

***ANTHEM PARK
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting***

***Date/Time:
Wednesday, May 6, 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, May 6, 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, May 6, 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

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Phone conference ID: 961 884 126#

Mute/Unmute: *6

Regular Meeting

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

I. Call to Order / Roll Call

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

III. Business Items

A. Presentation of FY 2027 Proposed Budget

[Exhibit 1](#)

B. Consideration/Adoption of Resolution 2026-08, Approving FY 2027 Proposed Budget

[Exhibit 2](#)

IV. Staff & Vendor Reports

A. District Counsel

B. District Engineer

C. Facility Manager

1. May 2026 Report

[Exhibit 3](#)

2. Yellowstone – April 2026 Irrigation Inspection Report

[Exhibit 4](#)

3. Steadfast – March 2026 Aquatic Treatment Report

[Exhibit 5](#)

4. Consideration of Wall Caps Proposals:

a. Betta Creative - \$2,800.00

[Exhibit 6](#)

b. Lifestyle Outdoors - \$3,000.00

[Exhibit 7](#)

c. Lifestyle Outdoors (with paint) - \$3,200.00

[Exhibit 8](#)

d. Oasis (with bullnose, stonework, & paint) - \$5,200.00

[Exhibit 9](#)

D. District Manager

V. Consent Agenda Items

- A. Consideration/Approval of the April 1, 2026, Regular Meeting Minutes **Exhibit 10**
- B. Consideration/Acceptance of the March 2026 Unaudited Financial Statements **Exhibit 11**
- C. Presentation of Number of Registered Voters (1,211) as of April 15, 2026 – Supervisor of Elections **Exhibit 12**

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

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

AGENDA

Anthem Park
Community Development District

Proposed Budget
FY 2026–2027

Presented at the May 6, 2026 Meeting

**Anthem Park Community Development District
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**Anthem Park Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Actual 2/28/2026	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 889,164	\$ 886,435	\$ 884,952	\$ 850,009	\$ 34,943	\$ 884,952	\$ 946,267
Miscellaneous Revenue	1,156	420	-	-	-	-	-
Clubhouse Revenue	7,385	710	-	660	-	660	-
Tax Collector Excess Fees	7,421	-	-	-	-	-	-
Interest	37,761	41,428	13,448	17,778	-	17,778	-
Total Revenue	942,887	928,993	898,400	868,447	34,943	903,390	946,267
II. Expenditures							
General Administrative							
P/R- Board of Supervisors	11,446	9,600	12,000	5,000	7,000	12,000	12,000
Payroll Taxes	918	705	918	383	536	918	918
Payroll Processing	650	600	700	250	350	600	700
Professional Services - Management Consulting Services	18,051	20,000	20,000	8,333	11,667	20,000	45,448
Professional Services - Accounting Services	13,538	15,000	15,000	6,250	8,750	15,000	-
Professional Services - Administrative	2,888	3,200	3,200	1,333	1,867	3,200	-
Professional Services - Auditing Services	-	8,500	4,150	-	4,150	4,150	4,650
Professional Services - Engineering Services	51,436	13,016	8,000	7,367	24,859	32,226	32,300
Professional Services - Legal Services	33,056	22,946	18,000	12,942	15,059	28,001	28,100
Legal Advertisements	2,959	1,102	1,500	380	532	913	2,100
Insurance	29,784	36,357	42,000	15,648	21,907	37,555	41,900
Regulatory & Permit Fees	375	175	175	175	-	175	175
Postage & Printing	1,892	31	1,000	-	-	-	1,600
Website Development & Hosting	1,966	2,015	2,015	840	292	1,131	1,515
County Assessment Collection Fee	8,118	-	300	-	300	300	300
Miscellaneous (Bank Fees, Brochures & Misc)	1,213	1,725	500	249	349	599	-
Assessment Administration	4,513	5,000	5,000	2,083	2,917	5,000	-
Administrative Contingency	3,784	3,600	3,600	1,500	3,692	5,192	3,600
Total Administrative	186,587	143,572	138,058	62,734	104,225	166,959	175,306
Debt Administration							
Dissemination Agent	3,610	4,000	4,000	1,667	2,333	4,000	4,000
Trustee Fees	4,041	4,103	5,006	1,996	3,010	5,006	4,256
Arbitrage	-	-	1,700	-	1,700	1,700	475
Total Debt Administration	7,651	8,103	10,706	3,663	7,043	10,706	8,731
Physical Environment							
Utilities							
Electricity (Irrigation & Pond Pumps)	40,406	31,841	43,000	15,446	21,624	37,070	37,600
Streetpole Lighting	183,164	183,814	184,597	77,848	108,907	186,755	186,697
Potable Water	11,648	8,718	11,000	5,039	7,055	12,093	17,000
Reclaim Water	28,046	19,475	22,000	18,774	4,986	23,760	23,800

**Anthem Park Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Actual 2/28/2026	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Solid Waste Collection & Refuse Services	-	-	-	-	-	-	-
Total Utilities	263,265	243,847	260,597	117,107	142,571	259,678	265,097
Common Areas & Right of Ways							
Contracts - Landscape Maintenance	164,490	168,552	172,000	70,230	98,322	168,552	168,552
Landscape Replacement & Replenishment	5,175	13,529	10,000	8,142	1,209	9,352	9,400
Landscape - Mulch	-	-	14,000	-	-	-	14,000
Landscape - Tree/Palm Trimming	-	3,472	3,000	-	-	-	3,000
R&M - Irrigation	14,562	9,296	12,000	10,411	1,518	11,929	12,000
R&M - Pressure Washing	475	-	2,000	-	-	-	2,000
Misc - Holiday Lights & Decorations	-	-	1,500	-	1,500	1,500	1,500
Total Common Areas & Right of Ways	184,819	194,849	214,500	88,784	102,549	191,333	210,452
Flood Control/Stormwater Management							
Contracts - Aquatic Maintenance	9,576	14,194	14,160	5,900	8,260	14,160	14,160
Contracts - Wetland Monitoring	1,080	2,160	1,440	-	720	720	1,440
Contracts - Fountain	250	-	2,628	-	-	-	2,628
R&M - Fountain	1,097	8,560	2,500	1,607	2,250	3,857	2,100
Total Flood Control/Stormwater Management	12,003	24,914	20,728	7,507	11,230	18,737	20,328
Security							
Gate Maintenance & Perimeter Fence Repair	-	417	2,000	-	-	-	-
Contracts - Security Services & Monitoring Equipment	3,477	492	500	207	287	494	492
Contracts - Roving Patrols	22,349	24,297	25,000	9,794	14,147	23,942	24,253
R&M - Gates	-	-	-	-	-	-	2,000
Entry & Walls Maintenance	-	-	1,000	-	1,000	-	1,000
Key Fob / Entry System	-	-	500	334	468	802	500
Total Security	25,826	25,206	29,000	10,336	15,902	25,238	28,245
Capital & Contingency Reserves							
Capital Improvements	3,828	-	12,000	-	12,000	12,000	12,000
Capital Improvement Reserve	56,600	-	38,940	-	38,940	38,940	60,100
Clubhouse Facility Repair & Maintenance	-	7,914	-	-	-	-	-
Reserve Study	-	-	4,000	-	4,000	4,000	-
Physical Environment Contingency	10,895	14,217	8,015	8,531	-	8,531	8,015
Total Capital & Contingency Reserves	71,323	22,131	62,955	8,531	54,940	63,471	80,115
Total Physical Environment	557,236	510,947	587,780	232,265	327,193	558,458	604,237
Amenity Center Operations							
Professional Services - Amenity Management	107,374	119,232	119,232	49,680	69,552	119,232	124,025
Amenity Management - Clubhouse Rental Reim.	-	-	3,771	-	3,771	3,771	3,771
Utility - Amenity Center Internet	5,293	4,122	4,980	1,677	2,347	4,024	4,024
Contract - Pool Service	20,800	16,325	20,400	6,000	8,400	14,400	14,400

**Anthem Park Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Actual 2/28/2026	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Contract - Amenity Pool Monitoring	-	-	-	-	-	-	-
Misc - Amenity Center Cleaning Supplies	4,543	487	1,500	100	140	239	-
Contract - Amenity Center Pest Control	516	-	648	-	324	324	648
Pool Permit	-	-	325	-	325	325	325
R&M - Pool	1,049	6,299	2,000	-	2,000	2,000	2,000
R&M - Amenity Exercise Equipment	1,158	1,839	1,500	-	1,500	1,500	1,500
Amenity Center Office Supplies	4,064	231	1,000	236	764	1,000	-
Amenity Center Office & Janitorial Supplies	-	-	-	-	-	-	1,300
Misc. Amenity Center Repairs & Maintenance	3,829	-	4,000	2,702	1,298	4,000	4,000
Clubhouse Lighting Replacement	-	-	500	-	500	500	-
Amenity Center Contingency	7,918	4,054	2,000	451	1,549	2,000	2,000
Total Amenity Center Operations	156,543	152,590	161,856	60,846	92,470	153,316	157,993
Total Expenditures	908,016	815,211	898,400	359,507	530,931	889,439	946,267
Excess (Deficiency) of Revenues Over (Under) Expenditures	34,871	113,781	-	508,940	(495,988)	13,951	-
III. Other Financing Sources (Uses)							
Capital Improvement Reserve (Increase/Decrease)	56,600	(41,104)	38,940	-	38,940	38,940	60,100
Fund Balance Carry Forward	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	-	(15,234)	-	(15,234)	-
Total Other Financing Sources (Uses)	56,600	(41,104)	38,940	(15,234)	38,940	23,706	60,100
IV. Net Change in Fund Balance	91,471	72,677	38,940	493,705	(457,048)	37,657	60,100
Fund Balance - Beginning	645,502	736,973	809,650	809,650	-	809,650	847,307
Fund Balance - Ending	\$ 736,973	\$ 809,650	\$ 848,590	\$ 1,303,356	\$ (457,048)	\$ 847,307	\$ 907,407

