

***ANTHEM PARK  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package  
Regular Meeting***

***Date/Time:  
Wednesday, April 1, 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, April 1, 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, April 1, 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 2026-07, General Election

**[Exhibit 1](#)**

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

A. District Counsel

B. District Engineer

C. Facility Manager

1. April 2026 Report

**[Exhibit 2](#)**

2. Yellowstone – March 2026 Maintenance Report

**[Exhibit 3](#)**

3. Steadfast – March 2026 Aquatic Treatment Report

**[Exhibit 4](#)**

4. Consideration/Approval of Shed Proposals:

a. Kenansville

**[Exhibit 5](#)**

b. Tuff

**[Exhibit 6](#)**

D. District Manager

### **V. Administrative Items**

A. Consideration/Approval of the March 4, 2026, Regular Meeting Minutes

**[Exhibit 7](#)**

B. Consideration/Acceptance of the February 2026 Unaudited Financial Statements

**[Exhibit 8](#)**

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

### **VII. Supervisor Requests**

### **VIII. Adjournment**

# **EXHIBIT 1**

## **AGENDA**

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THAT THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Osceola County Supervisor of Elections (“**Supervisor of Elections**”) to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

**1. CURRENT BOARD MEMBERS.** The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Sarah Kubik Kraeuter	November 2026
2	Linda Ellens	November 2026
3	Blair Possenriede	November 2026
4	Yasiris Santos Nieves	November 2028
5	Gail Dee	November 2028

**2. GENERAL ELECTION SEATS.** Seats 1, 2, and 3 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

**3. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor of Elections to conduct the District’s General Election in November 2026 and each subsequent General Election thereafter unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of April 2026.

ATTEST:

**ANTHEM PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Notice of Qualifying Period

**EXHIBIT A**

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Anthem Park Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 E. Irlo Bronson Memorial Highway, Kissimmee, FL 34744. The Supervisor of elections may be contacted by phone at (407) 742-6000. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Anthem Park Community Development District has three (3) seats up for election, specifically Seats 1, 2, and 3, each carrying a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections.

Publish on or before \_\_\_\_\_, 2026\*

\*Deadline is at least 2 weeks before the start of the qualifying period

# **EXHIBIT 2**

## **AGENDA**



## Amenity Center Management Report

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Meeting: April 1, 2026

*Submitted by Maria Agosta*

### . **Completed and Upcoming Projects**

1. Playground Mats
2. Lending Library Installed -will add paint and sign
3. Fountain Park Fountain Repair Friday
4. Volleyball Court Sand Ordered – Delivery installed due to deposit requirement
5. Fountain Park Mesh Delivered - looking for contractor to install
6. Gym - water in outlet update
7. Electrical work at clubhouse completed
8. Oasis work to begin March 31st.
9. Shed proposals

### I. **Events and Resident Requests**

1. Easter Egg hunt – Scheduled for Sunday, March 29
2. Resident requested we schedule community pond cleanup

# **EXHIBIT 3**

## **AGENDA**

**Anthem Park CDD**

**Account Manager : Nathaniel Anderson**

**Monday, March 23, 2026**



**Maintenance Activities**

- Emptying of trash station weekly throughout Anthem Park : Wednesday through Thursday

Week One:

Trim shrubs along the exterior wall on Old Canoe Creek Road from the Lexington entrance to the Capital entrance and raise the canopy on oak trees along Betsy Ross.

Pull weeds in landscape beds along Old Canoe Creek Road, along the exterior wall. Spray Round-Up along the exterior wall in landscape beds.

Trim shrubs, pull weeds, and spray Round-Up along Lexington Boulevard.

- Pick up trash throughout the maintenance areas.

Week Two:

Trim shrubs by the entrance of Capital Boulevard. Pull weeds and spray Round-Up

Raise canopy on oak trees on old Glory Way

Pick up trash in the maintenance areas.

- Trim shrubs, pull weeds, and spray Round-Up by the clubhouse. Pick up trash around the clubhouse area

Week Three:

Trim shrubs and pull weeds around Fountain Park.

Spray Round-Up in landscape beds near Fountain Park.

Trim shrubs and pull weeds by swing set park.

•

Week Four:

Trim shrubs along the walk path

Pull weeds and spray Round-Up along the exterior wall.

Spray and pull weeds throughout walk path.

Trim shrubs at Patriot Park.

- Spray Round-Up around tree rings and landscape beds at Patriot Park.

**Mowing Activities**

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

**Irrigation Activities**

- Conducted thorough inspection of the irrigation system.
- Documented and reported any major issues requiring further attention.

**Fertilization and Pest Control Activities**

- All shrubs was treated with insecticide, fungicide, & liquid iron ( Triple crown, and Methyl L )
- Apply granular fertilizer to all St Augustine turf

**Projected  
Work**

- Valleyball court graded twice a month.



## **Anthem Park Summary Report**

Summary of Anthem Park March Fert/Chem Application:

- Service Date: March 2, 2026.
- Technician: Victor.
- Fertilizer products applied included 0-0-21, Hep-35, and 16-4-18.
- Weed control products included Mansion, Stonewall, Atra-5, Speedzone, and Dismiss NXT (note: Speedzone OR Dismiss used with Atra-5, not both).
- Insect control products included Cyper TC and Triple Crown.
- Fungus control product applied: Myclobutanil.
- Notes indicate the entire property was fertilized.



