS IS NOT AN INVOICE**

# **EXHIBIT 11**

AGENDA



**Proposal #: 646491**

Date: 2/5/2026

From: Paul Newman

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

**Irrigation 2-Wire Path Rewire Phase 2**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	320	\$71.00	\$22,720.00
Hunter ID-1 Decoder Wire 14 Gauge Jacketed 2 Conductor Twisted LN Feet	6,000	\$1.50	\$9,000.00
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack	60	\$17.14	\$1,028.56
Paige Ground Rod 5/8 ft. x 10 ft. w/ 25 ft. #6 Wire	8	\$2.86	\$22.86
Eritech Ground Rod Clamp Bronze 5/8 in.	8	\$330.00	\$2,640.00
3/4 in. x 10 ft. Gray Non-Metallic PVC Schedule 40-Conduit	7	\$19.91	\$139.40
50 lb. Commercial Grade Blacktop Repair Patch	10	\$61.43	\$614.28
NDS Standard Valve Box Round 10 in. Black Box/Green Lid Overlapping ICV	16	\$37.14	\$594.28
Hunter Icd Decoder 1 Station for Use With Acc Controllers	3	\$400.00	\$1,200.00
12 Inch Walk Behind Trencher	1	\$2,000.00	\$2,000.00

- Yellowstone Landscape proposes the installation of a new 2-wire communication path to service the mainline route. This proposal covers Phase 2 of a three-phase master plan to restore the property's irrigation communication system.

**Work Perimeter**

See Attached sheet for Phase 2 Rewiring path

**Technical Specifications**

Remove a 4-inch-wide by 20-foot-long section between the median ( 3 Median) on Capital Blvd. Excavate 18 inches of soil and install 1-inch conduit for the two-wire path. Upon completion, backfill, compact, and patch the trench with cold-patch asphalt.

- 2-Wire Installation: Install new communication wire in accordance with current industry standards and manufacturer specifications.
- Grounding & Surge Protection: Install a grounding system at designated intervals to ensure protection against electrical surges and lightning strikes.
- Splicing & Integrity: All wire splices will be made using professional-grade waterproof connectors and housed in accessible valve boxes to maintain circuit integrity.
- Please note that this scope is for Phase 2



**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**

<b>Subtotal</b>	<b>\$39,959.38</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$39,959.38</b>

**THIS IS NOT AN INVOICE**

# **EXHIBIT 12**

## **AGENDA**



**Proposal #: 655497**

Date: 2/5/2026

From: Paul Newman

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

**Irrigation 2-Wire Path Rewire Phase 3**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	298	\$70.00	\$20,860.00
Hunter ID-1 Decoder Wire 14 Gauge Jacketed 2 Conductor Twisted LN Feet	5,700	\$1.33	\$7,581.00
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack	80	\$6.17	\$493.71
Paige Ground Rod 5/8 ft. x 10 ft. w/ 25 ft. #6 Wire	8	\$82.86	\$662.85
Eritech Ground Rod Clamp Bronze 5/8 in.	8	\$11.43	\$91.43
NDS Standard Valve Box Round 10 in. Black Box/Green Lid Overlapping ICV	14	\$37.14	\$519.99
Hunter Icd Decoder 1 Station for Use With Acc Controllers	3	\$334.28	\$1,002.84
12 Inch Walk Behind Trencher	1	\$1,800.00	\$1,800.00

- Yellowstone Landscape proposes the installation of a new 2-wire communication path to service the mainline route. This proposal covers Phase 3 of a three-phase master plan to restore the property's irrigation communication system.