Exhibit A
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 809,650
Net Change in Fund Balance - Fiscal Year 2026	37,657
Total Funds Available (Estimated) - 9/30/2026	847,307
<u>Allocation of Available Funds</u>	
<i>Nonspendable Fund Balance</i>	
Prepaid Items & Deposits	25,467
Subtotal	25,467
<i>Assigned Fund Balance</i>	
Operating Reserve - Second Quarter Operating Capital	149,733 ⁽¹⁾
Capital Project Reserves- FY 2026	38,940
Capital Project Reserve- Assigned for Prior Years	407,070
Subtotal	595,744 ⁽²⁾
Total Allocation of Available Funds	621,211
Total Unassigned (undesignated) Cash	\$ 226,096

Notes

(1) Represent approximately 2 months of operating expenditures less Reserves and Capital Outlay.

(2) Represents Reserves from Prior Years thru FY 2025.

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT FY 2026 -2027 BUDGET NARRATIVE

REVENUE

OPERATIONS & MAINTENANCE ASSESSMENTS

The District levies Non-Ad Valorem assessments on all assessable property within the District to fund the general operating and maintenance expenditures for the fiscal year. Assessment amounts are approved annually by the Board of Supervisors and are collected on the Osceola County tax bill.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R – BOARD OF SUPERVISORS (FKA) SUPERVISORS COMPENSATION

Chapter 190 of the Florida Statutes permits Board Supervisors to receive \$200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

PAYROLL TAXES

Provides funding for required taxes associated with administrative, operational, or field staff payroll. This includes taxes on regular wages, overtime, and bonuses.

PAYROLL PROCESSING

Covers the cost of administering payroll for Supervisor compensation. This includes routine processing for each payroll cycle and additional year -end reporting and compliance filings. Services are performed by Engage PEO for an annual amount of \$700.00.

PROFESSIONAL SERVICES – MANAGEMENT CONSULTING SERVICES

The District receives Management, Accounting, Administrative, and Assessment services as part of the KAI Management Agreement. This line also includes IT -related costs for processing the District’s financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in Exhibit “A” of the agreement. Services are performed by Kai Connected, LLC for an annual amount of \$45,447.79.

PROFESSIONAL SERVICES – AUDITING SERVICES

Covers the cost for the District’s annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted by a qualified firm in accordance with government auditing standards.

PROFESSIONAL SERVICES – ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. The amount is based on projected usage and prior-year activity.

PROFESSIONAL SERVICES – LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. The amount is based on anticipated legal activity.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

INSURANCE

Covers the District's annual premiums for general liability, public officials' liability, and property insurance. Coverage is based on current asset values and risk exposure.

REGULATORY AND PERMIT FEES

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

POSTAGE AND PRINTING

Provides for the printing, postage, mailing, and courier costs associated with official District communications, including meeting notices, budget documents, compliance correspondence, and other required materials distributed to residents, Board members, government agencies, vendors, etc.

WEBSITE DEVELOPMENT & HOSTING

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. ADA-PDF subscription services are provided by School Now for \$1,515.00 annually.

COUNTY ASSESSMENT COLLECTION FEE

The County Tax Collector charges an administrative fee for processing and remitting Non -Ad Valorem assessments collected on the Tax Roll. The amount is calculated as a percentage of total assessments collected.

ADMINISTRATIVE CONTINGENCY

Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment.

DEBT ADMINISTRATION

DISSEMINATION AGENT

Provides for the services of a dissemination agent responsible for preparing and submitting the District's annual and continuing disclosure reports pursuant to SEC Rule 15c2 -12. These services may be performed by Kai or an external vendor such as DTS, depending on the District's bond issuance and reporting structure. Services are performed by Kai Connected, LLC for an annual amount of \$3,999.96.

TRUSTEE FEES

Covers the annual fees paid to the trustee bank responsible for administering the District's bond trust accounts and ensuring proper handling of debt service payments. Trustee services are typically provided by US Bank and are based on the terms outlined in the Trust Indenture for each bond issuance.

ARBITRAGE

Provides for periodic calculations to ensure the District complies with federal regulations limiting the earnings on bond proceeds. These arbitrage rebate calculations are required by the Internal Revenue Code and are typically performed by an independent third -party consultant.

PHYSICAL ENVIRONMENT

UTILITIES

ELECTRICITY (IRRIGATION & POND PUMPS)

Provides for electric utility service to power District -owned facilities such as irrigation systems, entry features, fountains, or other common area infrastructure. Service is based on usage and applicable utility rates.

STREETPOLE LIGHTING

Covers the cost of electric service for the District's street lighting infrastructure. These charges are billed by Orlando Utilities Commission (OUC) and are based on the provider's rates and the number and type of light fixtures installed throughout the community. Services are performed by OUC for an annual amount of \$186,697.44.

POTABLE WATER

Funds treated drinking water service for District facilities and common areas, including usage and base utility charges.

RECLAIM WATER

Funds non-potable irrigation water for landscaped and common areas, including usage and related service fees.

COMMON AREAS

CONTRACTS – LANDSCAPING MAINTENANCE

Provides for the contracted landscape maintenance services for the District. Services are performed by Yellowstone Landscape Inc for an annual amount of \$168,552.00 under the terms of the landscape maintenance agreement. Includes routine mowing, fertilization, plant and turf care, and irrigation system inspections and minor repairs as outlined in the contract.

LANDSCAPE REPLACEMENT & REPLENISHMENT

Covers costs for the repair or replacement of landscaping materials outside of regular contractual services.

LANDSCAPE – MULCH

Covers the cost of repairing or replenishing mulch in common area landscape beds, separate from regularly scheduled landscape services.

LANDSCAPE – TREE/PALM TRIMMING

Covers the cost of trimming, pruning, and removing trees within the District's common areas as needed to maintain safety, visibility, and aesthetic standards.

R&M – IRRIGATION

Provides funding for the ongoing administrative, operational, or field service needs of the District. This amount has been estimated based on historical trends, projected service levels, and anticipated cost changes.

R&M – PRESSURE WASHING

Provides for the cleaning and pressure washing of community infrastructure such as sidewalks, curbs, monument signs, entry features, and perimeter walls to maintain appearance and safety.

HOLIDAY LIGHTS & DECORATIONS

Provides funding for the purchase, installation, and removal of seasonal and holiday decorations throughout the District's common areas to enhance community appearance and celebrate festive occasions.

FLOOD CONTROL / STORMWATER MANAGEMENT

CONTRACTS – AQUATIC MAINTENANCE

Provides for the contracted services to treat and maintain the District’s stormwater ponds, lakes, and aquatic vegetation. These services are performed by Steadfast Alliance, LLC for an annual amount of \$14,160.00 and may include algae control, shoreline management, water quality monitoring, midge fly and invasive species treatment.

CONTRACTS – WETLAND MONITORING

This line item includes costs associated with the monitoring of wetlands, preserves, uplands, etc. within the District to ensure compliance with applicable environmental permits and regulatory requirements. Services may include periodic site inspections, documentation, and reporting to regulatory agencies as required. Services are performed by Bio-Tech Consulting Inc for an annual amount of \$1,440.00.

CONTRACTS – FOUNTAIN

Maintenance and repair services for the District’s pond and lake fountains that support water circulation and aeration, including routine inspections, cleaning, repairs, and operational adjustments to ensure proper functionality.

R&M – WATER FEATURE FOUNTAIN

Supports routine maintenance, repairs, and upkeep of decorative fountains located at entries and amenity areas. Includes service to pumps, lighting, plumbing components, and aesthetic elements to preserve the feature’s visual appeal.

SECURITY

CONTRACTS – SECURITY SERVICES & MONITORING EQUIPMENT

Provides ongoing operation and monitoring of access control systems, gate equipment, and related security technology. Includes cellular connectivity, equipment maintenance, software support, and routine service needs. Services are performed by Guardian Protection Services, Inc. for an annual amount of \$491.88.

CONTRACTS – ROVING PATROLS

Provides for contracted mobile patrol services to monitor and protect the District’s common areas. Services are performed by Kommander for an annual amount of \$24,252.80 and may include after -hours patrols, incident reporting, and coordination with local law enforcement as needed.

R&M – GATES

Covers the cost of maintaining, repairing, and servicing the District’s entry gates, including entry/exit arms, keypads, card readers, and related gate equipment to ensure reliable operation and resident access.