MON

# Chem / Fert Property Report

Date: 3-2-26

Property: Anthem Pk

Technician: ~~Ob-ed~~ Victor

Fertilizer		
Product	Rate	Qty
0-0-21	96 oz / A	
Hep - 35	1 gal / A	
16-4-8 broad		25 bags

Z-Spreaders - 8/3

Weed Control		
Product	Rate	Qty
Mansion	.5 oz / A	
Stonewall	12 oz / A	
Atra - 5	22 oz / A	
Speedzone	10 oz / A	
Dismiss NXT	4 oz / A	

\*Use either Speedzone or Dismiss, as needed, with Atra-5 mix, not both

Insect Control		
Product	Rate	Qty
Cyper TC	22 oz / A	
Triple Crown	30 oz / A	

Fungus Control		
Product	Rate	Qty
Myclobutanil	52 oz / A	

Irrigation	Dry	Fair	Wet
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Weeds	
Broadleaf	
Sedge	
Grassy	

Insects	
Chinchbug	
Armyworm	
Webworm	
Mole Crickets	

Disease	
Brown Patch	
Gray Leaf Spot	
Take - All	
Other	

NOTES	COMPLETE	Y	N
Fertilized the entire property.			

# **EXHIBIT 4**

## **AGENDA**



## Anthem Park CDD Aquatics

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### Aquatic Treatment Report

April 2026



Printed: Mar 26, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

### Feb 25, 2026

**Job:** SE1442 Anthem Park CDD

**Title:**

**Added By:** Cody Weaver

**Log Notes:**

treated ponds 1-3 for algae and hydrilla

also picked up trash along the pond banks and removed 2 road barricades as well. fountain was off upon arrival, tripped breaker its on now.

**Weather Conditions:**

Mostly sunny

Wed, Feb 25, 2026, 10:15 AM



71°F

Wind: 9 mph

Humidity: 94%

29°F

Total Precip: 0"

**Attachments:** 7





Printed: Mar 26, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

---

### Mar 11, 2026

**Job:** SE1442 Anthem Park CDD

**Title:**

**Added By:** David Smeltz

**Log Notes:**

Treated ponds 1-3 for heavy algae and Grasses.  
-Fountains are both on and functioning properly  
-Hydrilla very prominent in all 3 ponds

**Weather Conditions:**

Partly cloudy with patchy fog

Wed, Mar 11, 2026, 10:57 AM



Wind: 9 mph  
Humidity: 93%  
Total Precip: 0"

**Attachments:** 2





Printed: Mar 26, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

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### Mar 16, 2026

**Job:** SE1442 Anthem Park CDD  
**Title:** Check fountain lights  
**Added By:** Preston Phipps

**Log Notes:**  
Changed the current time and switch timer to on

**Weather Conditions:**

Partly cloudy with showers

Mon, Mar 16, 2026, 9:24 AM



81°F

59°F

Wind: 18 mph  
Humidity: 93%  
Total Precip: 0.37"

**Attachments:** 2





Printed: Mar 26, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

---

### Mar 25, 2026

**Job:** SE1442 Anthem Park CDD

**Title:**

**Added By:** David Smeltz

**Log Notes:**

Treated ponds 1,2,3 for Grasses,Algae,Hydrilla  
-Fountains operating properly

**Weather Conditions:**

Mostly cloudy with nearby thunderstorms

Wed, Mar 25, 2026, 12:42 PM



**82°F**

**63°F**

Wind: 10 mph  
Humidity: 91%  
Total Precip: 0"