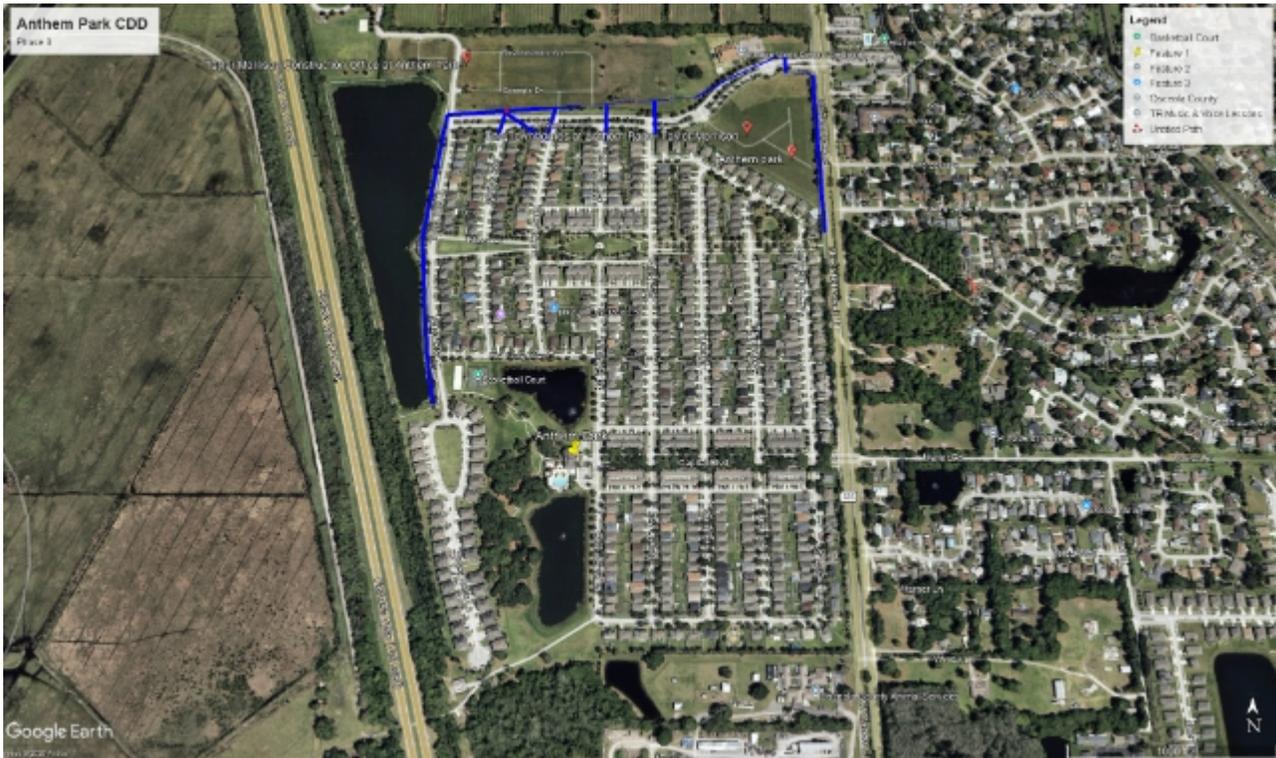
**Work Perimeter**

See Attached sheet for Phase 3 Rewiring path

**Technical Specifications**

- 2-Wire Installation: Install new communication wire in accordance with current industry standards and manufacturer specifications.
- Grounding & Surge Protection: Install a grounding system at designated intervals to ensure protection against electrical surges and lightning strikes.
- Splicing & Integrity: All wire splices will be made using professional-grade waterproof connectors and housed in accessible valve boxes to maintain circuit integrity.

- Please note that this scope is for Phase 3



**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**

<b>Subtotal</b>	<b>\$33,011.82</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$33,011.82</b>

**THIS IS NOT AN INVOICE**

# **EXHIBIT 13**

## **AGENDA**

1 **MINUTES OF MEETING**  
2 **ANTHEM PARK**  
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development  
5 District was held on Wednesday, February 4, 2026 at 9:30 a.m. at Anthem Park Clubhouse, 2090  
6 Continental Street, St. Cloud, Florida 34769.

7 **FIRST ORDER OF BUSINESS – Roll Call**

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

9 Present and constituting a quorum were:

10 Blair Possenriede	Board Supervisor, Chairwoman
11 Sarah Kubik Kraeuter	Board Supervisor, Vice Chairwoman
12 Linda Ellens	Board Supervisor, Assistant Secretary
13 Yasiris Santos-Nieves	Board Supervisor, Assistant Secretary
14 Sarah Kubik Kraeuter	Board Supervisor, Assistant Secretary

15 Also present were:

16 Andy Mendenhall	District Manager, Kai
17 Maria Agosta	Facility Manager
18 Lindsay Moczynski ( <i>Virtual</i> )	District Counsel, KVW
19 Meredith Hammock ( <i>Virtual</i> )	District Counsel, KVW
20 Greg Woodcock ( <i>Virtual</i> )	District Engineer, Stantec
21 Peter Wittman	Branch Manager, Yellowstone

22 **SECOND ORDER OF BUSINESS – Audience Comments**

23 None

24 **THIRD ORDER OF BUSINESS – Business Items**

- 25 A. Exhibit 1: Consideration/Approval of Proposal for Annual Arbitrage Calculations (Senior and  
26 Subordinate Special Assessment Refunding Bonds, Series 2016) – Arbitrage Rebate Counselors -  
27 \$475.00/yr (Total of \$2,375.00 from August 15, 2021)

28 On a MOTION by Ms. Possenriede, SECONDED by Ms. Santos-Nieves, WITH ALL IN FAVOR, the  
29 Board **approved the proposal from Arbitrage Rebate Counselors for Annual Arbitrage Calculations**  
30 **(Senior and Subordinate Special Assessment Refunding Bonds, Series 2016) in the amount of**  
31 **\$2,375.00**, for the Anthem Park Community Development District.

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

- 33 A. District Counsel

34 Ms. Moczynski:

- 35 • Stated that she provided a limited update on the district’s pending litigation against Vesta  
36 since the discussion was on the record and not in a shade session.
- 37 • Explained that litigation counsel Ms. Greenlee and Vice Chair Ms. Kraeuter had worked  
38 toward a possible settlement, which was in draft form and under review, and it appeared to  
39 cover hard costs and possibly attorney’s fees.

40 On a MOTION by Ms. Possenriede, SECONDED by Ms. Dee , WITH ALL IN FAVOR, the Board  
41 **approved to amend the agenda to discuss Vesta Litigation**, for the Anthem Park Community  
42 Development District.

- 43                   • Explained that Ms. Kraeuter had been serving as the liaison and recommended that, since  
44 the Vice Chair was permitted to sign documents if the Chair was unavailable, Ms. Kraeuter  
45 be authorized to resolve and execute the settlement on behalf of the Board between  
46 meetings.