ENTRY & WALLS MAINTENANCE

Provides for the maintenance, repair, and upkeep of the District’s entry features and perimeter walls, including cleaning, painting, and minor structural repairs to maintain community appearance and standards.

KEY FOB / ENTRY SYSTEM

Provides for the purchase and issuance of individual key fobs and barcodes for residents and authorized users to access District facilities and gated areas.

CAPITAL & CONTINGENCY RESERVES

CAPITAL OUTLAY RESERVE

Provides dedicated funding for planned improvements, enhancements, or replacement of major physical assets

within the District. These expenditures may include infrastructure upgrades, new amenity features, or other capital projects identified by the Board to maintain or improve community standards.

CAPITAL IMPROVEMENT RESERVE

Provides dedicated funding for planned capital improvements, repairs, or replacements identified in the District's reserve study. The recommended annual contribution ensures adequate reserves are maintained for future infrastructure needs.

PHYSICAL ENVIRONMENT CONTINGENCY

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year.

AMENITY CENTER OPERATIONS

PROFESSIONAL SERVICES – AMENITY MANAGEMENT

Provides for the on-site management and administration of the District's amenity center, including staff supervision, resident services, facility scheduling, and coordination with maintenance vendors. Services are performed by Kai Connected, LLC for an annual amount of \$124,025.00.

AMENITY MANAGEMENT – CLUBHOUSE RENTAL REIMBURSEMENT

Provides for reimbursement of clubhouse rental fees collected by the management company and remitted to the District. These fees offset costs associated with private event use of the amenity center.

UTILITY – AMENITY CENTER INTERNET

Provides for internet and cable service at the District's amenity center, supporting resident access, security systems, and facility management operations. Services are performed by Spectrum for an annual amount of \$4,023.96.

CONTRACT – POOL SERVICE

Contractual services for pool maintenance provide for routine cleaning, chemical treatment, inspections, and upkeep necessary to maintain safe operation and proper appearance of the community pool. Services are performed by Pool Services Orlando, Inc for an annual amount of \$14,400.00.

CONTRACT – AMENITY CENTER PEST CONTROL

Provides for regularly scheduled pest prevention and treatment services inside and around the amenity center, including treatment for insects and rodents.

POOL PERMIT

Covers the annual regulatory permit required for operation of the community pool, including inspections and compliance fees mandated by the county health department.

R&M – POOL

Covers repairs and non-routine maintenance needed for the pool structure and equipment, including pumps, filters, heaters, lighting, and safety systems.

R&M – EXERCISE EQUIPMENT

Covers the cost of servicing and repairing fitness equipment in the amenity center. Includes periodic maintenance, replacement of worn parts, and safety inspections.

**Anthem Park Community Development District
Fiscal Year 2027 Annual Budget
Series 2016A-1 Debt Service Fund**

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 2/28/2026	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 625,206	\$ 622,574	\$ 597,989	\$ 24,585	\$ 622,574	\$ 622,574
Interest	19,004	-	5,768	(5,768)	-	-
Total Revenue	644,210	622,574	603,757	18,817	622,574	622,574
II. Expenditures						
Debt Service						
Principal Debt Retirement	400,000	410,000	-	410,000	410,000	420,000
Interest Expense	212,034	191,819	98,731	98,731	197,463	184,788
Prepayment Expense	65,000	-	-	-	-	-
Total Debt Service	677,034	601,819	98,731	508,731	607,463	604,788
Total Expenditures	677,034	601,819	98,731	508,731	607,463	604,788
Excess (Deficiency) of Revenues Over (Under) Expenditures	(32,824)	20,755	505,026	(489,915)	15,111	17,786
IV. Net Change in Fund Balance	(32,824)	20,755	505,026	(489,915)	15,111	17,786
Fund Balance - Beginning	481,148	448,324	448,324	-	448,324	463,435
Fund Balance - Ending	\$ 448,324	\$ 469,078	\$ 953,349	\$ (489,915)	\$ 463,435	\$ 481,221

Anthem Park Community Development District
\$8,045,000 Capital Improvement Revenue Assessment Bonds, Series 2016A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/2026	410,000	3.00%	98,731	508,731		5,005,000
11/1/2026		3.00%	92,394	92,394		5,005,000
5/1/2027	420,000	3.13%	92,394	512,394	604,788	4,585,000
11/1/2027		3.13%	85,663	85,663		4,585,000
5/1/2028	440,000	3.50%	85,663	525,663	611,325	4,145,000
11/1/2028		3.50%	77,744	77,744		4,145,000
5/1/2029	455,000	3.50%	77,744	532,744	610,488	3,690,000
11/1/2029		3.50%	69,563	69,563		3,690,000
5/1/2030	465,000	3.50%	69,563	534,563	604,125	3,225,000
11/1/2030		3.50%	61,206	61,206		3,225,000
5/1/2031	490,000	3.50%	61,206	551,206	612,413	2,735,000
11/1/2031		3.50%	52,381	52,381		2,735,000
5/1/2032	505,000	3.75%	52,381	557,381	609,763	2,230,000
11/1/2032		3.75%	42,713	42,713		2,230,000
5/1/2033	525,000	3.75%	42,713	567,713	610,425	1,705,000
11/1/2033		3.75%	32,669	32,669		1,705,000
5/1/2034	550,000	3.75%	32,669	582,669	615,338	1,155,000
11/1/2034		3.75%	22,131	22,131		1,155,000
5/1/2035	570,000	3.75%	22,131	592,131	614,263	585,000
11/1/2035		3.75%	11,219	11,219		585,000
5/1/2036	585,000	3.75%	11,219	596,219	607,438	0
Total	5,415,000		1,194,094	6,609,094	6,100,363	

**Anthem Park Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison**

AR = Total Expenditures - Net:	\$946,267.39
Plus: Early Payment Discount (4.0%)	\$40,266.70
Plus: County Collection Charges (2.0%)	\$20,133.35
Total Expenditures - GROSS	\$1,006,667.44 [a]
Total ERU:	821.40 [b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,225.55 [a] / [b]
Total AR / ERU - NET:	\$1,152.02

1. Equivalent Residential Unit (ERU) Allocation of Annual Operations And Maintenance Assessments

Product	Units	ERU	TOTAL ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
Tri-plex	105	0.80	84.00	10.23%	\$921.61	\$96,769.49	\$980.44	\$102,946.27
Townhome	100	0.90	90.00	10.96%	\$1,036.82	\$103,681.60	\$1,103.00	\$110,299.57
Single Family 50'	409	1.00	409.00	49.79%	\$1,152.02	\$471,175.27	\$1,225.55	\$501,250.28
Single Family 80'	50	1.60	80.00	9.74%	\$1,843.23	\$92,161.42	\$1,960.88	\$98,044.07
Tract M Townhome	48	0.90	43.20	5.26%	\$1,036.82	\$49,767.17	\$1,103.00	\$52,943.80
Tract G Townhome	128	0.90	115.20	14.02%	\$1,036.82	\$132,712.45	\$1,103.00	\$141,183.45
Total	840		821.40	100.00%		\$946,267.39		\$1,006,667.44

2. Assessment Comparison Summary by Fiscal Year

Product	Units	Operations & Maintenance ¹			Series 2016 Debt Service ¹			Total ¹			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
Tri-plex	105	\$980.44	\$916.91	7%	\$849.80	\$849.80	0%	\$1,830.24	\$1,766.71	\$63.53	4%
Townhome	100	\$1,103.00	\$1,031.52	7%	\$956.02	\$956.02	0%	\$2,059.02	\$1,987.54	\$71.47	4%
Single Family 50'	409	\$1,225.55	\$1,146.14	7%	\$1,062.25	\$1,062.25	0%	\$2,287.80	\$2,208.39	\$79.41	4%
Single Family 80'	50	\$1,960.88	\$1,833.82	7%	\$1,699.60	\$1,699.60	0%	\$3,660.48	\$3,533.42	\$127.06	4%
Tract M Townhome	48	\$1,103.00	\$1,031.52	7%	\$0.00	\$0.00	0%	\$1,103.00	\$1,031.52	\$71.47	7%
Tract G Townhome	128	\$1,103.00	\$1,031.52	7%	\$0.00	\$0.00	0%	\$1,103.00	\$1,031.52	\$71.47	7%
Total	840										

1. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.

EXHIBIT 2

AGENDA

OPTION 1

NO ASSESSMENT INCREASE

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Anthem Park Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 5, 2026

HOUR: 9:30 a.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of St. Cloud, Florida and Osceola County, Florida at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF MAY 2026.

ATTEST:

**ANTHEM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

OPTION 2
ASSESSMENT INCREASE

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Anthem Park Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the

District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 5, 2026
HOUR: 9:30 a.m.
LOCATION: Anthem Park Clubhouse
2090 Continental Street
St. Cloud, Florida 34769

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of St. Cloud, Florida and Osceola County, Florida at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Osceola County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF MAY 2026.