**Attachments:** 3

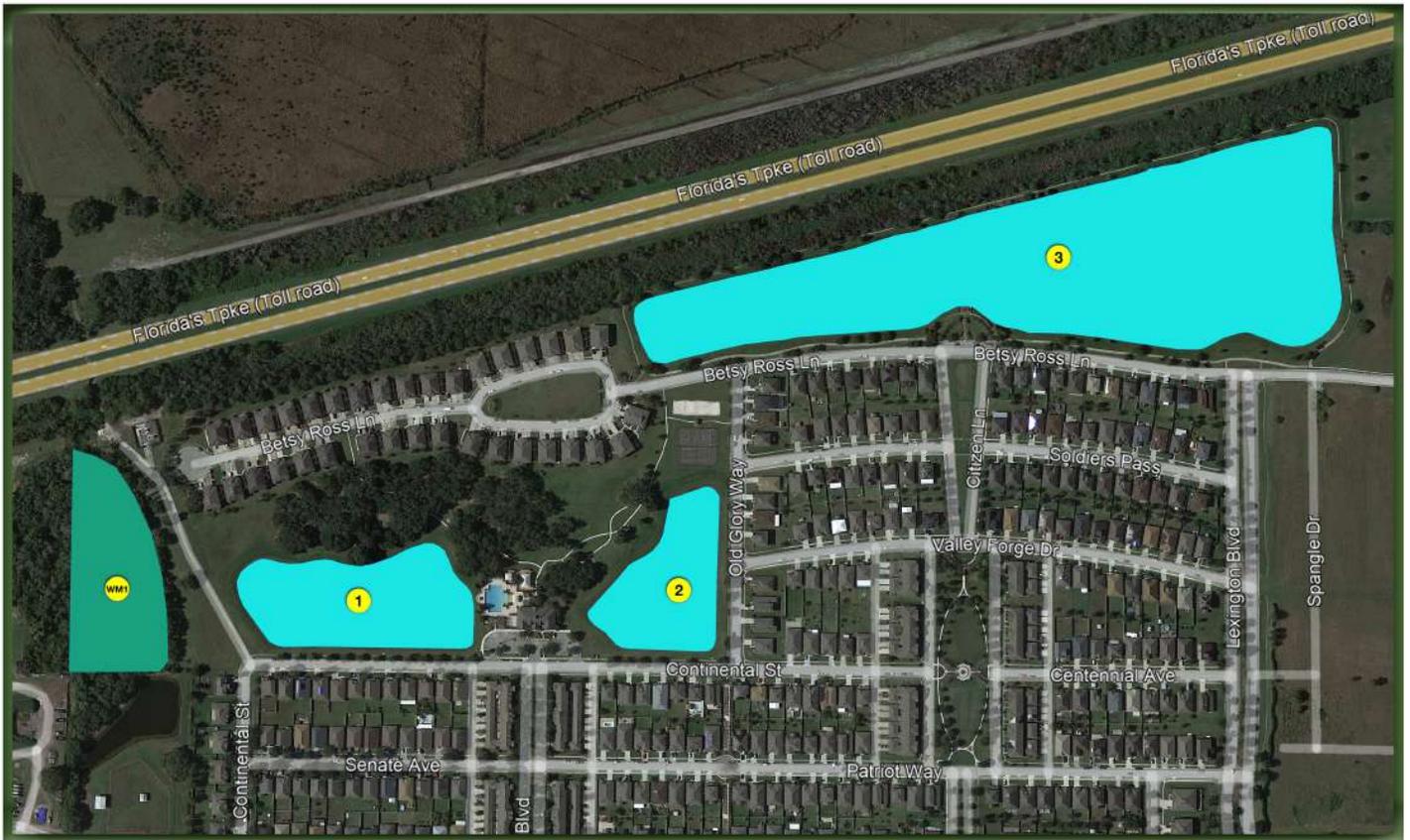




# ANTHEM PARK CDD

2090 Continental St, Saint Cloud

Gate Code:



# **EXHIBIT 5**

## **AGENDA**

# PRODUCTION TICKET

## DELIVERY INFORMATION

Dealer <b>Kenansville Sheds</b>		Entry Date <b>03/24/2026</b>	Order/Sold Date	Serial #	Salesperson <b>Thomas Joynes</b>		
Plan Stock	Customer Address 30 S Canoe Creek Rd	First Name	Last Name	City <b>Kenansville</b>	State <b>FL</b>	Zip <b>34739</b>	
Customer Phone Number	<b>Size</b> 10' X 12'	<b>Peak</b> 10'	<b>Style</b> Bungalow	Customer PO Number	Finance Co		
Ship To Location <b>Kenansville Sheds</b>							

COLORS		WINDOWS		VENTS		S/W HEIGHT 76	DOORS				
Body	Burnt Sienna	Std Large		Large		LV	FLOOR JOISTS 24" On Center	Size	48X72	Color	white
Roof	White	Std Small	1	Small		SV	DECKING 3/4" Plywood PAINT	Style	Everlast	RHH/ LHH	RHH
Trim	Terra Cotta	Bahama Large		Ridge	1	RV	No	CENTER / OFFSET	Center		
	+ Corners	Bahama Small					ELECTRIC Yes 0L 0O	Size		Color	
GAR. DOOR		A/C HOLE		RAMPS		# OF TRUSSES					
Style		Size		AC	#	Size	7	Style		RHH / LHH	
Size		W X H					Additional Info:	CENTER / OFFSET			
Comments:	Comments:							Additional Comments			

SPECIAL INSTRUCTIONS:

- XL = LARGE WINDOW
- XS = SMALL WINDOW
- LV = LARGE VENT
- SV = SMALL VENT
- RV = RIDGE VENT

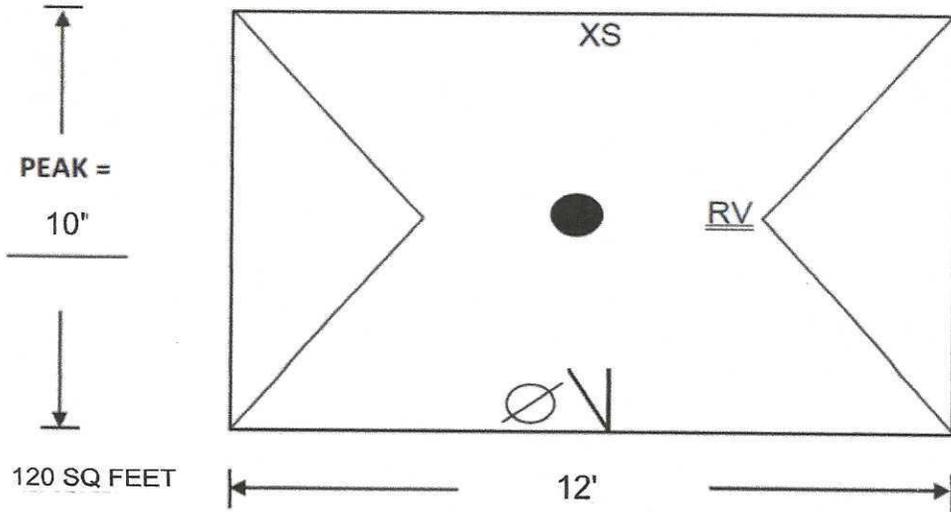
- = DOOR LEFT HH
- = DOOR RIGHT HH
- = DOUBLE DOOR