47 On a MOTION by Ms. Kraeuter, SECONDED by Ms. Possenriede , WITH ALL IN FAVOR, the Board  
48 **approved settlement agreement between meetings, pending attorney’s review of language**, for the  
49 Anthem Park Community Development District.

- 50                   • Noted that the environmental resource permit forms and transfer documents were finalized  
51 and sent to Taylor Morrison’s counsel.

52 B. District Engineer

53 Ms. Ellens noted that spending had been higher than the normal budget, likely due to the Taylor  
54 Morrison remediation. Mr. Woodcock confirmed this and added that additional work on a  
55 depression at the entrance, coordinated with the city, contributed as well. He stated that activity had  
56 slowed recently and spending should level off moving forward.

57 C. Facility Manager

- 58                   1. Exhibit 2: February 2026 Report  
59                   2. Exhibit 3: Steadfast – December 2025 Waterway Treatment Report  
60                   3. Exhibit 4: Yellowstone – January 2026 Maintenance Report

61 Mr. Wittman updated the Board that despite changing roles at Yellowstone, he would continue  
62 supporting them. He reported that extreme weather had damaged much of the plant material, and  
63 heavy cutbacks and replacements would be evaluated in March.

64 Ms. Kraeuter and Ms. Agosta raised concerns about damage and high water expenses from Lumos.  
65 They explained that breaks and damages were documented and shared with attorneys, emphasizing  
66 coordination with legal counsel for recovery.

- 67                   a. Consideration/Approval of Proposals:  
68                   i. Exhibit 5: Pressure Wash and Seal Pavillion - \$5,006.64  
69                   ii. Exhibit 6: Pressure Wash and Seal Pool Deck - \$14,959.31  
70                   iii. Exhibit 7: Pressure Wash and Seal Walk Path - \$14,838.24  
71                   iv. Exhibit 8: Pressure Wash Walk Path Only - \$1,967.82  
72                   v. Exhibit 9: Pre-Approved Monthly Irrigation Repairs - \$630.00  
73                   vi. Exhibit 10: Paver Repair - \$14,359.98

74 Yellowstone updated the Board on irrigation and maintenance. They explained a pre-approval  
75 process for repairs up to \$700.00 with a 10% discount and to comeback with a revised proposal  
76 reflecting the discounted price.

77 Mr. Mendenhall suggested reviewing all three updated irrigation proposals at the next meeting with  
78 accompanying maps, including budget planning for phases two and three and any future  
79 enhancements. The Board agreed to proceed this way.

- 80                   4. Consideration/Approval of Proposals:  
81                   a. Installation of Pavers & Sheds  
82                   i. Exhibit 11: Jammin - \$6,200.00

- 83 ii. Exhibit 12: Flo Native - \$5,750.00
- 84 iii. Exhibit 13: F&F Santos (Pool Deck Repair) - \$6,000.00

85 It was suggested obtaining updated bids using comparable shed examples to include non-metal  
86 shed options.

87 b. Fountain Park Lights

- 88 i. Exhibit 14: Solomon Electric - \$8,000
- 89 ii. Exhibit 15: Rock Well - \$510.00

90 After discussion, the Board reached a general consensus to proceed with no fountain lights for now.

91 c. Bus Bars

- 92 i. Exhibit 16: Solomon Electric – Surge Protection, Fountain Lighting, &  
93 Solar Panel Installation - \$12,500.00
- 94 ii. Exhibit 17: Mister Sparky – Safety Inspection Report
- 95 • Exhibit 18: Surge Protection & Panel Replacement - \$13,791.61
- 96 • Exhibit 19: Mister Sparky (Surge Protection Only) - \$5,619.25

97 The item would be revisited once clearer proposals are received.

98 d. Exhibit 20: Sterling – Grinding, Sawing, Pourback - \$10,800.00

99 The proposal from Oasis Landscapes was discussed, and the Board agreed to request revisions to  
100 reduce costs by removing the existing lights instead of repairing them

101 On a MOTION by Ms. Krauter, SECONDED by Ms. Santos-Nieves, WITH ALL IN FAVOR, the Board  
102 **approved to amend the proposal from Oasis Landscapes, changing the scope of work from fixing the**  
103 **lights to removing the lights, provided the cost does not exceed the amount of \$8,325.00,** for the  
104 Anthem Park Community Development District.

105 e. Exhibit 21: Volleyball Court Sand - \$3,954.00

106 On a MOTION by Ms. Krauter, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board  
107 **approved the Proposal from Jammin Playgrounds Inc. for Volleyball Court Sand in the amount of**  
108 **\$3,954.00,** for the Anthem Park Community Development District.

109 Ms. Agosta reported that the signs for the dog park and playground are delayed due to shipping  
110 from China but should arrive next week, if they don't arrive, she would get a refund and order  
111 alternatives. She also noted that the AC unit has compressor issues, with labor quoted by the local  
112 installer while the compressor is covered under warranty, and he is only charging for labor, not  
113 parts.

114 On a MOTION by Ms. Krauter, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board  
115 **approved the labor costs for the repair of the AC unit, as quoted by the local trusted technician in**  
116 **the amount of \$600.00,** for the Anthem Park Community Development District.