ATTEST:

**ANTHEM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

EXHIBIT 3

AGENDA



Amenity Center Management Report

Meeting: May 6, 2026

Submitted by Maria Agosta

I. Completed and Upcoming Projects

1. Concrete Around Sunset Park
2. Pool Pavers
3. Fountain Park Fountain Lights
4. Playground Mats
5. Volleyball Court Sand
6. Tennis Nets
7. Sheds
8. Sunset Park Stone Repair Proposals
9. City Hall Call Re: Street Repair
10. Pool Monitoring
11. Flags
12. Basketball Court Backboards

II. Events and Resident Requests

1. Community cleanup day scheduled for Saturday, May 16th

EXHIBIT 4

AGENDA

Yellowstone Landscape | ORLS



1773 Business Center Lane, Kissimmee, FL 34758 - pnewman@yellowstonelandscape.com - 407.396.0529

Property

Anthem Park CDD
2050 Remembrance Ave
St Cloud, FL 34769

Contact

Maria Agosta
anthemparkcdd@gmail.com
407-556-2202

Inspection

Started: 3/31/2026
Last Updated: 4/28/2026
Inspector: Gary Price

Estimate Summary

Labor: 5 hours, 24 minutes - \$415.80
Materials: \$489.34
Equipment: \$0.00

Total: \$905.14
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Audit Zone	28	\$0.00
Replace Sprinkler Head	1	\$60.14
Replace Valve	1	\$614.00
Troubleshoot Valve	3	\$231.00
Total (plus applicable taxes):		\$905.14

Signature

Date

Service Detail

Controller 1 > Zone 1						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Valve 1	<u>Troubleshoot</u>	Hours: 1 That is not working from controller.	\$77.00	\$0.00	\$0.00	\$77.00

Controller 1 > Zone 2						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Valve 1	<u>Troubleshoot</u>	Hours: 1 Valve, not working from controller.	\$77.00	\$0.00	\$0.00	\$77.00

Controller 1 > Zone 3						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Valve 1	<u>Troubleshoot</u>	Hours: 1 Valve, not working from controller.	\$77.00	\$0.00	\$0.00	\$77.00

Controller 1 > Zone 4						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 12" Line Length (ft.): 1 Line Size: 1/2" Hours: 0.4 Replace one non-functioning, 12 inch pop-up in shrub line.	\$30.80	\$29.34	\$0.00	\$60.14
Valve 3	<u>Replace</u>	Valve Size: 2" Hours: 2 Replace 2 inch valve will not shut off.	\$154.00	\$460.00	\$0.00	\$614.00

Controller 1 > Zone 5						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 5	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 6						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 6	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 7						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 7	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 8						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 8	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 9						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 9	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 10						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 10	<u>Audit</u>	Hours: 0 Zones, 10 through 25 are inoperable	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 11						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 12						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 13						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 14						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 15						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 16						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 17						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 18						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 19						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 20						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 21						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 22						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 23						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 24						
Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 25						
Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 26						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 26	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 27						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 27	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 28						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 28	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 29						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 29	<u>Audit</u>	Hours: 0 Not working bad decoder.	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 30						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 30	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified battery timer.	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 31						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 31	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 32						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 32	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 33						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 33	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 34						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 35						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 35	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 36						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 36	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 37						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 37	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 38						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 38	<u>Audit</u>	Hours: 0 Zones, 38 and 39 inoperable. Due to 2 wire	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 39						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 40						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 40	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 41						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 41	<u>Audit</u>	Hours: 0 Zone's 41 through 47 inoperable. Due to 2 wire	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 42						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 43						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 44						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 45						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 46						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 47						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 48						
<i>No issues were identified</i>						

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 48	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 49						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 50						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 51						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 51	<u>Audit</u>	Hours: 0 Zones, 51 through 54 are battery timers system is shut down. Main line is off due to a weeping valve valve needs to be relocated out of homeowner's backyard.	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 52						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 53						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 54						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 55						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 56						
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Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 56	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 57

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 57	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 58

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 58	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 59

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 59	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 60

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 60	<u>Audit</u>	Hours: 0 Zone's 60 through 70. Are inoperable due to 2 wire?	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 61

Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 62

Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 1 > Zone 63

Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 65						
Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 66						
Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 67						
Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 68						
Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 69						
Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 1						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 1	<u>Audit</u>	Hours: 0 Zones, 1 through 74 are out due to 2 wires short.	\$0.00	\$0.00	\$0.00	\$0.00

Controller 2 > Zone 2						
Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 3						
Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 4						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 5						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 6						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 7						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 8						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 9						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 10						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 11						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 12						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 13						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 14						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 15						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 16						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 17						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 18						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 19						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 20						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 21						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 22						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 23						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 24						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 25						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 26						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 27						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 28						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 29						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 30						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 31						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 32						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 33						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 34						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 35						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 36						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 37						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 38						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 39						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 40						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 41						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 42						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 43						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 44						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 45						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 46						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 47						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 48						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 49						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 50						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 51						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 52						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 2 > Zone 53						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 3						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 4						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 5						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

Controller 6						
Asset	Service	Notes	Labor	Materials	Equipment	Total
<i>No issues were identified</i>						

EXHIBIT 5

AGENDA



Anthem Park CDD Aquatics

Aquatic Treatment Report

April 2026



Printed: Apr 27, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Apr 13, 2026

Job: SM1257 Anthem Park CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds 1,2,3 for (Algae and Hydrilla)

Weather Conditions:

Partly cloudy

Mon, Apr 13, 2026, 10:54 AM



Wind: 12 mph
Humidity: 91%
Total Precip: 0"

Attachments: 3





ANTHEM PARK CDD

2090 Continental St, Saint Cloud

Gate Code:

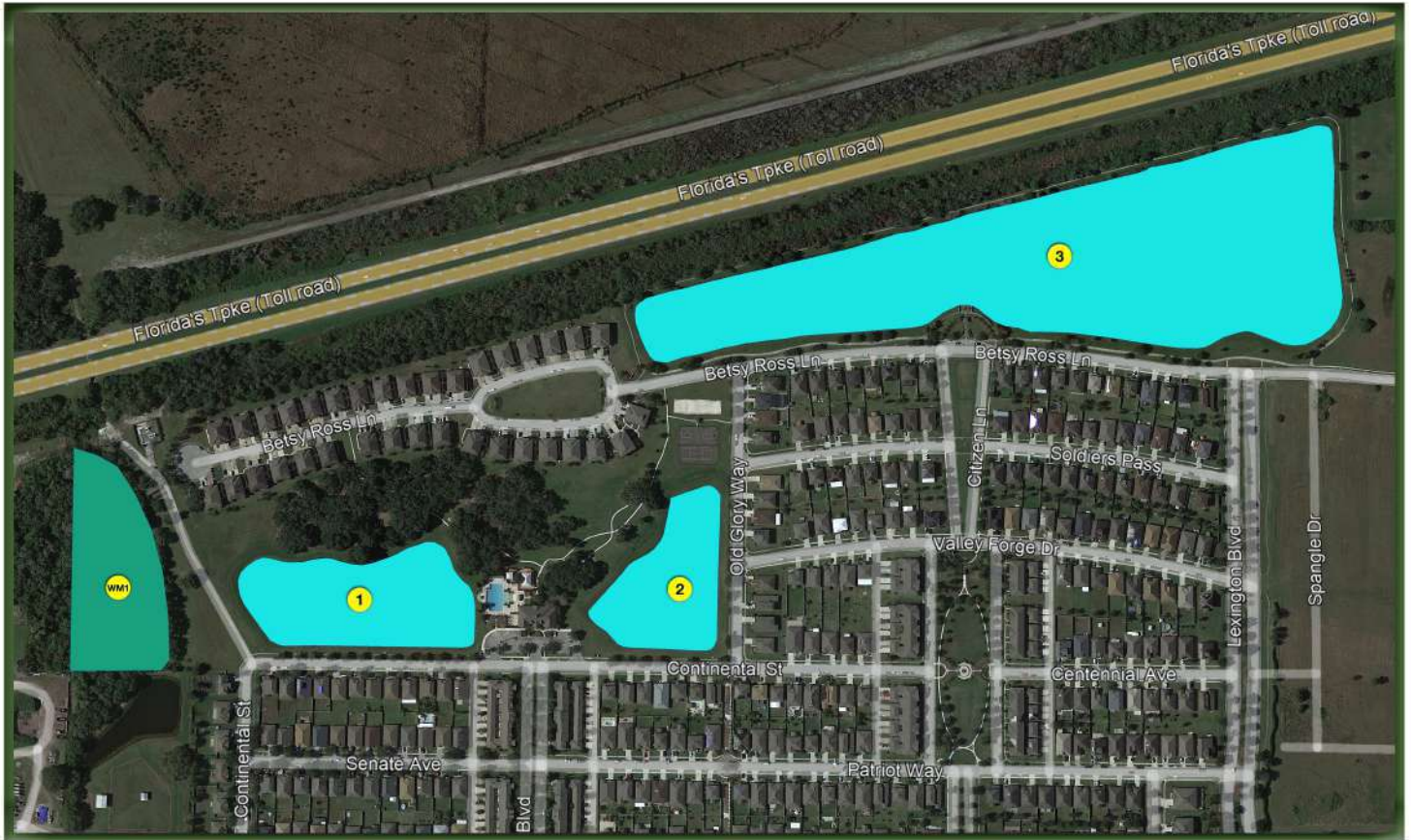


EXHIBIT 6

AGENDA

BETTA CREATIVE LLC.