= A/C HOLE

= SWITCH

= OVERHEAD LIGHT

= GARAGE DOOR



5525.00 Base  
 414.38 TAX  
 490.00 Install  
 245.00 Mileage

-6184.38

# **EXHIBIT 6**

## **AGENDA**

Anthem Park CDD

Style		Lean-To 8x12	TR700 8x10	TR800 8x10	TR700 10x12	TR800 10x12
Base		3639	3149	3439	4129	4499
Floor Frame	Pressure treated	0	0	0	n/a	n/a
Floor frame-Steel					0	0
Floor	3/4'treated decking	120	100	100	150	150
Floor screens		0	0	0	24	24
Shed door	4' single door	0	0	0	0	0
Keyed lock-2 keys		0	0	0	0	0
House wrap	\$.40 per sq ft	108.4	100.8	115.2	124.4	142
Gable vents	2-\$23 ea	46	46	46	46	46
Radiant barrier		0	0	0	201.55	201.55
Ridge vent		0	0	0	132	132
Shed anchors	4-\$119 ea	476	476	476	476	476
Paint		455	394	430	517	557
High wind		206.4	172	172	258	258
Permit		288	240	240	360	360
Engineering		240	200	200	300	400
Sub Total		\$5,578.80	\$4,877.80	\$5,218.20	\$6,717.95	\$6,937.00

- Option: 16" shelving 1 upper/  
1 lower 2 walls \$5.00 per linear ft
- Option: Keyless entry door \$199.00



Lean-To 8x12



TR700 10x12 w/ steel floor



16" shelving. 2 shelves on 2 walls

# **EXHIBIT 7**

## **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, March 4, 2026 at 9:30 a.m. at Anthem Park Clubhouse, 2090 Continental  
6 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, KVV
19 Greg Woodcock ( <i>Virtual</i> )	District Engineer, Stantec
20 Peter Wittman	Branch Manager, Yellowstone

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

22 Mr. Harrington shared several suggestions, including posting updates about FDOT partition work  
23 and HOA meeting dates on the gym glass, adding signage at the clubhouse prohibiting smoking,  
24 vaping, and alcohol, replacing a missing curb marker near a crosswalk for safety, regularly  
25 checking the fountain and LED lights to ensure they function properly, and improving  
26 communication to residents about ongoing community improvements so they remain informed and  
27 confident in the Board’s efforts.

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

29 A. Exhibit 1: Consideration/Adoption of Resolution 2026-06, Adopting Amended and Restated  
30 Suspension and Termination of Privileges Rule

31 On a MOTION by Ms. Possenriede, SECONDED by Ms. Dee, WITH ALL IN FAVOR, the Board **opened**  
32 **the Public Hearing**, for the Anthem Park Community Development District.

33 There being no residents present, the Board closed the public hearing.

34 On a MOTION by Ms. Possenriede, SECONDED by Ms. Dee , WITH ALL IN FAVOR, the Board **closed**  
35 **the Public Hearing**, for the Anthem Park Community Development District.

36 Ms. Ellens asked what happens if a resident refuses to sign a violation notice. Ms. Moczynski  
37 explained that staff would document the refusal on the report, and the Board could revise the policy  
38 to clarify that while a signature will be requested, refusal to sign will not invalidate or prevent the  
39 suspension. She added that the Board may still make amendments during the public hearing and  
40 approve the rules with revisions before final posting.

On a MOTION by Ms. Possenriede, SECONDED by Ms. Santos-Nieves , WITH ALL IN FAVOR, the Board adopted Resolution 2026-06, Adopting Amended and Restated Suspension and Termination of Privileges Rule with the additional language regarding refusal to sign, stating that the violation resulting in a suspension period shall be recorded by amenity staff. Amenity staff shall request the signature of the individual offender; however, refusal to provide a signature shall not negate or invalidate the suspension, for the Anthem Park Community Development District.

#### FOURTH ORDER OF BUSINESS – Staff & Vendor Reports

##### A. District Counsel

Ms. Moczynski reported that revisions to the Vesta settlement agreement were accepted, including removal of the confidentiality provision since the District is a governmental entity. The settlement is ready to proceed, pending confirmation of whether payment will be made by wire or check. Once payment clears, a joint dismissal will be filed within two business days, with payment expected within 20 days, and finalization anticipated soon, after which signature documents will be sent for execution.

##### B. District Engineer

Mr. Woodcock discussed ongoing concerns regarding damage to water lines caused by Lumen's work. He recommended documenting all observed damages so the District can require repairs once the work is completed, suggesting coordination with Ms. Agosta to inspect and record issues. Mr. Mendenhall also proposed notifying Lumen of the documented damages to formally put them on notice, encouraging greater care moving forward.

##### C. Facility Manager

1. March 2026 Report
2. Exhibit 2: Steadfast – December 2025 Waterway Treatment Report
3. Exhibit 3: Yellowstone – February 2026 Maintenance Report

Mr. Wittman provided a landscaping and maintenance update.

##### a. Consideration/Approval of Proposals:

- i. Exhibit 4: Paver Repair (Pool Area) - \$10,907.83
- ii. Exhibit 5: Pressure Wash & Seal (Clubhouse) - \$5,006.64
- iii. Exhibit 6: Pressure Wash & Seal (Pool Deck) - \$18,411.46
- iv. Exhibit 7: Pressure Wash & Seal (Walk Path) - \$14,838.24
- v. Exhibit 8: Pressure Wash Only (Walk Path) - \$1,967.82

As discussed proposals (i) to (v) were not needed.

- vi. Exhibit 9: Plants Installation (Capital Blvd Entrance) - \$24,381.06

Board agreed to place the proposal on hold pending further review.

- vii. Exhibit 10: Wire Path Rewire (Phase 1) - \$28,265.87

On a MOTION by Ms. Ellens, SECONDED by Ms. Possenriede , WITH ALL IN FAVOR, the Board approved the proposal from Yellowstone for Wire Path Rewire (Phase 1) in the amount of \$28,265.87, for the Anthem Park Community Development District.

- viii. Exhibit 11: Wire Path Rewire (Phase 2) - \$39,959.38

81 Board agreed to place the proposal on hold pending further review.

82 ix. Exhibit 12: Wire Path Rewire (Phase 3) - \$33,011.82

83 Board agreed to place the proposal on hold pending further review.

84 Ms. Agosta reported that several bags of materials were set aside and provided a brief update on  
85 ongoing items. A Supervisor requested that a notice be included in the newsletter to inform  
86 residents about current work and to encourage caution, particularly for children in the area.

87 **On a MOTION by Ms. Kraeuter, SECONDED by Ms. Possenriede , WITH ALL IN FAVOR, the Board**  
88 **approved the proposal from Mister Sparky for Surge Protection & Panel Replacement in the amount**  
89 **of \$13,791.61, for the Anthem Park Community Development District.**

90 Ms. Agosta would prepare and send a newsletter following the meeting. The newsletter will include  
91 reminders to protect the new sod by the tennis courts, discourage illegal dumping, and provide  
92 information on proper, low-cost bulk-trash disposal options for residents.

93 D. District Manager

94 Ms. Ellens expressed concerns about telecommunications work occurring near her home without  
95 notice and the risk of future damage.

96 Mr. Mendenhall informed the Board that budget discussions would begin the following month and  
97 explained the upcoming election process.

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

99 A. Exhibit 13: Consideration/Approval of the February 4, 2026, Regular Meeting Minutes

100 Ms. Moczynski stated that line 65 incorrectly indicated that breaks and damages were documented  
101 and shared with attorneys. She clarified that the discussion was that breaks and damages should be  
102 documented and would be shared with her if they rose to the appropriate level.

103 **On a MOTION by Ms. Possenriede, SECONDED by Ms. Ellens, WITH ALL IN FAVOR, the Board**  
104 **approved the February 4, 2026, Regular Meeting Minutes as amended, for the Anthem Park**  
105 **Community Development District.**

106 B. Exhibit 14: Consideration/Acceptance of the January 2026 Unaudited Financial Statements

107 **On a MOTION by Ms. Kraeuter, SECONDED by Ms. Santos-Nieves, WITH ALL IN FAVOR, the Board**  
108 **accepted the January 2026 Unaudited Financial Statements, for the Anthem Park Community**  
109 **Development District.**

110 C. Exhibit 15: Ratification of Audit Engagement Letter for FY 2025 – DiBartolomeo, McBee, Hartley  
111 & Barnes, P.A. – NTE \$4,500

112 **On a MOTION by Ms. Possenriede, SECONDED by Ms. Dee, WITH ALL IN FAVOR, the Board**  
113 **ratified the December 2025 Unaudited Financial Statements, for the Anthem Park Community**  
114 **Development District.**

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

117 None

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

119 None

120 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

123

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**Signature**

124

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**Printed Name**

125 **Title:**  **Chairman**     **Vice Chairman**

# **EXHIBIT 8**

## **AGENDA**

# Anthem Park Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2026

**Anthem Park CDD**  
**Balance Sheet**  
**February 28, 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.	\$ 63,672	\$ -	\$ 63,672
3 MMK ACCOUNT	894,012	-	894,012
4 MMK ACCOUNT-Restricted cash	597,989	-	597,989
5 DEBIT CARD	-	-	-
6 MMK ACCOUNT - Reserve	388,712	-	388,712
7 ACCRUED REVENUE	-	-	-
8 INVESTMENTS:			
9 REVENUE FUND	-	3,056	3,056
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	25,227	-	25,227
20 ACCOUNTS RECEIVABLE	299	-	299
21 ON ROLL ASSESSMENTS RECEIVABLE	34,943	24,583	59,526
22 DUE FROM OTHERS	-	-	-
23 DUE FROM GENERAL FUND	-	597,989	597,989
24 DUE FROM RESERVE	-	-	-
25 <b>TOTAL ASSETS</b>	<b><u>\$ 2,005,094</u></b>	<b><u>\$ 977,934</u></b>	<b><u>\$ 2,983,028</u></b>
<b>26 <u>LIABILITIES:</u></b>			
27 ACCOUNTS PAYABLE	\$ 68,407	\$ -	\$ 68,407
28 RENTAL DEPOSITS PAYABLE	400	-	400
29 ACCRUED EXPENSE	-	-	-
30 DEFERRED REVENUE ON-ROLL	34,943	24,583	59,526
31 DUE TO DEBT SERVICE	597,989	-	597,989
32 DUE TO GENERAL FUND	-	-	-
<b>33 <u>FUND BALANCES:</u></b>			
34 NON-SPENDABLE (DEPOSITS & PREPAID)	25,467	-	25,467
35 RESTRICTED FOR DEBT SERVICE	-	953,351	953,351
36 SECOND QUARTER OPERATING CAPITAL	149,733	-	149,733
37 ASSIGNED FOR RESERVE	407,070	-	407,070
38 UNASSIGNED:	721,084	-	721,084
39 TOTAL FUND BALANCE	<u>1,303,355</u>	<u>953,351</u>	<u>2,256,706</u>
40 <b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b><u>\$ 2,005,094</u></b>	<b><u>\$ 977,934</u></b>	<b><u>\$ 2,983,028</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 February 28, 2026**