117 Ms. Agosta updated on the gym water issue, clubhouse inventory, and supplies, while Ms. Krauter  
118 suggested a book fair and noted maintenance items.

119 D. District Manager

120 Nothing additional.

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

122 A. Exhibit 22: Consideration/Approval of the January 7, 2026, Regular Meeting Minutes

123 On a MOTION by Ms. Possenriede, SECONDED by Ms. Santos-Nieves, WITH ALL IN FAVOR, the  
124 Board **approved the January 7, 2026, Regular Meeting Minutes**, for the Anthem Park Community  
125 Development District.

126 B. Exhibit 23: Consideration/Acceptance of the December 2025 Unaudited Financial Statements

127 Mr. Mendenhall said he'll run an expenditure report showing all invoices and line items so the  
128 Board could review and reclassify if needed.

129 On a MOTION by Ms. Possenriede, SECONDED by Ms. Dee, WITH ALL IN FAVOR, the Board  
130 **accepted the December 2025 Unaudited Financial Statements**, for the Anthem Park Community  
131 Development District.

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

134 None

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

136 A supervisor about the shopping cart, and Mr. Mendenhall said that if the Board does not want to  
137 pay for it, they could simply clarify with Steadfast, and he sees no issue unless anyone disagrees.

138 A supervisor noted that they had requested the delivery of newsletter to be sent after the meeting,  
139 so that next time everything discussed could be reviewed and addressed.

140 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

143

\_\_\_\_\_  
**Signature**

144

\_\_\_\_\_  
**Printed Name**

145 **Title:**  **Chairman**  **Vice Chairman**

# **EXHIBIT 14**

## **AGENDA**

# Anthem Park Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2026

**Anthem Park CDD**  
**Balance Sheet**  
**January 31, 2026**

	<u>General Fund</u>	<u>Series 2016 Debt Service</u>	<u>Consolidated Total</u>
<b>1 <u>ASSETS:</u></b>			
2 CASH - O&M Checking Accts.	\$ 104,244	\$ -	\$ 104,244
3 MMK ACCOUNT	882,347	-	882,347
4 MMK ACCOUNT-Restricted cash	592,387	-	592,387
5 DEBIT CARD	-	-	-
6 MMK ACCOUNT - Reserve	387,745	-	387,745
7 ACCRUED REVENUE	-	-	-
8 INVESTMENTS:			
9 REVENUE FUND	-	2,070	2,070
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	28,882	-	28,882
20 ACCOUNTS RECEIVABLE	-	-	-
21 ON ROLL ASSESSMENTS RECEIVABLE	42,906	30,185	73,091
22 DUE FROM OTHERS	-	-	-
23 DUE FROM GENERAL FUND	-	592,387	592,387
24 DUE FROM RESERVE	-	-	-
25 <b>TOTAL ASSETS</b>	<b><u>\$ 2,038,751</u></b>	<b><u>\$ 976,948</u></b>	<b><u>\$ 3,015,699</u></b>
<b>26 <u>LIABILITIES:</u></b>			
27 ACCOUNTS PAYABLE	\$ 46,026	\$ -	\$ 46,026
28 RENTAL DEPOSITS PAYABLE	400	-	400
29 ACCRUED EXPENSE	1,305	-	1,305
30 DEFERRED REVENUE ON-ROLL	42,906	30,185	73,091
31 DUE TO DEBT SERVICE	592,387	-	592,387
32 DUE TO GENERAL FUND	-	-	-
<b>33 <u>FUND BALANCES:</u></b>			
34 NON-SPENDABLE (DEPOSITS & PREPAID)	29,122	-	29,122
35 RESTRICTED FOR DEBT SERVICE	-	946,763	946,763
36 SECOND QUARTER OPERATING CAPITAL	149,733	-	149,733
37 ASSIGNED FOR RESERVE	407,070	-	407,070
38 UNASSIGNED:	769,801	-	769,801
39 TOTAL FUND BALANCE	<u>1,355,727</u>	<u>946,763</u>	<u>2,302,490</u>
40 <b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b><u>\$ 2,038,751</u></b>	<b><u>\$ 976,948</u></b>	<b><u>\$ 3,015,699</u></b>

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 January 31, 2025**

	FY 2026 ADOPTED BUDGET	BUDGET YEAR TO DATE	ACTUAL YEAR-TO-DATE	YTD VARIANCE FAV (UNFAV)	% OF BUDGET
<b>1 REVENUE</b>					
2 SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 884,952	\$ 707,962	\$ 842,046	\$ 134,084	95%
3 SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-	-	100%
4 INTEREST	13,448	4,483	13,102	8,620	97%
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%
<b>10 TOTAL REVENUE</b>	<b>898,400</b>	<b>712,444</b>	<b>871,043</b>	<b>158,598</b>	<b>97%</b>
<b>11 EXPENDITURES</b>					
<b>12 GENERAL ADMINISTRATION:</b>					
13 SUPERVISORS' COMPENSATION	12,000	4,000	4,000	-	33%
14 PAYROLL TAXES	918	306	306	-	33%
15 PAYROLL SERVICE FEE	700	233	200	33	29%
16 DISTRICT MANAGEMENT	20,000	6,667	6,667	-	33%
17 ADMINISTRATIVE SERVICES	3,200	1,067	1,067	-	33%
18 GENERAL OPERATING EXPENSES	3,600	1,200	1,200	-	33%
19 WEBSITE HOSTING & MANAGEMENT	2,015	672	672	-	33%
20 ACCOUNTING SERVICES	15,000	5,000	5,000	-	33%
21 AUDITING SERVICES	4,150	1,383	-	1,383	0%
22 LEGAL ADVERTISING	1,500	500	380	120	25%
23 MASS MAILING	1,000	333	-	333	0%
23 MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500	167	386	(219)	77%
24 REGULATORY & PERMIT FEE	175	175	175	-	100%
25 ENGINEERING SERVICES	8,000	2,667	6,537	(3,870)	82%
26 LEGAL SERVICES	18,000	6,000	10,534	(4,534)	59%
<b>24 TOTAL GENERAL ADMINISTRATION</b>	<b>90,758</b>	<b>30,370</b>	<b>37,123</b>	<b>(6,754)</b>	<b>41%</b>
<b>25 FINANCIAL ADMINISTRATIVE</b>					
<b>26 INSURANCE:</b>					
27 INSURANCE (Liability, Property and Casualty)	42,000	14,000	12,518	1,482	30%
<b>28 TOTAL INSURANCE</b>	<b>42,000</b>	<b>14,000</b>	<b>12,518</b>	<b>1,482</b>	<b>30%</b>
<b>29 ASSESSMENT ADMINISTRATION:</b>					
30 ASSESSMENT ADMINISTRATION AND INDEPENDENT ASSESSMENT A	5,000	1,667	1,667	-	33%
31 COUNTY ASSESSMENT COLLECTION FEES	300	100	-	100	0%
<b>32 TOTAL ASSESSMENT ADMINISTRATION</b>	<b>5,300</b>	<b>1,767</b>	<b>1,667</b>	<b>100</b>	<b>31%</b>

**ANTHEM PARK CDD**

**General Fund**

**Statement of Revenue, Expenditures and Change in Fund Balance  
For the period from October 1, 2025 through January 31, 2025**

	FY 2026 ADOPTED BUDGET	BUDGET YEAR TO DATE	ACTUAL YEAR-TO-DATE	YTD VARIANCE FAV (UNFAV)	% OF BUDGET
33 <b>DEBT SERVICE ADMINISTRATION:</b>					
34 DISSIMINATION AGENT	4,000	1,333	1,333	-	33%
35 ARBITRAGE REBATE CALCULATION	1,700	567	-	567	0%
36 TRUSTEE FEES	5,006	1,669	1,597	72	32%
37 <b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>10,706</b>	<b>3,569</b>	<b>2,930</b>	<b>639</b>	<b>27%</b>
38 <b>TOTAL FINANCIAL ADMINISTRATIVE</b>	<b>148,764</b>	<b>49,706</b>	<b>54,239</b>	<b>(4,533)</b>	<b>36%</b>
39 <b>UTILITIES:</b>					
40 ELECTRICITY SERVICES	43,000	14,333	12,505	1,828	29%
41 STREETLIGHTS - UTILITY	184,597	61,532	62,232	(700)	34%
42 WATER - RECLAIMED	22,000	7,333	15,226	(7,893)	69%
43 WATER UTILITY	11,000	3,667	5,645	(1,978)	51%
44 <b>TOTAL UTILITIES</b>	<b>260,597</b>	<b>86,865</b>	<b>95,608</b>	<b>(8,743)</b>	<b>37%</b>
45 <b>SECURITY:</b>					
46 SECURITY SYSTEM - MONITORING - GUARDIAN	500	167	164	3	33%
47 SECURITY - OTHER (ACCESS CARDS, REPAIRS)	500	167	-	167	0%
48 SECURITY - GUARD/POLICE PATROL	25,000	8,333	7,929	404	32%
49 <b>TOTAL SECURITY</b>	<b>26,000</b>	<b>8,667</b>	<b>8,093</b>	<b>574</b>	<b>31%</b>
50 <b>FIELD OFFICE ADMINISTRATION:</b>					
51 AMENITY MANAGEMENT CONTRACT	119,232	39,744	39,744	-	33%
52 AMENITY MANAGEMENT - CLUBHOUSE RENTALS	3,771	1,257	-	1,257	0%
53 CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,980	1,660	1,341	319	27%
54 CLUBHOUSE OFFICE SUPPLIES	1,000	333	-	333	0%
55 CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,500	500	100	400	7%
56 PEST CONTROL & TERMITE BOND	648	216	-	216	0%
57 MISCELLANEOUS	2,000	667	-	667	0%
58 CLUBHOUSE FACILITY MAINTENANCE	4,000	1,333	2,618	(1,285)	0%
59 CLUBHOUSE LIGHTING REPLACEMENT	500	167	-	167	0%
60 <b>TOTAL FIELD OFFICE ADMINISTRATION</b>	<b>137,631</b>	<b>45,877</b>	<b>43,803</b>	<b>2,074</b>	<b>32%</b>
61 <b>LANDSCAPING MAINTENANCE:</b>					
62 LANDSCAPE MAINTENANCE - CONTRACT	172,000	57,333	56,184	1,149	33%
63 LANDSCAPE REPLACEMENT	10,000	3,333	8,142	(4,809)	81%
64 TREE TRIMMING	3,000	1,000	-	1,000	0%
65 IRRIGATION - REPAIRS & MAINTENANCE	12,000	4,000	10,411	(6,411)	87%
66 MULCH	14,000	4,667	-	4,667	0%
67 <b>TOTAL LANDSCAPING MAINTENANCE</b>	<b>211,000</b>	<b>70,333</b>	<b>74,738</b>	<b>(4,404)</b>	<b>35%</b>

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

	FY 2026 ADOPTED BUDGET	BUDGET YEAR TO DATE	ACTUAL YEAR-TO-DATE	YTD VARIANCE FAV (UNFAV)	% OF BUDGET
68 <b>FACILITY MAINTENANCE:</b>					
69 LAKE MANAGEMENT	14,160	4,720	4,720	-	33%
70 WETLAND MONITORING	1,440	480	-	480	0%
71 FOUNTAIN SERVICE CONTRACT	2,628	876	-	876	0%
72 FOUNTAIN REPAIRS & MAINTENANCE	2,500	833	685	148	0%
73 GATE REPAIRS & MAINTENANCE	2,000	667	-	667	0%
74 ENTRY & WALLS MAINTENANCE	1,000	333	-	333	0%
75 DECORATIVE LIGHT MAINTENANCE	1,500	500	-	500	0%
76 POWERWASH	2,000	667	-	667	0%
77 POOL SERVICE CONTRACT	20,400	6,800	4,800	2,000	24%
78 POOL REPAIRS & MAINTENANCE	2,000	667	-	667	0%
79 POOL PERMIT	325	108	-	108	0%
80 ATHLETIC FACILITIES REPAIRS & MAINTENANCE	1,500	500	-	500	0%
81 MISCELLANEOUS - CONTINGENCY - EXPENSE	8,015	2,672	7,811	(5,139)	97%
82 <b>TOTAL FACILITY MAINTENANCE</b>	<b>59,468</b>	<b>19,823</b>	<b>18,016</b>	<b>1,807</b>	<b>30%</b>
83 <b>CAPITAL IMPROVEMENT PROGRAM:</b>					
84 CAPITAL IMPROVEMENTS	12,000	4,000	15,234	(11,234)	127%
85 <b>TOTAL CAPITAL IMPROVEMENT PROGRAM</b>	<b>12,000</b>	<b>4,000</b>	<b>15,234</b>	<b>(11,234)</b>	<b>127%</b>
86 <b>RESERVES</b>					
87 INCREASE IN RESERVES PURSUANT TO RESERVE STUDY	38,940	12,980	-	12,980	-
88 RESERVE STUDY	4,000	1,333	-	1,333	-
89 TRANSFER OUT (RESERVE MM)	-	-	-	-	-
90 <b>TOTAL RESERVES</b>	<b>42,940</b>	<b>14,313</b>	<b>-</b>	<b>14,313</b>	<b>0%</b>
91 <b>TOTAL EXPENDITURES</b>	<b>898,400</b>	<b>299,583</b>	<b>309,731</b>	<b>(10,146)</b>	<b>34%</b>
92 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>412,860</b>	<b>561,312</b>	<b>148,452</b>	
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 <b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,355,727</b>	<b>\$ 133,218</b>	

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

	<b>FY2023 ADOPTED BUDGET</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 608,969	\$ 592,387	\$ 13,867
3 SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-
4 INTEREST--INVESTMENT	-	4,783	4,783
5 PREPAYMENT REVENUE	-	-	-
5 MISCELLANEOUS REVENUE	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
<b>7 TOTAL REVENUE</b>	<b>608,969</b>	<b>597,170</b>	<b>18,650</b>
<b>8 EXPENDITURES</b>			
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)	-	-	-
<b>14 TOTAL EXPENDITURES</b>	<b>601,819</b>	<b>98,731</b>	<b>503,088</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 TRANSFER-IN	-	-	-
17 TRANSFER-OUT	-	-	-
18 BOND PROCEEDS	-	-	-
<b>19 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>20 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>7,150</b>	<b>498,439</b>	<b>521,737</b>
21 FUND BALANCE - BEGINNING	-	448,324	448,324
<b>22 FUND BALANCE - ENDING</b>	<b>\$ 7,150</b>	<b>\$ 946,763</b>	<b>\$ 970,062</b>

**Anthem Park CDD**  
**Bank Reconciliation**  
**January 31, 2026**

	<u>BU Acct</u>
Balance Per Bank Statement	\$ 108,097.52
Less: Outstanding Checks	(3,853.72)
Deposits in Transit	-
<b><i>Adjusted Bank Balance</i></b>	<b><u><u>\$ 104,243.80</u></u></b>
Beginning Cash Balance Per Books	\$ 88,703.68
Deposits / Transfer	125,005.66
Transfer From to Debit Card	-
Cash Disbursements	(109,465.54)
<b><i>Balance Per Books</i></b>	<b><u><u>\$ 104,243.80</u></u></b>

**Anthem Park CDD**  
**Check Register**  
**FY 2026**

**Anthem Park**

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

**Anthem Park CDD**  
**Check Register**  
**FY 2026**

**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
<b>11/30/2025</b>				<b>82,924.61</b>	<b>102,330.77</b>	<b>118,508.26</b>
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	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: 0355161112525-5161 (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 10/28/2510/28/25 - 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 Vehicle 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 ENTRANCT 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 BLOUNTTRL & 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: 0 VALLEY 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 CONTNTNAT 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
<b>12/31/2025</b>				<b>161,940.41</b>	<b>102,350.70</b>	<b>41,997.13</b>
1/2/2026	010226ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		41,763.93
1/2/2026	100298	Kilinski Van Wyk PLLC	Invoice: 13746 (Reference: Legal svc for 11/25. )	90.00		41,673.93
1/3/2026	010326ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		41,440.73
1/9/2026	010926ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		41,207.53
1/9/2026	100299	Greenlee Law, PLLC	Invoice: 2123 (Reference: Vesta Dispute, legal services 11/13-12/1/25. )	1,515.20		39,692.33
1/9/2026	100300	Stantec Consulting Services Inc.	Invoice: 2498813 (Reference: For Period Ending: November 28, 2025. )	1,199.29		38,493.04
1/9/2026	100301	Yellowstone Landscape Inc	Invoice: 1032772 (Reference: Monthly Landscape Maintenance November 2025. ) Invoice: 1034975 (Re	14,488.85		24,004.19
1/9/2026	100302	GEM SUPPLY CO.	Invoice: 709390 (Reference: Janitorial Supplies. )	99.71		23,904.48
1/9/2026	100303	Kilinski Van Wyk PLLC	Invoice: 13745 (Reference: Legal svc for 11/25. )	1,297.00		22,607.48
1/9/2026	100304	Kai Connected, LLC	Invoice: 4916 (Reference: Professional Management Services. )	14,210.98		8,396.50
1/9/2026	100305	Kai	Invoice: 21666 (Reference: electrical install. ) Invoice: 21760 (Reference: adobe. )	119.98		8,276.52
1/10/2026	011026ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		8,043.32

**Anthem Park CDD**  
**Check Register**  
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**Anthem Park**

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
1/11/2026	ACH300106	SPECTRUM	Invoice: 0355161122525 (Reference: 2090 CONTINENTAL ST OFC BASKET12/25/25 through 01/24/26. )	140.00		7,903.32
1/15/2026	ACH300107	ORLANDO UTILITIES COMMISSION	Invoice: 122625-9033 (Reference: 2090 Continental st 11/13/25 - 12/11/25. )	1,300.80		6,602.52
1/15/2026	ACH300108	ORLANDO UTILITIES COMMISSION	Invoice: 122625-0636 (Reference: 1350 KISSIMMEE PARK RD 11/25/25 - 12/26/25. )	15,538.97		(8,936.45)
1/15/2026	ACH300109	ORLANDO UTILITIES COMMISSION	Invoice: 122625-7057 (Reference: 2100 BLK EVEN KISSIMMEE PARK RD 11/25/25 - 12/26/25. )	29.30		(8,965.75)
1/15/2026	ACH300110	ORLANDO UTILITIES COMMISSION	Invoice: 122625-1284 (Reference: 1800 REMEMBRANCE RD 11/13/25 - 12/11/25. )	84.24		(9,049.99)
1/15/2026	ACH300111	ORLANDO UTILITIES COMMISSION	Invoice: 122625-4779 (Reference: 2090 CONTINENTAL ST E1 11/25/25 - 12/26/25. )	118.49		(9,168.48)
1/15/2026	ACH300112	ORLANDO UTILITIES COMMISSION	Invoice: 122625-5933 (Reference: 2090 Continental st 11/25/25 - 12/26/25. )	751.82		(9,920.30)
1/15/2026	ACH300113	ORLANDO UTILITIES COMMISSION	Invoice: 122625-5980 (Reference: 2090 Continental st 11/25/25 - 12/26/25. )	965.01		(10,885.31)
1/15/2026	0834	Engage PEO	1/7/26 BOS Meeting	911.20		(11,796.51)
1/16/2026	011626ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		(12,029.71)
1/17/2026	011726ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		(12,262.91)
1/18/2026	ACH300105	SPECTRUM	Invoice: 8337 10 023 0348497 (Reference: Cable/Internet 2090 Continental ST 01/01/26 through 01/31	195.33		(12,458.24)
1/23/2026	012326ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		(12,691.44)
1/23/2026			Funds Transfer		125,000.00	112,308.56
1/24/2026	012426ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		112,075.36
1/27/2026	100306	Kai	Invoice: 21834 (Reference: Supplies. ) Invoice: 21840 (Reference: Legal and Public Notice Notice	1,311.22		110,764.14
1/27/2026	100307	Kilinski Van Wyk PLLC	Invoice: 14081 (Reference: Legal svc for 12/25. ) Invoice: 14090 (Reference: Legal svc for 12/1/	2,542.50		108,221.64
1/28/2026	ACH300114	Toho Water Authority	Invoice: 010726-0971 (Reference: 0 ENTRANCT AND CAPITAL, 11/20-12/23/25. )	239.85		107,981.79
1/28/2026	ACH300115	Toho Water Authority	Invoice: 010726-8609 (Reference: 1800 BLOCK ODD REMEMBRANCE AVENUE, 11/22-12/26/25. )	91.99		107,889.80
1/28/2026	ACH300116	Toho Water Authority	Invoice: 010726-7733 (Reference: 0 PATRIOT WAY AND SENATE 2, 11/20-12/23/25. )	1,213.17		106,676.63
1/28/2026	ACH300117	Toho Water Authority	Invoice: 010726-6811 (Reference: 0 LEXINGTON ENTRANCE, 11/20-12/23/25. )	93.35		106,583.28
1/28/2026	ACH300118	Toho Water Authority	Invoice: 010726-6810 (Reference: 0 BLOUNTTRL & FORT MCHENRY, 11/20-12/23/25. )	598.27		105,985.01
1/28/2026	ACH300119	Toho Water Authority	Invoice: 010726-6809 (Reference: 0 VALLEY TORGE & NATHAN HAL, 11/24-12/23/25. )	107.67		105,877.34
1/28/2026	ACH300120	Toho Water Authority	Invoice: 010726-6035 (Reference: 2100 ELOCK ODD EETSY ROSS LANE, 11/20-12/23/25. )	93.35		105,783.99
1/28/2026	ACH300121	Toho Water Authority	Invoice: 010726-5546 (Reference: 1800 BETSY ROSS LANE, 11/20-12/23/25. )	197.17		105,586.82
1/28/2026	ACH300122	Toho Water Authority	Invoice: 010726-4508 (Reference: 2090 CONTINENTAL ST E1, 11/20-12/23/25. )	627.32		104,959.50
1/28/2026	ACH300123	Toho Water Authority	Invoice: 010726-1923 (Reference: 2090 CONTINENTAL ST E1, 11/20-12/23/25. )	49.52		104,909.98
1/28/2026	ACH300124	Toho Water Authority	Invoice: 010726-0978 (Reference: 0 CONGRESS AND CAPITAL, 11/20-12/23/25. )	205.44		104,704.54
1/30/2026	013026ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		104,471.34
1/31/2026			Interest		5.66	104,477.00
1/31/2026	013126ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		104,243.80
<b>01/31/2026</b>				<b>62,758.99</b>	<b>125,005.66</b>	<b>104,243.80</b>