PHONE: 407-947-3200

Job #: 2090

INVOICE

PROPOSAL SUBMITTED TO: ANTHEM PARK CDD MARIA AGOSTA	PHONE: 718-404-7417
ADDRESS: 2090 CONTINENTAL ST. ST.CLOUD FL 34769	DATE: 04/27/2026

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR: REPLACEMENT OF MISSING CAPS AND EPLACEMENT OF MISSING BRICKS LABOR AND MATERIALS TOTAL \$2,800.00

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR – COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF: PAYMENT TO BE MADE AS FOLLOWS:

- *Payments to be made: 50% with acceptance of contract and 50% after job is complete*

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, LIKE UNSEEN SUBFLOORS PROBLEMS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMEN'S COMPENSATION INSURANCE.

Authorized Payments Signature: _____

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ ***Date of acceptance:*** _____

EXHIBIT 7

AGENDA



Lifestyle Outdoors

Lake Mary Florida 32746
U.S.A
407-927-8117
sales@lifestyle-fl.com
www.lifestyle-fl.com

QUOTE

Quote Date	: QT-000412 : 29 Apr 2026
------------	--

Maria Agosta

#	Description	Qty	Rate	Amount
1	Replace and install missing wall caps (approx 6/7 pcs) e decorative bricks on side of wall (approx. amt not given) Included: 1. Wall cap and cement; 2. Labor; 3. Delivery.	1.00	3,000.00	3,000.00
Sub Total				3,000.00

Total	\$3,000.00
--------------	-------------------

NEW: Client portal now available!
 You can now access all of your project documents in one place! The portal allows you to view permits, make payments, review charges, and comment on project plans. All you have to do is register with your email and create a password and you're done!

Please let me know if you have any questions!

Looking forward to working with you!

*Stated below is applied to all estimates, unless stated otherwise on estimate.

Price includes all labor/material, one year workmanship warranty, taxes and fees, and manufacturer warranty (depending on manufacturer used), unless stated otherwise.

Requested material is subject to availability.

-----POLICY

OVERVIEW-----

*Feel free to view all of our policies and their details that will be included in your Service Agreement in the link below: <https://drive.google.com/file/d/1rLQsjB1O62cWtUZSkEMQeFys7ouLDRH3/view?usp=sharing>

Sealer Policy:

Due to unpredictable weather in Florida, charges for sealers in projects will be invoiced and settled separately after the project is completed and the full payment has been made.

Payment Schedule:

50% deposit is required to hold material and establish a service date.
25% of total balance of this invoice to be paid on commencement date (first day of work performed or material delivery, whichever come first), and 25% of remaining balance is to be paid when project is finalized, per details on signed 'Terms of Service Agreement'.

Payment Methods Accepted:

ACH 1%
Debit Card 3.4%

Credit Card 3.63%
Zelle No fee
Physical Check No fee
Cash No fee

Permits/HOA:

If permit is required, client is required to submit to county for approval. If HOA approval is required, client is required to submit to HOA for approval before project commencement. Lifestyle Outdoors will provide an HOA form, created by us, to facilitate the process, but essentially the responsibility of submitting the request falls onto the client.

Financing:

Financing now available at www.lifestyle-fl.com

Please mark this estimate as "accepted" if you agree with all that is included in the service and our policies, or reach out if you have any questions/concerns.

I, THE CLIENT, ACCEPT THE TERMS AND CONDITIONS LISTED ABOVE:
PRINT NAME: _____

SIGN: _____

DATE: _____

Thank you for considering Lifestyle Outdoors!

Website
www.lifestyle-fl.com

Instagram
[@lifestyleoutdoorsfl](https://www.instagram.com/lifestyleoutdoorsfl)

Google: Lifestyle Outdoors
<https://g.co/kgs/EeNZPv>

We look forward to working with you soon!

EXHIBIT 8

AGENDA



Lifestyle Outdoors

Lake Mary Florida 32746
U.S.A
407-927-8117
sales@lifestyle-fl.com
www.lifestyle-fl.com

QUOTE

Quote Date	: QT-000413 : 29 Apr 2026
------------	--

Maria Agosta

#	Description	Qty	Rate	Amount
1	New paint on ALL wall caps installed and existing for whole wall (disclaimer: will not be a perfect match) Included: 1. Pressure Wash; 2. Wall Caps; 3. Paint material; 4. Labor.	1.00	3,200.00	3,200.00

Sub Total 3,200.00

Total **\$3,200.00**

NEW: Client portal now available!
You can now access all of your project documents in one place! The portal allows you to view permits, make payments, review charges, and comment on project plans. All you have to do is register with your email and create a password and you're done!

Please let me know if you have any questions!

Looking forward to working with you!

*Stated below is applied to all estimates, unless stated otherwise on estimate.

Price includes all labor/material, one year workmanship warranty, taxes and fees, and manufacturer warranty (depending on manufacturer used), unless stated otherwise.

Requested material is subject to availability.

-----POLICY

OVERVIEW-----

*Feel free to view all of our policies and their details that will be included in your Service Agreement in the link below: <https://drive.google.com/file/d/1rLQsjB1O62cWtUZSkEMQeFys7ouLDRH3/view?usp=sharing>

Sealer Policy:

Due to unpredictable weather in Florida, charges for sealers in projects will be invoiced and settled separately after the project is completed and the full payment has been made.

Payment Schedule:

50% deposit is required to hold material and establish a service date.
25% of total balance of this invoice to be paid on commencement date (first day of work performed or material delivery, whichever come first), and 25% of remaining balance is to be paid when project is finalized, per details on signed 'Terms of Service Agreement'.

Payment Methods Accepted:

ACH 1%

Debit Card 3.4%
Credit Card 3.63%
Zelle No fee
Physical Check No fee
Cash No fee

Permits/HOA:

If permit is required, client is required to submit to county for approval. If HOA approval is required, client is required to submit to HOA for approval before project commencement. Lifestyle Outdoors will provide an HOA form, created by us, to facilitate the process, but essentially the responsibility of submitting the request falls onto the client.

Financing:

Financing now available at www.lifestyle-fl.com

Please mark this estimate as "accepted" if you agree with all that is included in the service and our policies, or reach out if you have any questions/concerns.

I, THE CLIENT, ACCEPT THE TERMS AND CONDITIONS LISTED ABOVE:
PRINT NAME: _____

SIGN: _____

DATE: _____

Thank you for considering Lifestyle Outdoors!

Website
www.lifestyle-fl.com

Instagram
[@lifestyleoutdoorsfl](https://www.instagram.com/lifestyleoutdoorsfl)

Google: Lifestyle Outdoors
<https://g.co/kgs/EeNZPv>

We look forward to working with you soon!

EXHIBIT 9

AGENDA



Michael LeRoy
 321-848-8629
 mleroy343434@gmail.com
 www.oasislandscapesfl.com

ESTIMATE NO.	1007	ISSUE DATE	4/28/2026	VALID UNTIL	5/12/2026
---------------------	------	-------------------	-----------	--------------------	-----------

FROM Oasis Landscapes of Florida 290 Clearlake Rd Cocoa FL 32922 United States	FOR Anthem Park Community Development 2090 Continental Street St. Cloud United States
---	--

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	DISCOUNT %	AMOUNT (\$)
-------------	----------	-----------------	------------	-------------

Hardscaping	1	5,200.00	0.00	5,200.00
-------------	---	----------	------	----------

. Site Preparation

Protect all surrounding areas including landscaping, hardscapes, and adjacent structures.
 Remove loose debris, failing materials, and deteriorated surfaces as needed.
 Clean all work areas to ensure proper adhesion of new materials.

2. Bullnose Repair / Installation

Inspect existing bullnose coping for cracks, chips, or movement.
 Remove and replace damaged sections as necessary.
 Install new bullnose coping where required, ensuring proper alignment and slope for drainage.
 Secure with appropriate mortar or adhesive and finish joints cleanly.

3. Wall Repair

Repair cracks, voids, and structural imperfections in existing walls.
 Rebuild compromised sections where needed to restore integrity.
 Apply skim coat or resurfacing material for a smooth, uniform finish where applicable.

4. Cap Installation

Install new wall caps or reset existing caps as required.
 Ensure proper overhang, alignment, and secure bonding.
 Seal joints to prevent water intrusion and extend lifespan.

5. Stonework Finish (Accent Areas)

Install decorative stone veneer in designated areas for aesthetic

DESCRIPTION

QUANTITY

UNIT PRICE (\$)

DISCOUNT %

AMOUNT (\$)

Ensure proper layout, spacing, and pattern consistency.

Grout and clean stone surfaces for a finished, high-end appearance.

6. Surface Preparation for Paint

Pressure clean all surfaces to remove dirt, dust, and contaminants.

Patch and prep surfaces to ensure proper paint adhesion.

Allow adequate drying time prior to coating application.

7. Painting & Finishing

Apply primer where necessary.

Apply high-quality exterior paint (color selected by client).

Ensure even coverage and clean lines across all finished surfaces.