	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	\$ 796,457	\$ 850,009	\$ 53,552	96%
3 SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-	-	100%
4 INTEREST	13,448	5,603	17,778	12,175	132%
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>802,060</b>	<b>883,681</b>	<b>81,621</b>	<b>98%</b>
<b>11 EXPENDITURES</b>					
<b>12 GENERAL ADMINISTRATION:</b>					
13 SUPERVISORS' COMPENSATION	12,000	5,000	5,000	-	42%
14 PAYROLL TAXES	918	383	383	1	42%
15 PAYROLL SERVICE FEE	700	292	250	42	36%
16 DISTRICT MANAGEMENT	20,000	8,333	8,333	-	42%
17 ADMINISTRATIVE SERVICES	3,200	1,333	1,333	-	42%
18 GENERAL OPERATING EXPENSES	3,600	1,500	1,500	-	42%
19 WEBSITE HOSTING & MANAGEMENT	2,015	840	840	-	42%
20 ACCOUNTING SERVICES	15,000	6,250	6,250	-	42%
21 AUDITING SERVICES	4,150	1,729	-	1,729	0%
22 LEGAL ADVERTISING	1,500	625	380	245	25%
23 MASS MAILING	1,000	417	-	417	0%
23 MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500	208	249	(41)	50%
24 REGULATORY & PERMIT FEE	175	175	175	-	100%
25 ENGINEERING SERVICES	8,000	3,333	7,367	(4,034)	92%
26 LEGAL SERVICES	18,000	7,500	12,942	(5,442)	72%
<b>24 TOTAL GENERAL ADMINISTRATION</b>	<b>90,758</b>	<b>37,918</b>	<b>45,003</b>	<b>(7,083)</b>	<b>50%</b>
<b>25 FINANCIAL ADMINISTRATIVE</b>					
<b>26 INSURANCE:</b>					
27 INSURANCE (Liability, Property and Casualty)	42,000	17,500	15,648	1,852	37%
<b>28 TOTAL INSURANCE</b>	<b>42,000</b>	<b>17,500</b>	<b>15,648</b>	<b>1,852</b>	<b>37%</b>
<b>29 ASSESSMENT ADMINISTRATION:</b>					
30 ASSESSMENT ADMINISTRATION AND INDEPENDENT ASSESSMENT A	5,000	2,083	2,083	-	42%
31 COUNTY ASSESSMENT COLLECTION FEES	300	125	-	125	0%
<b>32 TOTAL ASSESSMENT ADMINISTRATION</b>	<b>5,300</b>	<b>2,208</b>	<b>2,083</b>	<b>125</b>	<b>39%</b>

**ANTHEM PARK CDD**

**General Fund**

**Statement of Revenue, Expenditures and Change in Fund Balance  
For the period from October 1, 2025 through February 28, 2026**

	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	1,667	1,667	-	42%
35 ARBITRAGE REBATE CALCULATION	1,700	708	-	708	0%
36 TRUSTEE FEES	5,006	2,086	1,996	90	40%
37 <b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>10,706</b>	<b>4,461</b>	<b>3,663</b>	<b>798</b>	<b>34%</b>
38 <b>TOTAL FINANCIAL ADMINISTRATIVE</b>	<b>148,764</b>	<b>62,087</b>	<b>66,396</b>	<b>(4,309)</b>	<b>45%</b>
39 <b>UTILITIES:</b>					
40 ELECTRICITY SERVICES	43,000	17,917	15,446	2,471	36%
41 STREETLIGHTS - UTILITY	184,597	76,915	77,848	(933)	42%
42 WATER - RECLAIMED	22,000	9,167	18,774	(9,607)	85%
43 WATER UTILITY	11,000	4,583	5,039	(456)	46%
44 <b>TOTAL UTILITIES</b>	<b>260,597</b>	<b>108,582</b>	<b>117,107</b>	<b>(8,525)</b>	<b>45%</b>
45 <b>SECURITY:</b>					
46 SECURITY SYSTEM - MONITORING - GUARDIAN	500	208	207	1	41%
47 SECURITY - OTHER (ACCESS CARDS, REPAIRS)	500	208	334	(126)	67%
48 SECURITY - GUARD/POLICE PATROL	25,000	10,417	9,794	623	39%
49 <b>TOTAL SECURITY</b>	<b>26,000</b>	<b>10,833</b>	<b>10,336</b>	<b>498</b>	<b>40%</b>
50 <b>FIELD OFFICE ADMINISTRATION:</b>					
51 AMENITY MANAGEMENT CONTRACT	119,232	49,680	49,680	-	42%
52 AMENITY MANAGEMENT - CLUBHOUSE RENTALS	3,771	1,571	-	1,571	0%
53 CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,980	2,075	1,677	398	34%
54 CLUBHOUSE OFFICE SUPPLIES	1,000	417	236	181	24%
55 CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,500	625	100	525	7%
56 PEST CONTROL & TERMITES BOND	648	270	-	270	0%
57 MISCELLANEOUS	2,000	833	451	382	23%
58 CLUBHOUSE FACILITY MAINTENANCE	4,000	1,667	2,702	(1,035)	0%
59 CLUBHOUSE LIGHTING REPLACEMENT	500	208	-	208	0%
60 <b>TOTAL FIELD OFFICE ADMINISTRATION</b>	<b>137,631</b>	<b>57,346</b>	<b>54,846</b>	<b>2,500</b>	<b>40%</b>
61 <b>LANDSCAPING MAINTENANCE:</b>					
62 LANDSCAPE MAINTENANCE - CONTRACT	172,000	71,667	70,230	1,437	41%
63 LANDSCAPE REPLACEMENT	10,000	4,167	8,142	(3,975)	81%
64 TREE TRIMMING	3,000	1,250	-	1,250	0%
65 IRRIGATION - REPAIRS & MAINTENANCE	12,000	5,000	10,411	(5,411)	87%
66 MULCH	14,000	5,833	-	5,833	0%
67 <b>TOTAL LANDSCAPING MAINTENANCE</b>	<b>211,000</b>	<b>87,917</b>	<b>88,784</b>	<b>(866)</b>	<b>42%</b>