Anthem Park CDD  
 Negative Variance Report  
 1/31/2026

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500.00	167.00	385.89	(219)	adobe, office supplies
ENGINEERING SERVICES	8,000	2,667	6,537	(3,870)	General consulting fees - Stantec Consulting
LEGAL SERVICES	18,000	6,000	10,534	(4,534)	Greenlee Law Vesta dispute \$4,515; Trust Request
STREETLIGHTS - UTILITY	184,597	61,532	62,232	(700)	0.45% budget variance - insignificant There were a couple higher than average bills - 0 PATRIOT WAY AND SENATE 2, 10/23-11/20/25 (Dec bill) \$1,798; 0 ENTRANCE AND CAPITAL 8/21/25-9/25/25 (Oct bill) \$2,979 - total consistent bills avg \$3,000 per month therefore bills are trending over budget
WATER - RECLAIMED	22,000	7,333	15,226	(7,893)	0.45% budget variance - insignificant The Oct bill for 2090 CONTINENTAL ST E1 8/21-9/24/25 \$2,114 - consistent bills are avg \$1,100 per month
WATER UTILITY	11,000	3,667	5,645	(1,978)	for this address therefore bills are trending over budget
CLUBHOUSE FACILITY MAINTENANCE	4,000	1,333	2,618	(1,285)	Stain and seal dock \$1,950
LANDSCAPE REPLACEMENT	10,000	3,333	8,142	(4,809)	Viburnum Install By The Walking Path \$5,986
IRRIGATION - REPAIRS & MAINTENANCE	12,000	4,000	10,411	(6,411)	Irrigation repairs resulting from June 2025 and Aug 2025 inspections \$8,107
MISCELLANEOUS - CONTINGENCY - EXPENSE	8,015	2,672	7,811	(5,139)	Clearing of debris from the conservation area on the south end - \$6,450
CAPITAL IMPROVEMENTS	12,000	-	15,234	(15,234)	Paid out of prior year reserved fund balance - see carryforward revenue

# **EXHIBIT 15**

## **AGENDA**

November 5, 2025

Anthem Park Community Development District  
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Anthem Park Community Development District, (“the District”) for the fiscal year ended September 30, 2025.

### **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2025. In addition, we will examine the District’s compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the District’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District’s RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management’s Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor’s report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

### **Auditor’s Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

#### **Audit Procedures—Internal Control**

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

## **Other Services**

We will also prepare the financial statements of Anthem Park Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

## **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

## **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$4,500 for the year ending 2025. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.

- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

**Reporting**

We will issue a written report upon completion of our audit of Anthem Park Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Anthem Park Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

*DiBartolomeo, McBee, Hartley & Barnes*

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

RESPONSE:

This letter correctly sets forth the understanding of Anthem Park Community Development District.

Management signature: *G.P. [Signature]*

Title: District Manager

Date: 2/18/26