Final touch-ups to achieve a uniform, professional appearance.

8. Final Cleanup & Inspection

Remove all construction debris and materials from site.

Clean work area thoroughly.

Conduct final walkthrough to ensure all work meets quality standards and client expectations.

Exclusions (if needed)

Major structural modifications not visible at time of estimate.

Drainage system repairs unless otherwise specified.

Electrical or plumbing work. Description

Total (USD):

\$5,200.00

EXHIBIT 10

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, April 1, 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, Kai
18 Lindsay Moczynski (<i>Virtual</i>)	District Counsel, KVV
19 Greg Woodcock (<i>Virtual</i>)	District Engineer, Stantec

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

21 Mr. Harrington raised concerns regarding the fountain lights, and fencing.

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

23 A. Exhibit 1: Consideration/Adoption of Resolution 2026-07, General Election

24 On a MOTION by Ms. Possenriede, SECONDED by Ms. Kraeuter, WITH ALL IN FAVOR, the Board
25 **adopted Resolution 2026-07, General Election**, for the Anthem Park Community Development District.

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

27 A. District Counsel

28 Ms. Moczynski reported that the settlement agreement had been finalized and was ready for the
29 Chairman’s signature. She provided a legislative update.

30 B. District Engineer

31 Mr. Woodcock reported that he and Ms. Agosta would conduct a site visit to review several
32 concerns and stated that he would prepare reports on each item for the Board’s review at the next
33 meeting.

34 C. Facility Manager

- 35 1. Exhibit 2: April 2026 Report
- 36 2. Exhibit 3: Yellowstone – March 2026 Maintenance Report
- 37 3. Exhibit 4: Steadfast – March 2026 Aquatic Treatment Report
- 38 4. Consideration/Approval of Shed Proposals:
 - 39 a. Exhibit 5: Kenansville
 - 40 b. Exhibit 6: Tuff

41 Ms. Agosta reported various maintenance and operational issues, including standing water
42 concerns, outlet and drainage observations, and a hazardous condition being reviewed by the city.

43 Additional updates included ongoing maintenance items such as benches, signage, lighting, and
44 fountain concerns, as well as event highlights and community activities.

45 Regarding swim lessons, Ms. Moczynski outlined requirements such as Board approval,
46 agreements, insurance, and scheduling considerations. The Board requested more details before
47 making a decision.

48 Yellowstone presented an overview of the irrigation improvement plan.

49 Additional discussion included vegetation management, with plans to trim or remove damaged or
50 dead landscaping as part of ongoing maintenance.

51 On a MOTION by Ms. Possenriede, SECONDED by Ms. Dee, WITH ALL IN FAVOR, the Board
52 **approved the proposal number 683765 from Yellowstone in the amount of \$3,571.38**, for the Anthem
53 Park Community Development District.

54 Yellowstone provided an update on ongoing maintenance, stating that irrigation issues had been
55 identified and would be scheduled for repair.

56 D. District Manager

57 Mr. Mendenhall recommended approving the preliminary budget at the May meeting and stated
58 that a draft would be sent for Board review and feedback. He noted that the final budget would be
59 adopted in July.

60 He also mentioned that an updated contract would be circulated and that budget line items might
61 be simplified for clarity. He added that a deposit invoice was still needed to proceed with the
62 volleyball sand item.

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

64 A. Exhibit 7: Consideration/Approval of the March 4, 2026, Regular Meeting Minutes

65 Ms. Ellens stated that line 94 should be corrected to reflect that Ms. Santos-Nieves made the
66 comment.

67 On a MOTION by Ms. Possenriede, SECONDED by Ms. Kraeuter, WITH ALL IN FAVOR, the Board
68 **approved the March 4, 2026, Regular Meeting Minutes as amended**, for the Anthem Park Community
69 Development District.

70 B. Exhibit 8: Consideration/Acceptance of the February 2026 Unaudited Financial Statements

71 On a MOTION by Ms. Possenriede, SECONDED by Ms. Dee , WITH ALL IN FAVOR, the Board
72 **accepted the February 2026 Unaudited Financial Statements**, for the Anthem Park Community
73 Development District.

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

76 A resident raised safety concerns regarding vehicles parking along a curved street.

77 Mr. Mendenhall reported that there are two separate Spectrum accounts: one for a static IP
78 connection for cameras costing \$140, and another bundled service costing \$195.33, which includes
79 TV (\$40.00), internet (\$99.00), and phone (\$50.00). He advised Ms. Agosta to contact the provider
80 to address or adjust the services as needed.

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

82 A Supervisor raised two items for consideration: exploring stonework options and reviewing a
83 board-related matter. Mr. Mendenhall noted the possibility of considering more cost-effective
84 alternatives available online.

85 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

88

Signature

89

Printed Name

90 **Title:** **Chairman** **Vice Chairman**

EXHIBIT 11

AGENDA

Anthem Park Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2026

Anthem Park CDD
Balance Sheet
March 31, 2026

	<u>General Fund</u>	<u>Series 2016 Debt Service</u>	<u>Consolidated Total</u>
1 <u>ASSETS:</u>			
2 CASH - O&M Checking Accts.	\$ 136,253	\$ -	\$ 136,253
3 MMK ACCOUNT	705,534	-	705,534
4 MMK ACCOUNT-Restricted cash	603,355	-	603,355
5 DEBIT CARD	-	-	-
6 MMK ACCOUNT - Reserve	389,700	-	389,700
7 ACCRUED REVENUE	-	-	-
8 INVESTMENTS:			
9 REVENUE FUND	-	3,943	3,943
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	22,752	-	22,752
20 ACCOUNTS RECEIVABLE	299	-	299
21 ON ROLL ASSESSMENTS RECEIVABLE	27,317	19,218	46,534
22 DUE FROM OTHERS	-	-	-
23 DUE FROM GENERAL FUND	-	603,355	603,355
24 DUE FROM RESERVE	-	-	-
25 TOTAL ASSETS	<u>\$ 1,885,449</u>	<u>\$ 978,821</u>	<u>\$ 2,864,270</u>
26 <u>LIABILITIES:</u>			
27 ACCOUNTS PAYABLE	\$ 1,431	\$ -	\$ 1,431
28 RENTAL DEPOSITS PAYABLE	400	-	400
29 ACCRUED EXPENSE	18,375	-	18,375
30 DEFERRED REVENUE ON-ROLL	27,317	19,218	46,534
31 DUE TO DEBT SERVICE	603,355	-	603,355
32 DUE TO GENERAL FUND	-	-	-
33 <u>FUND BALANCES:</u>			
34 NON-SPENDABLE (DEPOSITS & PREPAID)	22,992	-	22,992
35 RESTRICTED FOR DEBT SERVICE	-	959,603	959,603
36 SECOND QUARTER OPERATING CAPITAL	149,733	-	149,733
37 ASSIGNED FOR RESERVE	393,279	-	393,279
38 UNASSIGNED:	668,567	-	668,567
39 TOTAL FUND BALANCE	<u>1,234,572</u>	<u>959,603</u>	<u>2,194,175</u>
40 TOTAL LIABILITIES & FUND BALANCES	<u>\$ 1,885,449</u>	<u>\$ 978,821</u>	<u>\$ 2,864,270</u>

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 March 31, 2026

	FY 2026 ADOPTED BUDGET	BUDGET YEAR TO DATE	ACTUAL YEAR-TO-DATE	YTD VARIANCE FAV (UNFAV)	% OF BUDGET
1 REVENUE					
2 SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 884,952	\$ 796,457	\$ 857,635	\$ 61,179	97%
3 SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-	-	100%
4 INTEREST	13,448	6,724	22,755	16,031	169%
5 CLUBHOUSE RENTAL	-	-	660	660	100%
6 MISCELLANEOUS	-	-	-	-	100%
7 GATE ACCESS CARD	-	-	-	-	100%
8 FUND BALANCE FORWARD	-	-	29,026	29,026	100%
9 AMOUNTS ALLOCATED FROM RESERVES FOR IMPROVEMENTS	-	-	-	-	100%
10 TOTAL REVENUE	898,400	803,181	910,077	106,896	101%
11 EXPENDITURES					
12 GENERAL ADMINISTRATION:					
13 SUPERVISORS' COMPENSATION	12,000	6,000	6,000	-	50%
14 PAYROLL TAXES	918	459	459	-	50%
15 PAYROLL SERVICE FEE	700	350	300	50	43%
16 DISTRICT MANAGEMENT	20,000	10,000	10,000	-	50%
17 ADMINISTRATIVE SERVICES	3,200	1,600	1,600	-	50%
18 GENERAL OPERATING EXPENSES	3,600	1,800	1,800	-	50%
19 WEBSITE HOSTING & MANAGEMENT	2,015	1,008	1,007	1	50%
20 ACCOUNTING SERVICES	15,000	7,500	7,500	-	50%
21 AUDITING SERVICES	4,150	2,075	-	2,075	0%
22 LEGAL ADVERTISING	1,500	750	380	370	25%
23 MASS MAILING	1,000	500	-	500	0%
23 MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500	250	334	(84)	67%
24 REGULATORY & PERMIT FEE	175	175	175	-	100%
25 ENGINEERING SERVICES	8,000	4,000	7,367	(3,367)	92%
26 LEGAL SERVICES	18,000	9,000	16,035	(7,035)	89%
24 TOTAL GENERAL ADMINISTRATION	90,758	45,467	52,959	(7,490)	58%
25 FINANCIAL ADMINISTRATIVE					
26 INSURANCE:					
27 INSURANCE (Liability, Property and Casualty)	42,000	21,000	18,777	2,223	45%
28 TOTAL INSURANCE	42,000	21,000	18,777	2,223	45%
29 ASSESSMENT ADMINISTRATION:					
30 ASSESSMENT ADMINISTRATION AND INDEPENDENT ASSESSMENT A	5,000	2,500	2,500	-	50%
31 COUNTY ASSESSMENT COLLECTION FEES	300	150	-	150	0%
32 TOTAL ASSESSMENT ADMINISTRATION	5,300	2,650	2,500	150	47%