**ANTHEM PARK CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the period from October 1, 2025 through February 28, 2026**

	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	5,900	5,900	-	42%
70 WETLAND MONITORING	1,440	600	-	600	0%
71 FOUNTAIN SERVICE CONTRACT	2,628	1,095	-	1,095	0%
72 FOUNTAIN REPAIRS & MAINTENANCE	2,500	1,042	1,607	(565)	0%
73 GATE REPAIRS & MAINTENANCE	2,000	833	-	833	0%
74 ENTRY & WALLS MAINTENANCE	1,000	417	-	417	0%
75 DECORATIVE LIGHT MAINTENANCE	1,500	625	-	625	0%
76 POWERWASH	2,000	833	-	833	0%
77 POOL SERVICE CONTRACT	20,400	8,500	6,000	2,500	29%
78 POOL REPAIRS & MAINTENANCE	2,000	833	-	833	0%
79 POOL PERMIT	325	135	-	135	0%
80 ATHLETIC FACILITIES REPAIRS & MAINTENANCE	1,500	625	-	625	0%
81 MISCELLANEOUS - CONTINGENCY - EXPENSE	8,015	8,015	8,531	(516)	106%
82 <b>TOTAL FACILITY MAINTENANCE</b>	<b>59,468</b>	<b>29,453</b>	<b>22,038</b>	<b>7,415</b>	<b>37%</b>
83 <b>CAPITAL IMPROVEMENT PROGRAM:</b>					
84 CAPITAL IMPROVEMENTS	12,000	12,000	15,234	(3,234)	127%
85 <b>TOTAL CAPITAL IMPROVEMENT PROGRAM</b>	<b>12,000</b>	<b>12,000</b>	<b>15,234</b>	<b>(3,234)</b>	<b>127%</b>
86 <b>RESERVES</b>					
87 INCREASE IN RESERVES PURSUANT TO RESERVE STUDY	38,940	16,225	-	16,225	-
88 RESERVE STUDY	4,000	1,667	-	1,667	-
89 TRANSFER OUT (RESERVE MM)	-	-	-	-	-
90 <b>TOTAL RESERVES</b>	<b>42,940</b>	<b>17,892</b>	<b>-</b>	<b>17,892</b>	<b>0%</b>
91 <b>TOTAL EXPENDITURES</b>	<b>898,400</b>	<b>386,109</b>	<b>374,742</b>	<b>11,372</b>	<b>42%</b>
92 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>415,950</b>	<b>508,940</b>	<b>92,993</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>\$ 1,303,355</b>	<b>\$ 77,759</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 February 28, 2026**

	<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	\$ 597,989	\$ 19,469
3 SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-
4 INTEREST--INVESTMENT	-	5,768	5,768
5 PREPAYMENT REVENUE	-	-	-
5 MISCELLANEOUS REVENUE	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
<b>7 TOTAL REVENUE</b>	<b>608,969</b>	<b>603,758</b>	<b>25,237</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>505,026</b>	<b>528,325</b>
21 FUND BALANCE - BEGINNING	-	448,324	448,324
<b>22 FUND BALANCE - ENDING</b>	<b>\$ 7,150</b>	<b>\$ 953,351</b>	<b>\$ 976,649</b>

**Anthem Park CDD**  
**Bank Reconciliation**  
**February 28, 2026**

	<u>BU Acct</u>
Balance Per Bank Statement	\$ 63,672.48
Less: Outstanding Checks	-
Deposits in Transit	-
<b><i>Adjusted Bank Balance</i></b>	<b><u><u>\$ 63,672.48</u></u></b>
Beginning Cash Balance Per Books	\$ 108,097.52
Deposits / Transfer	6.64
Transfer From to Debit Card	-
Cash Disbursements	(44,431.68)
<b><i>Balance Per Books</i></b>	<b><u><u>\$ 63,672.48</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

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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

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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>
2/5/2026	100308 Kai Connected, LLC		Invoice: 4968 (Reference: Professional Management Services. )	14,210.98		90,032.82
2/9/2026	020926ACH2	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		89,799.62
2/9/2026	020926ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		89,566.42
2/11/2026	ACH300126	SPECTRUM	Invoice: 0355161012526 (Reference: 2090 CONTINENTAL ST OFC BASKET 1/25-2/24/26. )	140.00		89,426.42
2/13/2026	100309 Kai		Invoice: 22003 (Reference: zenwork 1099 file. )	49.60		89,376.82
2/13/2026	0834	Engage PEO	2/4/26 BOS Meeting	1,126.50		88,250.32
2/16/2026	021626ACH2	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		88,017.12
2/16/2026	021626ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		87,783.92
2/16/2026	ACH300127	ORLANDO UTILITIES COMMISSION	Invoice: 012726-5980 (Reference: 2090 Continental st 12/26/25 - 01/27/26. )	1,014.13		86,769.79
2/16/2026	ACH300128	ORLANDO UTILITIES COMMISSION	Invoice: 012726-0636 (Reference: 2090 Continental st 12/26/25 - 01/27/26. )	15,717.65		71,052.14
2/16/2026	ACH300130	ORLANDO UTILITIES COMMISSION	Invoice: 012726-7057 (Reference: 2100 BLK EVEN KISSIMMEE PARK RD 12/26/25 - 01/27/26. )	29.69		71,022.45
2/16/2026	ACH300131	ORLANDO UTILITIES COMMISSION	Invoice: 012726-1284 (Reference: 1800 REMEMBRANCE RD 12/26/25 - 01/27/26. )	43.14		70,979.31
2/16/2026	ACH300132	ORLANDO UTILITIES COMMISSION	Invoice: 012726-4779 (Reference: 2090 CONTINENTAL ST E1 12/26/25 - 01/27/26. )	212.21		70,767.10
2/16/2026	ACH300133	ORLANDO UTILITIES COMMISSION	Invoice: 012726-5933 (Reference: 2100 BLOCK CONTINENTAL ST LS8012/26/25 - 01/27/26. )	793.02		69,974.08
2/16/2026	ACH300134	ORLANDO UTILITIES COMMISSION	Invoice: 012726-9033 (Reference: 2090 Continental st 12/26/25 - 01/27/26. )	932.33		69,041.75

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2/18/2026	ACH300125	SPECTRUM	Invoice: 0348497020126-8497 (Reference: Cable/Internet 2090 Continental ST, 2/1/26 through 2/18/26	195.33		68,846.42
2/23/2026	022326AC2	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		68,613.22
2/23/2026	022326ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		68,380.02
2/25/2026	ACH300135	Toho Water Authority	Invoice: 020426-0971 (Reference: 0 ENTRANCT AND CAPITAL, 12/23/25-1/23/26. )	279.82		68,100.20
2/25/2026	ACH300136	Toho Water Authority	Invoice: 020426-0978 (Reference: 0 CONGRESS AND CAPITAL, 12/23/25-1/23/26. )	386.04		67,714.16
2/25/2026	ACH300137	Toho Water Authority	Invoice: 020426-1923 (Reference: 2090 CONTINENTAL ST E1, 12/23/25-1/23/26. )	378.57		67,335.59
2/25/2026	ACH300138	Toho Water Authority	Invoice: 020426-5546 (Reference: 1800 BETSY ROSS LANE, 12-23/25-1/23/26. )	93.35		67,242.24
2/25/2026	ACH300139	Toho Water Authority	Invoice: 020426-6035 (Reference: 2100 ELOCK ODD EETSY ROSS LANE, 12-23/25-1/23/26. )	93.35		67,148.89
2/25/2026	ACH300140	Toho Water Authority	Invoice: 020426-4508 (Reference: 2090 CONTINENTAL ST E1, 12-23/25-1/23/26. )	605.66		66,543.23
2/25/2026	ACH300141	Toho Water Authority	Invoice: 020426-6811 (Reference: 0 LEXINGTON ENTRANCE, 12-23/25-1/23/26. )	204.33		66,338.90
2/25/2026	ACH300142	Toho Water Authority	Invoice: 020426-6810 (Reference: 0 BLOUNTTRL & FORT MCHENRY, 12-23/25-1/23/26. )	564.01		65,774.89
2/25/2026	ACH300143	Toho Water Authority	Invoice: 020426-6809 (Reference: 0 VALLEY TORGE & NATHAN HAL, 12-23/25-1/23/26. )	354.69		65,420.20
2/25/2026	ACH300145	Toho Water Authority	Invoice: 020426-8609 (Reference: 1800 BLOCK ODD REMEMBRANCE AV, 12-23/25-1/23/26. )	91.99		65,328.21
2/25/2026	ACH300146	Toho Water Authority	Invoice: 020426-7733 (Reference: 0 PATRIOT WAY AND SENATE 2, 12-23/25-1/23/26. )	1,195.97		64,132.24
2/27/2026	022726ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		63,899.04
2/28/2026	022826ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		63,665.84
2/28/2026			Interest		6.64	63,672.48
<b>02/28/2026</b>				<b>105,775.44</b>	<b>125,011.32</b>	<b>63,672.48</b>

**Anthem Park CDD  
Negative Variance Report  
2/28/2026**

	<b>ADOPTED BUDGET</b>	<b>YTD BUDGET</b>	<b>YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>	<b>Notes</b>
23 MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500	208	249	(41)	adobe, 1099 forms
25 ENGINEERING SERVICES	8,000	3,333	7,367	(4,034)	General consulting fees - Stantec Consulting
26 LEGAL SERVICES	18,000	7,500	12,942	(5,442)	Greenlee Law Vesta dispute \$5,083; Trust Request
41 STREETLIGHTS - UTILITY	184,597	76,915	77,848	(933)	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
42 WATER - RECLAIMED	22,000	9,167	18,774	(9,607)	The Oct bill for 2090 CONTINENTAL ST E1 8/21-9/24/25 \$2,114 - consistent bills are avg \$1,100 per month for this address therefore bills are trending over budget
43 WATER UTILITY	11,000	4,583	5,039	(126)	Purchase of access cards
47 SECURITY - OTHER (ACCESS CARDS, REPAIRS)	500	208	334	(1,035)	Stain and seal dock \$1,950
58 CLUBHOUSE FACILITY MAINTENANCE	4,000	1,667	2,702	(3,975)	Viburnum Install By The Walking Path \$5,986
63 LANDSCAPE REPLACEMENT	10,000	4,167	8,142	(5,411)	Irrigation repairs resulting from June 2025 and Aug 2025 inspections \$8,107
65 IRRIGATION - REPAIRS & MAINTENANCE	12,000	5,000	10,411	(565)	Service calls Nov and Feb - Fountain #1 and Fountain # 2
72 FOUNTAIN REPAIRS & MAINTENANCE	2,500	1,042	1,607	(516)	Clearing of debris from the conservation area on the south end - \$6,450
81 MISCELLANEOUS - CONTINGENCY - EXPENSE	8,015	8,015	8,531	(3,234)	Paid out of prior year reserved fund balance - see carryforward revenue
84 CAPITAL IMPROVEMENTS	12,000	12,000	15,234		