ANTHEM PARK CDD

General Fund

**Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2025 through March 31, 2026**

	FY 2026 ADOPTED BUDGET	BUDGET YEAR TO DATE	ACTUAL YEAR-TO-DATE	YTD VARIANCE FAV (UNFAV)	% OF BUDGET
33 DEBT SERVICE ADMINISTRATION:					
34 DISSIMINATION AGENT	4,000	2,000	2,000	-	50%
35 ARBITRAGE REBATE CALCULATION	1,700	850	-	850	0%
36 TRUSTEE FEES	5,006	2,503	2,395	108	48%
37 TOTAL DEBT SERVICE ADMINISTRATION	10,706	5,353	4,395	958	41%
38 TOTAL FINANCIAL ADMINISTRATIVE	148,764	74,470	78,631	(4,161)	53%
39 UTILITIES:					
40 ELECTRICITY SERVICES	43,000	21,500	18,436	3,064	43%
41 STREETLIGHTS - UTILITY	184,597	92,299	93,233	(934)	51%
42 WATER - RECLAIMED	22,000	11,000	20,792	(9,792)	95%
43 WATER UTILITY	11,000	5,500	6,908	(1,408)	63%
44 TOTAL UTILITIES	260,597	130,299	139,369	(9,070)	53%
45 SECURITY:					
46 SECURITY SYSTEM - MONITORING - GUARDIAN	500	250	251	(1)	50%
47 SECURITY - OTHER (ACCESS CARDS, REPAIRS)	500	250	334	(84)	67%
48 SECURITY - GUARD/POLICE PATROL	25,000	12,500	12,126	374	49%
49 TOTAL SECURITY	26,000	13,000	12,711	289	49%
50 FIELD OFFICE ADMINISTRATION:					
51 AMENITY MANAGEMENT CONTRACT	119,232	59,616	59,616	-	50%
52 AMENITY MANAGEMENT - CLUBHOUSE RENTALS	3,771	1,886	-	1,886	0%
53 CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,980	2,490	1,896	594	38%
54 CLUBHOUSE OFFICE SUPPLIES	1,000	500	435	66	43%
55 CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,500	750	100	650	7%
56 PEST CONTROL & TERMITES BOND	648	324	-	324	0%
57 MISCELLANEOUS	2,000	1,000	451	549	23%
58 CLUBHOUSE FACILITY MAINTENANCE	4,000	2,000	2,702	(702)	0%
59 CLUBHOUSE LIGHTING REPLACEMENT	500	250	-	250	0%
60 TOTAL FIELD OFFICE ADMINISTRATION	137,631	68,816	65,199	3,617	47%
61 LANDSCAPING MAINTENANCE:					
62 LANDSCAPE MAINTENANCE - CONTRACT	172,000	86,000	84,276	1,724	49%
63 LANDSCAPE REPLACEMENT	10,000	5,000	8,142	(3,142)	81%
64 TREE TRIMMING	3,000	1,500	-	1,500	0%
65 IRRIGATION - REPAIRS & MAINTENANCE	12,000	12,000	14,134	(2,134)	118%
66 MULCH	14,000	7,000	-	7,000	0%
67 TOTAL LANDSCAPING MAINTENANCE	211,000	111,500	106,552	4,948	50%

ANTHEM PARK CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2025 through March 31, 2026

	FY 2026 ADOPTED BUDGET	BUDGET YEAR TO DATE	ACTUAL YEAR-TO-DATE	YTD VARIANCE FAV (UNFAV)	% OF BUDGET
68 FACILITY MAINTENANCE:					
69 LAKE MANAGEMENT	14,160	7,080	7,080	-	50%
70 WETLAND MONITORING	1,440	720	-	720	0%
71 FOUNTAIN SERVICE CONTRACT	2,628	1,314	-	1,314	0%
72 FOUNTAIN REPAIRS & MAINTENANCE	2,500	1,250	1,782	(532)	0%
73 GATE REPAIRS & MAINTENANCE	2,000	1,000	-	1,000	0%
74 ENTRY & WALLS MAINTENANCE	1,000	500	-	500	0%
75 DECORATIVE LIGHT MAINTENANCE	1,500	750	-	750	0%
76 POWERWASH	2,000	1,000	-	1,000	0%
77 POOL SERVICE CONTRACT	20,400	10,200	7,200	3,000	35%
78 POOL REPAIRS & MAINTENANCE	2,000	1,000	-	1,000	0%
79 POOL PERMIT	325	163	-	163	0%
80 ATHLETIC FACILITIES REPAIRS & MAINTENANCE	1,500	750	-	750	0%
81 MISCELLANEOUS - CONTINGENCY - EXPENSE	8,015	8,015	8,578	(563)	107%
82 TOTAL FACILITY MAINTENANCE	59,468	33,742	24,640	9,102	41%
83 CAPITAL IMPROVEMENT PROGRAM:					
84 CAPITAL IMPROVEMENTS	12,000	12,000	29,026	(17,026)	242%
85 TOTAL CAPITAL IMPROVEMENT PROGRAM	12,000	12,000	29,026	(17,026)	242%
86 RESERVES					
87 INCREASE IN RESERVES PURSUANT TO RESERVE STUDY	38,940	19,470	-	19,470	-
88 RESERVE STUDY	4,000	2,000	-	2,000	-
89 TRANSFER OUT (RESERVE MM)	-	-	-	-	-
90 TOTAL RESERVES	42,940	21,470	-	21,470	0%
91 TOTAL EXPENDITURES	898,400	465,296	456,129	9,171	51%
92 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	337,890	453,948	116,067	
93 FUND BALANCE - BEGINNING	-	809,650	809,650	-	
94 INCREASE IN RESERVES	-	-	-	-	
95 DECREASE IN RESERVE CAPITAL IMPROVEMENTS	-	-	-	-	
96 LESS: FUND BALANCE FORWARD	-	-	(29,026)	(29,026)	
97 FUND BALANCE - ENDING	\$ -	\$ -	\$ 1,234,572	\$ 87,041	

ANTHEM PARK CDD
Debt Service Fund 2016
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2025 through March 31, 2026

	FY2023 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 608,969	\$ 603,355	\$ 24,834
3 SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-
4 INTEREST--INVESTMENT	-	6,655	6,655
5 PREPAYMENT REVENUE	-	-	-
5 MISCELLANEOUS REVENUE	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	608,969	610,010	31,490
8 EXPENDITURES			
9 INTEREST EXPENSE (NOV 2025)	92,741	98,731	(5,991)
10 INTEREST EXPENSE (MAY 2026)	99,078	-	99,078
11 PRINCIPAL RETIREMENT A1 (MAY 2024)	410,000	-	410,000
12 PREPAYMENT (NOV 2024)	-	-	-
13 PREPAYMENT (MAY 2024)	-	-	-
14 TOTAL EXPENDITURES	601,819	98,731	503,088
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFER-IN	-	-	-
17 TRANSFER-OUT	-	-	-
18 BOND PROCEEDS	-	-	-
19 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
20 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	7,150	511,279	534,577
21 FUND BALANCE - BEGINNING	-	448,324	448,324
22 FUND BALANCE - ENDING	\$ 7,150	\$ 959,603	\$ 982,901

Anthem Park CDD
Bank Reconciliation
March 31, 2026

	<u>BU Acct</u>
Balance Per Bank Statement	\$ 139,544.37
Less: Outstanding Checks	(3,291.63)
Deposits in Transit	-
<i>Adjusted Bank Balance</i>	<u><u>\$ 136,252.74</u></u>
Beginning Cash Balance Per Books	\$ 63,672.48
Deposits / Transfer	200,008.54
Transfer From to Debit Card	-
Cash Disbursements	(127,428.28)
<i>Balance Per Books</i>	<u><u>\$ 136,252.74</u></u>

Anthem Park CDD
Check Register
FY 2026

Anthem Park

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

Anthem Park 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
11/30/2025				82,924.61	102,330.77	118,508.26
12/1/2025	120125ACH	KOMMANDER..	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		118,275.06
12/3/2025	120325ACH	KOMMANDER..	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		118,041.86
12/5/2025	100291	Yellowstone Landscape Inc	Invoice: 956587 Revised (Reference: Flush cut and dispose of dead Oak tree.)	3,472.28		114,569.58

Anthem Park CDD
Check Register
FY 2026

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
12/31/2025				161,940.41	102,350.70	41,997.13
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
01/31/2026				62,758.99	125,005.66	104,243.80
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 ELOCX 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
02/28/2026				105,775.44	125,011.32	63,672.48
3/4/2026	100310	POOL SERVICES ORLANDO, Inc	Invoice: 30180 (Reference: MONTHLY POOL SERVICE.)	1,200.00		62,472.48
3/4/2026	100311	Steadfast Alliance, LLC	Invoice: SA-18627 (Reference: Clearing of debris from the conservation area on the south end of An	7,630.00		54,842.48
3/4/2026	100312	Kilinski Van Wyk PLLC	Invoice: 14122 (Reference: Legal svc for 1/7-1/15/26.) Invoice: 14121 (Reference: Legal svc for	2,407.50		52,434.98
3/4/2026	100313	Yellowstone Landscape Inc	Invoice: 1082796 (Reference: Monthly Landscape Maintenance 1/26.) Invoice: 1089875 (Reference:	29,668.70		22,766.28
3/4/2026	100314	Stantec Consulting Services Inc.	Invoice: 2518160 (Reference: Professional Services Through January 2, 2026.)	456.76		22,309.52
3/4/2026	100315	Kai Connected, LLC	Invoice: 5036 (Reference: Professional Management Services.)	14,210.98		8,098.54
3/4/2026	100316	Kai	Invoice: 3201793919 (Reference: Supplies.) Invoice: 22069 (Reference: Software subscription.)	1,987.56		6,110.98
3/6/2026	100317	Steadfast Alliance, LLC	Invoice: SA-20253 (Reference: r (2) service visits made onsite at Anthem Park for Fountain #2..)	922.20		5,188.78
3/7/2026	030726ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		4,955.58
3/9/2026	030926ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		4,722.38
3/9/2026	100318	Stantec Consulting Services Inc.	Invoice: 2524919 (Reference: Professional Services Through February 6, 2026.)	830.26		3,892.12
3/9/2026	100319	Kai	Invoice: 22202 (Reference: Breakfast for Anthem Park CDD.)	46.77		3,845.35
3/11/2026	ACH300163	SPECTRUM	Invoice: 0355161022526-5161 (Reference: 2090 CONTINENTAL ST OFC BASKET, 2/25-3/24/26.)	140.00		3,705.35
3/13/2026	031326ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		3,472.15
3/15/2026	836	Engage PEO	BOS MTG 03/04/26	1,126.50		2,345.65
3/16/2026	ACH300160	ORLANDO UTILITIES COMMISSION	Invoice: 022626-5933 (Reference: 2090 Continental st 01/27/26 - 02/26/26.)	751.82		1,593.83
3/17/2026	031726ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		1,360.63
3/17/2026	100320	POOL SERVICES ORLANDO, Inc	Invoice: 29970 (Reference: MONTHLY POOL SERVICE.) Invoice: 30384 (Reference: MONTHLY POOL SERVI	2,400.00		(1,039.37)
3/17/2026	100321	Kai	Invoice: 22237 (Reference: Fix flow on fountain.)	175.00		(1,214.37)
3/17/2026	100322	Yellowstone Landscape Inc	Invoice: 1063835 (Reference: Irrigation Repairs.) Invoice: 1121078 (Reference: Irrigation Repai	18,495.70		(19,710.07)
3/17/2026	100323	Steadfast Alliance, LLC	Invoice: SA-16300 (Reference: Check on the lights that were reported at Anthem Park.) Invoice:	3,653.00		(23,363.07)
3/18/2026	ACH300161	ORLANDO UTILITIES COMMISSION	Invoice: 022626-0636 (Reference: 2090 Continental st 01/27/26 - 02/26/26.)	15,615.54		(38,978.61)
3/18/2026	ACH300162	SPECTRUM	Invoice: 0348497030126-8497 (Reference: Cable/Internet 2090 Continental ST, 03/1-03/31/26.)	219.28		(39,197.89)
3/18/2026	ACH300165	ORLANDO UTILITIES COMMISSION	Invoice: 022626-7057 (Reference: 2100 BLK EVEN KISSIMMEE PARK RD, 01/27/26 - 02/26/26.)	27.89		(39,225.78)
3/18/2026	ACH300166	ORLANDO UTILITIES COMMISSION	Invoice: 022626-1284 (Reference: 1800 REMEMBRANCE RD 01/27/26 - 02/26/26.)	64.34		(39,290.12)
3/18/2026	ACH300168	ORLANDO UTILITIES COMMISSION	Invoice: 022626-4779 (Reference: 2090 CONTINENTAL ST E1 01/27/26 - 02/26/26.)	229.13		(39,519.25)
3/18/2026	ACH300169	ORLANDO UTILITIES COMMISSION	Invoice: 022626-9033 (Reference: 2090 Continental st 01/13/26 - 02/12/26.)	909.64		(40,428.89)
3/18/2026			Funds Transfer		200,000.00	159,571.11
3/21/2026	032126ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		159,337.91

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3/23/2026	032326ACH	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum	233.20		159,104.71
3/23/2026	100324	Mister Sparky Electric	Invoice: 1182114 (Reference: r electrical system and camera systems repair.)	13,791.61		145,313.10
3/24/2026	032426ACH1	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum 12/27/25	233.20		145,079.90
3/24/2026	032426ACH2	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum 12/26/25	233.20		144,846.70
3/24/2026	100325	Kai	Invoice: 22259 (Reference: Bookshelf requested at board meeting and clubhouse supplies.)	198.13		144,648.57
3/24/2026	100326	Kilinski Van Wyk PLLC	Invoice: 14484 (Reference: Legal svc for 2/1 -2/27/26.) Invoice: 14485 (Reference: Legal svc fo	3,093.50		141,555.07
3/26/2026	ACH300147	Toho Water Authority	Invoice: 030526-0971 (Reference: 0 ENTRANCT AND CAPITAL, 1/23-2/23/26.)	331.21		141,223.86
3/26/2026	ACH300148	Toho Water Authority	Invoice: 030526-0978 (Reference: 0 CONGRESS AND CAPITAL, 1/23-2/23/26.)	274.24		140,949.62
3/26/2026	ACH300149	Toho Water Authority	Invoice: 030526-1923 (Reference: 2090 CONTINENTAL ST E1, 1/23-2/23/26.)	135.44		140,814.18
3/26/2026	ACH300150	Toho Water Authority	Invoice: 030526-4508 (Reference: 2090 CONTINENTAL ST E1, 1/23-2/23/26.)	1,087.45		139,726.73
3/26/2026	ACH300151	Toho Water Authority	Invoice: 030526-5546 (Reference: 1800 BETSY ROSS LANE, 1/23-2/23/26.)	93.35		139,633.38
3/26/2026	ACH300152	Toho Water Authority	Invoice: 030526-6035 (Reference: 2100 ELOCK ODD EETSY ROSS LANE, 1/23-2/23/26.)	93.35		139,540.03
3/26/2026	ACH300154	Toho Water Authority	Invoice: 030526-6809 (Reference: OVALLEY TORGE & NATHAN HAL, 1/23-2/23/26.)	318.89		139,221.14
3/26/2026	ACH300155	Toho Water Authority	Invoice: 030526-6810 (Reference: 0 BLOUNTRRL & FORT MCHENRY, 1/23-2/23/26.)	204.33		139,016.81
3/26/2026	ACH300156	Toho Water Authority	Invoice: 030526-6811 (Reference: 0 LEXINGTON ENTRANCE, 1/23-2/23/26.)	93.35		138,923.46
3/26/2026	ACH300157	Toho Water Authority	Invoice: 030526-7733 (Reference: 0 PATRIOT WAY AND SENATE 2, 1/23-2/23/26.)	1,195.97		137,727.49
3/26/2026	ACH300158	Toho Water Authority	Invoice: 030526-8609 (Reference: 1800 BLOCK ODD REMEMBRANCE AVENUE, 1/23-2/23/26.)	59.50		137,667.99
3/26/2026	ACH300164	ORLANDO UTILITIES COMMISSION	Invoice: 022626-5980 (Reference: 2090 Continental st 01/27/26 - 02/26/26.)	957.39		136,710.60
3/31/2026			Interest		8.54	136,719.14
3/31/2026	033126ACH1	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum 03/28/26	233.20		136,485.94
3/31/2026	033126ACH2	KOMMANDER	Event Fee: Police Vehicle Fee 4 hour minimum 03/27/26	233.20		136,252.74
03/31/2026				127,428.28	200,008.54	136,252.74

EXHIBIT 12

AGENDA



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 24, 2026

Ms. Monica Alvarez
Administrative Coordinator
Kai
2502 N. Rocky Point Dr
Suite 1000
Tampa, FL 33607

RE: Anthem Park Community Development District – Registered Voters

Dear Ms. Alvarez:

Thank you for your letter requesting confirmation of the number of registered voters within the Anthem Park Community Development District as of April 15, 2026.

The number of registered voters within the Anthem Park CDD is 1,211 as of April 15, 2026.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections