ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Public Hearing and Regular Meeting

Date/Time:
Wednesday, August 5, 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, August 5, 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, August 5, 2026
Time: 9:30 A.M.
Location: Anthem Park Clubhouse
2090 Continental Street
St. Cloud, Florida 34769

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

TEAMS: Join the meeting now
Meeting ID: 298 029 342 947 7
Passcode: 2Hr9ZS9v
Dial in by phone: +1 312-667-7136,,961884126#
Phone conference ID: 961 884 126#
Mute/Unmute: *6

Public Hearing and 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. Staff & Vendor Reports

A. District Counsel

B. District Engineer

C. Facility Manager

1. August 2026 Report — **Exhibit 1**
2. Consideration of Proposals
   a. GCM – Stair Area Repair & Drainage Correction - $1,240.00 — **Exhibit 2**
   b. Pier Pressure Wash
      i. GCM - $3,600.00 — **Exhibit 3**
      ii. Al Fix - $1,278.00 — **Exhibit 4**
   c. Steadfast – Fountain Light Repair - $1,840.00 — **Exhibit 5**
3. Steadfast – July 2026 Aquatic Treatment Report — **Exhibit 6**
4. Yellowstone – July 2026 Landscape Maintenance Report — **Exhibit 7**

D. District Manager

1. Consideration/Adoption of Resolutions
   a. 2026-11, Adopting the FY 2027 Budget — **Exhibit 8**
   b. 2026-12, Imposing and Levying the O&M Assessments on the FY 2027 Budget — **Exhibit 9**
   c. 2026-13, Adopting the FY 2027 Meeting Schedule — **Exhibit 10**

IV. Consent Agenda Items

A. Consideration/Approval of the July 1, 2026, Regular Meeting Minutes **Exhibit 11**

B. Consideration/Acceptance of the Unaudited Financial Statements

1. April 2026 **Exhibit 12**
2. May 2026 **Exhibit 13**
3. June 2026 **Exhibit 14**

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

VI. Supervisor Requests

VII. Adjournment

EXHIBIT 1

AGENDA

Amenity Center Management Report

Meeting: August 5, 2026 ***Submitted by Maria Agosta***

I. Completed and Upcoming Projects

1. Shed Update – Went to Home Depot to discuss the issue we had with the quote previously provided to us. I was able to get them to match the price the approved "not to exceed" price matching all criteria except painting which would have exceeded the total by $400. Was informed whole process should take 6 weeks from purchase date however shed will likely be up two weeks after permitting begins.

   July 17 Shed was purchased (had to wait for a check from district office).
   July 20 Submitted clubhouse survey to Tuff shed
   July 21 DocuSign permission to commence permit process.
   July 30 Tuff Shed installer surveying area for permitting purpose.

2. Pier stone

   Oasis advised in June they had ordered the stone caps for the pier. On Wednesday, July 8th I reached out to get an update of when the stone was expected and the vendor advised they were having a hard time finding matching caps. They then asked me to re-measure the stone caps. After providing them with the measurements and assisting in the search to measure the caps, I began looking for alternative quotes that would not exceed the approved quote from Oasis. Since I was unable to find a matching cap with a bullnose, I asked the new contractors to submit quotes for removing the capstones around the wall missing the most stone and using those pieces to repair the areas of remaining walls.

3. Pier Pressure Wash Proposals – see attached.

4. Steadfast LED Light Proposal – See attached

5. Concrete work on Lexington Entrance – completed.

6. Basketball Court Nets – received. Looking at prices to install.

7. Incident Report – First violation for resident who was caught smoking at the pool. After advising the resident smoking is prohibited, they proceeded to smoke again with the pool monitor present.

8. Call Logs Summary for the week of July 20th.
    - The majority of calls (non-texts) this week came from residents requesting information about the clubhouse, access cards, or HOA matters. HOA calls were regarding single family HOA complaints about fees, neighbor violation complaints and questions about how to submit an ARC.
    - Several contractors called to follow up on quotes provided for the stone work at the pier.
    - We had one call about non-access card holder jumping the fence to get into the pool area.
    - One resident called in to thank us for fixing the parking situation on Betsy Ross.
    - There was one call from a non-resident asking if they could use our green areas to host homeschool classes.

9. Clubhouse Policy Discussion – we had a resident host an event on a Sunday. On Monday morning it was observed by a resident that the room hadn't been emptied and there was alcohol present.

10. Depression at Pool (scheduled for week of August 3rd)

11. Contacted Toho to request I be contacted in the event there are billing overages.

12. OUC – to be distributed

13. Hole located behind 4500 Capital Blvd. – See photo. Met with Brandon July 30 to discuss.

II. Events and Resident Requests

1. Resident requested weekly use of clubhouse for senior wellness services. They are putting together a formal request in writing.

EXHIBIT 2

AGENDA

GCM BEST SERVICES CORP
LICENSED & INSURED - CONCRETE & OUTDOOR LIVING SPECIALIST
7914 Tumblestone Drive, Orlando, FL 32819
Phone: (407) 250-1948 | (689) 347-6089
Email: gcmrenovationsservices@gmail.com | Web: gcmbestservicescorp.com

INVOICE

INV #: INV-2026-0729-AP-SDR
Date: July 29, 2026
Payment Terms: 50% / 50%

STAIR AREA REPAIR & DRAINAGE INVOICE

Repair, Regrading and Water-Runoff Correction

FROM	PREPARED FOR
GCM Best Services Corp Licensed & Insured	Anthem Park CDD 2090 Continental St St. Cloud, FL 34769 I Phone: (718) 404-7417 Anthemparkcdd@gmail.com

PROJECT DETAILS

Service:	Stair Area Repair and Drainage Correction
Property:	2090 Continental St, St. Cloud, FL 34769
Work Area:	Existing stair area and surrounding grade identified during site review
Repair:	Repair damaged sections within the approved stair-area scope
Drainage:	Regrade and correct surface runoff to reduce standing water and direct water away from the
Invoice Type:	Fixed lot price based on visible conditions and normal site access

SCOPE OF WORK

- Repair the damaged sections of the stair area included in the approved scope.
- Regrade and correct the surrounding area to improve surface runoff and reduce existing standing-water conditions.
- Direct surface runoff away from the structure to the extent reasonably achievable within the approved work area.
- Provide labor, standard materials, and equipment required for the contracted repair.
- No added base material, underground drainage system, drain installation, or irrigation relocation is included unless approved by written Change Order.
- Keep the work area reasonably clean and remove debris generated by the contracted service upon completion.

INVOICE DETAILS

DESCRIPTION	CALCULATION	AMOUNT
Stair Area Repair & Drainage Correction	1 Lot - Fixed Price	**$1,240.00**
TOTAL INVOICE		**$1,240.00**

TOTAL INVOICE AMOUNT	**USD $1,240.00**
AMOUNT DUE NOW - 50% TO SCHEDULE	**$620.00**

GCM BEST SERVICES CORP
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Email: gcmrenovationsservices@gmail.com | Web: gcmbestservicescorp.com

INVOICE
INV #: INV-2026-0729-AP-SDR
Date: July 29, 2026
Payment Terms: 50% / 50%

PAYMENT, CONDITIONS & ACCEPTANCE

Service-specific terms for this invoice

PAYMENT SCHEDULE

PAYMENT	DESCRIPTION	AMOUNT
50%	Due upon approval/signing to schedule the service	$620.00
50%	Final balance due immediately upon service completion	$620.00
	TOTAL INVOICE	**$1,240.00**

Payment Compliance: All payments must be made on the stated dates and phases. Failure to make a required payment may result in immediate suspension of work. Work may remain suspended until all outstanding amounts are received, and the completion schedule may be affected.

LIMITED WORKMANSHIP WARRANTY

One-Year Repair Workmanship Warranty:

GCM Best Services Corp warrants the contracted stair-area repair and grading work against defects directly caused by improper workmanship for one (1) year from completion. The warranty does not cover settlement, ground movement, unstable soil, roots, erosion, flooding, underground utilities, irrigation leaks, extreme rainfall, blocked downstream drainage, changes made by others, normal concrete cracking, or conditions outside the approved repair area.

SERVICE-SPECIFIC CONDITIONS

- **Drainage Limitation:** The work is intended to improve surface runoff in the approved area. Results may be affected by rainfall, surrounding elevations, blocked downstream drainage, and conditions outside GCM control.
- **No Added Base or Sealer:** Added base, sealer, underground drainage systems, drain installation, and work outside the approved scope are excluded unless approved in writing.
- **Landscape and Grass:** GCM is not responsible for restoration of grass, plants, beds, borders, roots, or landscaping adjacent to the repair area.
- **Adjacent Walls and Finishes:** If existing material is bonded to walls, stucco, paint, siding, or finishes, damage may occur during repair. Restoration is not included.
- **Weather and Cure Time:** Rain, storms, temperature, cure time, material availability, inspections, and conditions beyond GCM control may affect the schedule.
- **Visible Conditions:** Pricing is based on visible conditions. Hidden deterioration, unsuitable soil, buried concrete, roots, utilities, or concealed damage may require a written Change Order.
- **Repair Appearance:** Repairs may vary in color, texture, and appearance from existing concrete. Hairline cracking and minor surface variations may occur.
- **Sprinklers and Irrigation:** Capping is $25.00 per point and relocation is $45.00 per point. Other irrigation work is additional.
- **Utilities:** The client must identify private irrigation, lighting, electrical, communication, drainage, pool, or other unmarked lines.
- **Change Orders and Access:** Extra excavation, disposal, materials, grading, drainage work, or scope changes require written approval. The client must provide safe, clear access.

ACKNOWLEDGMENT & ACCEPTANCE

By approving this invoice, the client authorizes GCM Best Services Corp to schedule and perform the service according to the scope, invoice amount, payment schedule, service conditions, warranty limitations, and exclusions stated herein.

CLIENT	CONTRACTOR
Anthem Park CDD	GCM Best Services Corp
Signature: ______________________________	Authorized Representative: Gabriel Cavalcante
Date: __________________	Date: July 29, 2026

Thank you for choosing GCM Best Services Corp!

EXHIBIT 3

AGENDA

GCM BEST SERVICES CORP
LICENSED & INSURED - CONCRETE & OUTDOOR LIVING SPECIALIST
7914 Tumblestone Drive, Orlando, FL 32819
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Email: gcmrenovationsservices@gmail.com | Web: gcmbestservicescorp.com

INVOICE

INV #: INV-2026-0729-AP-PCS
Date: July 29, 2026
Payment Terms: 50% / 50%

PRESSURE CLEANING & CONCRETE SEALER INVOICE

Perimeter Wall and Adjacent Concrete Areas

FROM	PREPARED FOR
GCM Best Services Corp Licensed & Insured	Anthem Park CDD 2090 Continental St St. Cloud, FL 34769 | Phone: (718) 404-7417 Anthemparkcdd@gmail.com

PROJECT DETAILS

Service:	Pressure Cleaning and Penetrating Concrete Sealer Application
Property:	2090 Continental St, St. Cloud, FL 34769
Work Area:	Perimeter wall and all adjacent concrete surfaces described in the approved scope
Cleaning:	Commercial pressure cleaning to remove dirt, algae, efflorescence, and surface staining
Sealer:	Penetrating concrete sealer applied after surfaces are sufficiently dry
Invoice Type:	Fixed lot price based on the approved work area and normal site access

SCOPE OF WORK

- Pressure clean the full length of the perimeter wall and all adjacent concrete surfaces included in the approved work area.
- Remove ordinary dirt, algae, efflorescence, and surface staining using appropriate commercial pressure-cleaning equipment.
- Allow cleaned surfaces to dry sufficiently before sealer application, subject to weather and site conditions.
- Apply penetrating concrete sealer to the cleaned concrete surfaces included in the approved scope.
- Provide labor, standard materials, and equipment required for the contracted service.
- Keep the work area reasonably clean and remove debris generated by the contracted service upon completion.

INVOICE DETAILS

DESCRIPTION	CALCULATION	AMOUNT
Pressure Cleaning & Penetrating Concrete Sealer	1 Lot - Fixed Price	**$3,600.00**
TOTAL INVOICE		**$3,600.00**

TOTAL INVOICE AMOUNT	**USD $3,600.00**
AMOUNT DUE NOW - 50% TO SCHEDULE	**$1,800.00**

Thank you for choosing GCM Best Services Corp!

GCM BEST SERVICES CORP
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Phone: (407) 250-1948 | (689) 347-6089
Email: gcmrenovationsservices@gmail.com | Web: gcmbestservicescorp.com

INVOICE

INV #: INV-2026-0729-AP-PCS
Date: July 29, 2026
Payment Terms: 50% / 50%

PAYMENT, CONDITIONS & ACCEPTANCE

Service-specific terms for this invoice

PAYMENT SCHEDULE

PAYMENT	DESCRIPTION	AMOUNT
50%	Due upon approval/signing to schedule the service	$1,800.00
50%	Final balance due immediately upon service completion	$1,800.00
	TOTAL INVOICE	**$3,600.00**

Payment Compliance: All payments must be made on the stated dates and phases. Failure to make a required payment may result in immediate suspension of work. Work may remain suspended until all outstanding amounts are received, and the completion schedule may be affected.

LIMITED WORKMANSHIP WARRANTY

One-Year Application Workmanship Warranty:

GCM Best Services Corp warrants the cleaning and sealer application against defects directly caused by improper application workmanship for one (1) year from completion. The warranty does not guarantee prevention of moisture, staining, algae, efflorescence, discoloration, or deterioration and excludes pre-existing defects, cracks, substrate movement, hydrostatic pressure, standing water, chemical exposure, abrasion, pressure washing by others, normal wear, abuse, and Acts of God.

SERVICE-SPECIFIC CONDITIONS

- **Existing Surface:** Cleaning improves the existing surface but does not restore it to new condition. Permanent stains, discoloration, cracks, repairs, coatings, and efflorescence may remain visible.
- **Drying and Weather:** Application requires sufficiently dry surfaces and suitable weather. Rain, humidity, temperature, and cure time may delay the service.
- **Access and Adjacent Property:** The client must provide water and safe access and remove or protect vehicles, furniture, decorations, and sensitive items near the work area.
- **Change Orders:** Extra cleaning, coating removal, repairs, stain treatment, inaccessible areas, or work outside the approved scope requires written approval and additional payment.
- **Sealer Performance:** Penetrating sealer reduces water absorption but does not waterproof the structure or eliminate future staining, moisture intrusion, algae, or efflorescence.
- **Color and Appearance:** Sealer may slightly deepen the concrete appearance. Existing color variations, patches, repairs, and wear may remain visible.
- **Landscape and Grass:** GCM is not responsible for restoration of grass, plants, beds, borders, roots, or landscaping affected by normal access or runoff.
- **Exclusions:** Structural or crack repair, waterproofing, drainage correction, painting, coating removal, and restoration of adjacent finishes are not included unless stated in writing.

ACKNOWLEDGMENT & ACCEPTANCE

By approving this invoice, the client authorizes GCM Best Services Corp to schedule and perform the service according to the scope, invoice amount, payment schedule, service conditions, warranty limitations, and exclusions stated herein.

CLIENT	CONTRACTOR
Anthem Park CDD	GCM Best Services Corp
Signature: ______________________________	Authorized Representative: Gabriel Cavalcante
Date: __________________	Date: July 29, 2026

Thank you for choosing GCM Best Services Corp!

EXHIBIT 4

AGENDA

Al Fix It All LLC

ESTIMATE/INVOICE

Alvaro Ramos
407-861-4384

Customer Name:
Anthem Park CDD

Date:
7/29/2026

Address:
2090 Continental St.
St. Cloud

Zip/State:
34769/FL

Phone number:

Email:
anthemparkcdd@gmail.com

DESCRIPTION	TOTAL
Cleaning and sealing- pressure wash the full length of the perimeter wall and all adjacent concrete surfaces to remove dirt, algae, efflorescence, and surface staining. Once surfaces are fully dry, apply a penetrating concrete sealer to protect against moisture intrusion, staining, and future deterioration.	$1,200.00
	0.00
	$1,200.00
	0.00
	6.5%
50% is due before starting the job and the other 50% when the job is completed	78.00
	0.00
Total	**$ 1,278.00**

EXHIBIT 5

AGENDA

ESTIMATE

Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
7/30/2026	7/30/2026	EST-SCA4119

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

SHIP TO
SE1487
Anthem Park Fountain Repair

DESCRIPTION	QTY	RATE	AMOUNT
Scope: (3) lights are not working and (1) bracket is missing. Installation of new 36w LED Lights with 1 Year Warranty. Installation of broken light bracket. Pricing includes all misc electrical parts for splicing wires and connecting wires to the panel, also includes labor.	1.00	1,840.00	1,840.00

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

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

TOTAL **1,840.00**

Accepted this ___________ day of ___________________________, 20_____.

Signature: _______________________________________

Printed Name and Title: _____________________________________

Representing (Name of Firm): ____

EXHIBIT 6

AGENDA

Anthem Park CDD Aquatics

Aquatic Treatment Report

July 2026

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

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

Daily Logs List

Jun 24, 2026

Job: SE1442 Anthem Park CDD
Title:
Added By: David Smeltz
Log Notes:
Treated ponds 1-3 for:(Grasses,Algae,Hydrilla)
Weather Conditions:
Partly cloudy with isolated storms Wed, Jun 24, 2026, 10:49 AM

93°F
77°F

Wind: 9 mph
Humidity: 90%
Total Precip: 0.44"

Attachments: 3



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

Daily Logs List

Jul 15, 2026

Job: SE1442 Anthem Park CDD
Title:
Added By: David Smeltz
Log Notes:
Treated ponds 1-3 for Grasses
-(Trash removal performed)
Weather Conditions:
Partly cloudy with showers Wed, Jul 15, 2026, 11:22 AM

93°F
73°F

Wind: 11 mph
Humidity: 92%
Total Precip: 0.04"

Attachments: 7







ANTHEM PARK CDD

2090 Continental St, Saint Cloud

Gate Code:

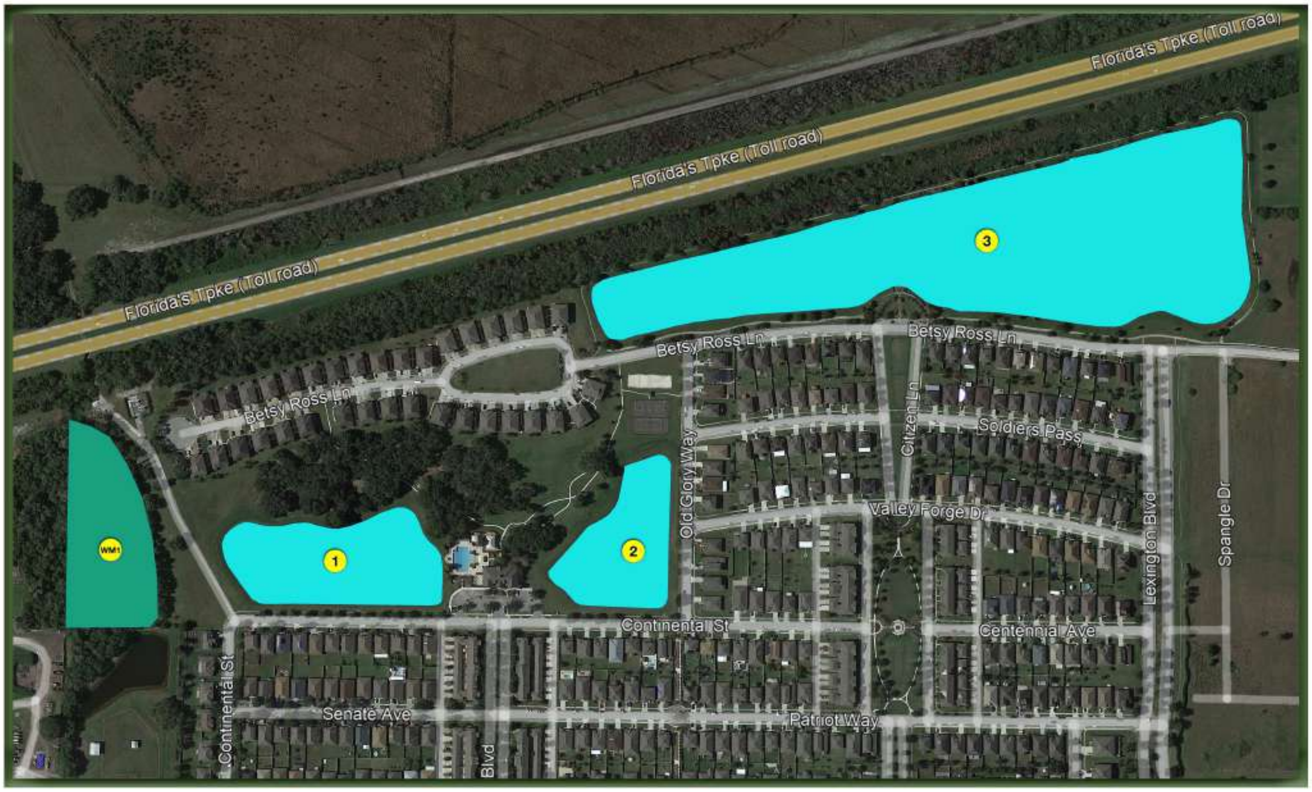

EXHIBIT 7

AGENDA

Anthem Park CDD

Account Manager: Nathaniel Anderson
Monthly Landscape Maintenance Summary July 2026

Week One: Full-Service Maintenance

Completed full-service landscape maintenance throughout the community, including mowing, edging, string trimming, and blowing of all common areas, sidewalks, curbs, and roadway edges.

Performed detailed pruning of shrubs and ornamental plant material throughout the clubhouse, entrance monuments, and Lexington Blvd landscape beds.

Applied herbicide treatment to landscape bed edges and around tree rings to reduce weed growth and maintain a clean appearance.

Emptied all trash receptacles, removed litter from parks and walking paths, and inspected common areas for debris.

Week Two: Full-Service Maintenance

Completed weekly mowing, edging, and string trimming of all common areas, retention ponds, and perimeter fence lines.

Performed detailed edging of sidewalks, curbs, and concrete surfaces to improve the overall appearance of the community.

Cleaned and raked the volleyball court and removed debris from surrounding recreational areas.

Removed weeds by hand from ornamental landscape beds around the playground and clubhouse where chemical applications were not appropriate.

Week Three: Full-Service Maintenance

Performed complete mowing, edging, string trimming, and blowing throughout the property to maintain healthy turf and consistent curb appeal.

Trimmed vegetation around retention ponds, drainage swales, and fence lines to improve visibility and accessibility.

Detailed shrubs around the clubhouse, pool area, and monument signs to maintain proper shape and healthy growth.

Emptied all community trash receptacles and removed litter from playgrounds, parks, and common areas.

Applied selective herbicide treatment in landscape beds along Capital Blvd and Betsy Ross to control weeds and improve bed definition.

Week Four: Full-Service Maintenance

Completed the final full-service maintenance cycle for the month, including mowing, edging, string trimming, blowing, and site cleanup.

Treated active ant mounds throughout common areas, playgrounds, sidewalks, and mailbox locations to improve safety for residents.

Performed detailed cleanup of landscape beds by removing weeds, fallen branches, and accumulated debris while redefining bed edges.

Inspected ornamental trees and shrubs throughout the property, removing damaged growth and monitoring overall plant health.

Mowing Activities

Performed weekly mowing of all St. Augustine turf, retention ponds, roadway medians, parks, and common areas to maintain a uniform appearance.

Completed weekly blowing of sidewalks, curbs, parking areas, and streets after each maintenance visit to remove grass clippings and debris.

Irrigation Activities

Conducted a complete inspection of the irrigation system to verify proper coverage and identify repairs requiring attention.

Adjusted sprinkler heads checked controller operation, and documented irrigation deficiencies for follow-up repairs.

The Phase One irrigation rewiring project and coordinated with the irrigation team to improve system performance. (Complete)

Phase 3 irrigation rewire is scheduled for July 22

Fertilization and Pest Control Activities

Monitored turf and ornamental beds for weed pressure, insect activity, and overall plant health throughout the property.

Applied spot treatments for weeds in landscape beds and inspected shrubs for insects, treating affected areas as needed to maintain healthy plant material.

YELLOWSTONE LANDSCAPE

Fert / Chem Property Report

Date: 07/17/24

Property Name: Anthem Park

Technician: Victor

Time: 10:30 AM Tempreture 89°F Wind Speed 5 MP

Fertilizer				
Product	Rate	Qty	Gallon Water	Status

Insect Control				
Product	Rate	Qty	Gallon Water	Status
Alucta	19oz/A	57.6oz	120g	
Exponent	14oz/A	42oz	120g	

Weed Control				
Product	Rate	Qty	Gallon Water	Status
Speedzone	30oz/A	90oz	120g	
MSM		2.6oz	120g	

Fungus Control				
Product	Rate	Qty	Gallon Water	Status

Target Pest Insect	
Target Pest Disease	
Target Pest Weeds	

Target Crop	

Notes

The property was inspected several patches of weeds and yellow patches were detected and treatment against weeds and insects was applied.
Observed some turf weeds and drought stress areas.

Equipment Used	
Equipment Used	

Technician Signature

Manager Signature

EXHIBIT 8

AGENDA

RESOLUTION 2026-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors ("**Board**") of the Anthem Park Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Anthem Park Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $ 1,568,841.03 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	$ 946,267.39
DEBT SERVICE FUND(S)	$ 622,573.64
TOTAL ALL FUNDS	$ 1,568,841.03

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF AUGUST 2026.

ATTEST:	**ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:____________________________
Secretary/Assistant Secretary	Its:____________________________

Exhibit A: Adopted Budget for Fiscal Year 2027

Anthem Park

Community Development District

Proposed Budget
FY 2026–2027

Presented at the August 5, 2026 Meeting

Kindness. Action. Innovation.

Anthem Park Community Development District
Table of Contents

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 Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**							
	Operations & Maintenance Assessments - On-Roll	$ 889,164	$ 886,435	$ 884,952	$ 888,901	$ -	$ 888,901	$ 946,267
	Miscellaneous Revenue	1,156	420	-	10,040	-	10,040	-
	Clubhouse Revenue	7,385	710	-	1,640	-	1,640	-
	Tax Collector Excess Fees	7,421	6,096	-	-	-	-	-
	Interest	37,761	41,428	13,448	33,326	-	33,326	-
	Total Revenue	**942,887**	**935,089**	**898,400**	**933,907**	**-**	**933,907**	**946,267**
II.	**Expenditures**							
	General Administrative							
	P/R- Board of Supervisors	11,446	9,600	12,000	9,000	3,000	12,000	12,000
	Payroll Taxes	918	705	918	689	230	918	918
	Payroll Processing	650	600	700	450	150	600	700
	Professional Services - Management Consulting Services	18,051	20,000	20,000	15,000	5,000	20,000	45,448
	Professional Services - Accounting Services	13,538	15,000	15,000	11,250	3,750	15,000	-
	Professional Services - Administrative	2,888	3,200	3,200	2,400	800	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	7,604	24,622	32,226	32,300
	Professional Services - Legal Services	33,056	22,946	18,000	20,030	7,971	28,001	28,100
	Legal Advertisements	2,959	1,102	1,500	380	127	507	2,100
	Insurance	29,784	36,357	42,000	28,166	9,389	37,555	41,900
	Regulatory & Permit Fees	375	175	175	636	-	636	175
	Bank Fees	-	-	-	-	-	-	600
	Postage & Printing	1,892	31	1,000	-	-	-	1,600
	Website Development & Hosting	1,966	2,015	2,015	1,511	125	1,636	1,515
	County Assessment Collection Fee	8,118	-	300	-	300	300	300
	Miscellaneous (Bank Fees, Brochures & Misc)	1,213	1,725	500	937	312	1,249	-
	Assessment Administration	4,513	5,000	5,000	3,750	1,250	5,000	-
	Administrative Contingency	3,784	3,600	3,600	2,700	3,692	6,392	3,000
	Total Administrative	**186,587**	**143,572**	**138,058**	**104,503**	**64,867**	**169,370**	**175,306**
	Debt Administration							
	Dissemination Agent	3,610	4,000	4,000	3,000	1,000	4,000	4,000
	Trustee Fees	4,041	4,103	5,006	3,593	1,413	5,006	4,256
	Arbitrage	-	-	1,700	-	1,700	1,700	475
	Total Debt Administration	**7,651**	**8,103**	**10,706**	**6,593**	**4,113**	**10,706**	**8,731**
	Physical Environment							
	Utilities							
	Electricity (Irrigation & Pond Pumps)	40,406	31,841	43,000	28,773	9,591	38,364	37,600
	Streetpole Lighting	183,164	183,814	184,597	140,310	46,674	186,985	186,697
	Potable Water	11,648	8,718	11,000	10,224	3,408	13,632	17,000
	Reclaim Water	28,046	19,475	22,000	29,510	-	29,510	23,800
	Total Utilities	**263,265**	**243,847**	**260,597**	**208,817**	**59,673**	**268,490**	**265,097**

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 Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Common Areas & Right of Ways							
Contracts - Landscape Maintenance	164,490	168,552	172,000	126,414	42,138	168,552	168,552
Landscape Replacement & Replenishment	5,175	13,529	10,000	29,075	-	29,075	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	43,305	-	43,305	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**	**198,793**	**43,638**	**242,431**	**210,452**
Flood Control/Stormwater Management							
Contracts - Aquatic Maintenance	9,576	14,194	14,160	10,620	3,540	14,160	14,160
Contracts - Wetland Monitoring	1,080	2,160	1,440	720	360	1,080	1,440
Contracts - Fountain	250	-	2,628	-	-	-	2,628
R&M - Fountain	1,097	8,560	2,500	2,007	669	2,676	2,100
Total Flood Control/Stormwater Management	**12,003**	**24,914**	**20,728**	**13,347**	**4,569**	**17,916**	**20,328**
Security							
Gate Maintenance & Perimeter Fence Repair	-	417	2,000	-	-	-	-
Contracts - Security Services & Monitoring Equipment	3,477	492	500	41	123	164	492
Contracts - Roving Patrols	22,349	24,297	25,000	18,190	6,063	24,253	24,253
R&M - Gates	-	-	-	-	-	-	2,000
Entry & Walls Maintenance	-	-	1,000	-	1,000		1,000
Key Fob / Entry System	-	-	500	629	210	839	500
Total Security	**25,826**	**25,206**	**29,000**	**18,860**	**7,396**	**25,256**	**28,245**
Capital & Contingency Reserves							
Capital Improvements	3,828	-	12,000	29,026	-	29,026	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	10,132	-	10,132	8,015
Total Capital & Contingency Reserves	**71,323**	**22,131**	**62,955**	**39,158**	**42,940**	**82,098**	**80,115**
Total Physical Environment	**557,236**	**510,947**	**587,780**	**478,975**	**158,216**	**636,191**	**604,237**
Amenity Center Operations							
Professional Services - Amenity Management	107,374	119,232	119,232	89,424	29,808	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	2,784	1,006	3,790	4,024
Contract - Pool Service	20,800	16,325	20,400	11,050	3,600	14,650	14,400
Misc - Amenity Center Cleaning Supplies	4,543	487	1,500	-	-	-	-
Contract - Amenity Center Pest Control	516	-	648	-	162	162	648
Pool Permit	-	-	325	-	325	325	325
R&M - Pool	1,049	6,299	2,000	10,500	-	10,500	2,000
R&M - Amenity Exercise Equipment	1,158	1,839	1,500	4,345	-	4,345	1,500
Amenity Center Office Supplies	4,064	231	1,000	-	1,000	1,000	-
Amenity Center Office & Janitorial Supplies	-	-	-	100	-	100	1,300
Misc. Rentals & Leases	-	-	-	435	-	435	-
Misc. Amenity Center Repairs & Maintenance	3,829	-	4,000	3,793	207	4,000	4,000
Clubhouse Lighting Replacement	-	-	500	-	500	500	-
Amenity Center Contingency	7,918	4,054	2,000	1,479	521	2,000	2,000
Total Amenity Center Operations	**156,543**	**152,590**	**161,856**	**123,909**	**40,901**	**164,810**	**157,993**

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 Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
	Total Expenditures	**908,016**	**815,211**	**898,400**	**713,980**	**268,098**	**981,078**	**946,267**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	34,871	119,878	-	219,927	(268,098)	(47,171)	-
III.	**Other Financing Sources (Uses)**							
	Capital Improvement Reserve (Increase/Decrease)	56,600	(41,104)	38,940	-	38,940	38,940	60,100
	Total Other Financing Sources (Uses)	**56,600**	**(41,104)**	**38,940**	**-**	**38,940**	**38,940**	**60,100**
IV.	**Net Change in Fund Balance**	91,471	78,774	38,940	219,927	(229,158)	(8,231)	60,100
	Fund Balance - Beginning	645,502	736,973	815,747	815,747	-	815,747	807,516
	Fund Balance - Ending	**$ 736,973**	**$ 815,747**	**$ 854,687**	**$ 1,035,673**	**$ (229,158)**	**$ 807,516**	**$ 867,616**

Exhibit A
Allocation of Fund Balances

Available Funds		Amount	
Beginning Fund Balance - Fiscal Year 2026		$ 815,747	
Net Change in Fund Balance - Fiscal Year 2026		(8,231)	
Total Funds Available (Estimated) - 9/30/2026		**807,516**	
Allocation of Available Funds			
Nonspendable Fund Balance			
Prepaid Items & Deposits		11,986	
	Subtotal	**11,986**	
Assigned Fund Balance			
Operating Reserve - Second Quarter Operating Capital		149,733	(1)
Capital Project Reserves - FY 2026		38,940	
Capital Project Reserve - Assigned for Prior Years		393,279	
	Subtotal	**581,952**	(2)
Total Allocation of Available Funds		**593,938**	
Total Unassigned (undesignated) Cash		**$ 213,578**	

Notes

(1) Represent approximately 2 months of operating expenditures less Reserves and Capital Outlay.
(2) Represents Reserves from Prior Years thru FY 2026.

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 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 & 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.

BANK FEES

Charges associated with the District's bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations. Services are provided by Valley National Bank for an annual amount of $600.

POSTAGE & 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 Kai Connected, LLC, depending on the District's bond issuance and reporting structure.

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.

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 ongoing repair and maintenance of the District's irrigation system, including valve replacement, line repairs, controller adjustments, and related service needs. 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 IMPROVEMENTS
Funds non-recurring projects that construct, replace, or substantially improve District assets and facilities.

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.

AMENITY CENTER OFFICE SUPPLIES

Funds the purchase of office supplies necessary to support the daily administration and management of the District's amenity facilities.

MISC. AMENITY CENTER REPAIRS & MAINTENANCE

Funds unexpected or minor repairs necessary to maintain the functionality and aesthetics of the amenity center. This may include light plumbing, HVAC repairs, minor painting, fixture replacements, and other small-scale tasks not otherwise categorized.

AMENITY CENTER CONTINGENCY

Reserves funds for unforeseen or emergency expenditures associated with the operation and maintenance of the amenity center.

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 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**						
	Debt Service Assessments - On-Roll	$ 625,206	$ 608,969	$ 625,350	$ (2,776)	$ 622,574	$ 622,574
	Excess Fees	4,115	-	-	-	-	-
	Interest	19,004	-	9,072	-	9,072	-
	Total Revenue	**648,325**	**608,969**	**634,423**	**(2,776)**	**631,646**	**622,574**
II.	**Expenditures**						
	Debt Service						
	Principal Debt Retirement	400,000	410,000	410,000	410,000	820,000	420,000
	Interest Expense	212,034	191,819	197,463	98,731	296,194	182,650
	Prepayment Expense	65,000	-	45,000	45,000	90,000	-
	Total Debt Service	**677,034**	**601,819**	**652,463**	**553,731**	**1,206,194**	**602,650**
	Total Expenditures	**677,034**	**601,819**	**652,463**	**553,731**	**1,206,194**	**602,650**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	(28,710)	7,150	(18,040)	(556,508)	(574,547)	19,924
IV.	**Net Change in Fund Balance**	**(28,710)**	**7,150**	**(18,040)**	**(556,508)**	**(574,547)**	**19,924**
	Fund Balance - Beginning	481,148	452,438	452,438	-	452,438	**(122,109)**
	Fund Balance - Ending	**$ 452,438**	**$ 459,588**	**$ 434,399**	**$ (556,508)**	**$ (122,109)**	**$ (102,185)**

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

Period Ending	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
							5,415,000
5/1/26	410,000	45,000	3.00%	98,731	508,731		4,960,000
11/1/26			3.00%	91,325	92,394		4,960,000
5/1/27	420,000		3.13%	91,325	512,394	604,788	4,540,000
11/1/27			3.13%	84,594	85,663		4,540,000
5/1/28	435,000		3.50%	84,594	525,663	611,325	4,105,000
11/1/28			3.50%	76,794	77,744		4,105,000
5/1/29	450,000		3.50%	76,794	532,744	610,488	3,655,000
11/1/29			3.50%	68,731	69,563		3,655,000
5/1/30	460,000		3.50%	68,731	534,563	604,125	3,195,000
11/1/30			3.50%	60,494	61,206		3,195,000
5/1/31	485,000		3.50%	60,494	551,206	612,413	2,710,000
11/1/31			3.50%	51,788	52,381		2,710,000
5/1/32	500,000		3.75%	51,788	557,381	609,763	2,210,000
11/1/32			3.75%	42,238	42,713		2,210,000
5/1/33	520,000		3.75%	42,238	567,713	610,425	1,690,000
11/1/33			3.75%	32,313	32,669		1,690,000
5/1/34	545,000		3.75%	32,313	582,669	615,338	1,145,000
11/1/34			3.75%	21,894	22,131		1,145,000
5/1/35	565,000		3.75%	21,894	592,131	614,263	580,000
11/1/35			3.75%	11,100	11,219		580,000
5/1/36	580,000		3.75%	11,100	596,219	607,438	0
Total	**5,370,000**			**1,181,269**	**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 9

AGENDA

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Anthem Park Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Anthem Park Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A** and **B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A** and **B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 5TH DAY OF AUGUST 2026.

ATTEST:

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By: ____________________________

Its: ____________________________

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

EXHIBIT 10

AGENDA

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the District's Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5TH DAY OF AUGUST 2026.

ATTEST:

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("**Board**") of the Anthem Park Community Development District ("**District**") will hold their regular meetings for Fiscal Year 2027 at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 33569, on the first Wednesday of every month at 9:30 a.m., unless otherwise indicated as follows:

October 7, 2026
November 4, 2026
December 2, 2026
January 6, 2027
February 3, 2027
March 3, 2027
April 7, 2027
May 5, 2027
June 2, 2027
July 7, 2027
August 4, 2027
September 1, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 ("**District Manager's Office**") or by visiting the District's website at https://www.anthemparkcdd.org/.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Manager's Office at (813) 565-4663 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

EXHIBIT 11

AGENDA

MINUTES OF MEETING
ANTHEM PARK
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development District was held on Wednesday, July 1, 2026 at 9:30 a.m. at Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

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

Also present were:

Andy Mendenhall	District Manager, Kai
Maria Agosta	Facility Manager, Kai
Lindsay Moczynski *(Virtual)*	District Counsel, KVW
Greg Woodcock *(Virtual)*	District Engineer, Stantec

SECOND ORDER OF BUSINESS – Audience Comments

None

THIRD ORDER OF BUSINESS – Staff & Vendor Reports

A. District Counsel

Ms. Moczynski reported that the Form 1 filing deadline was July 1 and reminded everyone that assistance was available if needed. She stated that the Governor had vetoed the proposed sovereign immunity legislation, while the existing law regarding electric bicycles remained unchanged. She also reported that Seats One, Two, and Three would proceed to elections because each seat had two candidates. Explained that the new legislation established a recall process for elected Community Development District supervisors, allowing qualified electors to petition for a recall after a supervisor had served at least one year in office, subject to specific legal requirements and review procedures.

B. District Engineer

None

C. Facility Manager

Yellowstone presented payment options for Phase Three and recommended a fifty percent deposit with the remaining balance due after the next fiscal year budget. Board expressed support for the proposal. Phase One had been completed successfully, Phase Three remained the primary focus, and weekly maintenance services continued with improvements in pest control and weed management.

Ms. Moczynski stated that she would revise the additional service order to reflect the updated payment schedule.

Ms. Agosta provided updates on ongoing maintenance projects. The Board also agreed that residents could submit specific community event proposals for future consideration and requested regular pool incident reports and additional community information in the newsletter.

> On a MOTION by Ms. Possenriede, SECONDED by Ms. Dee, WITH ALL IN FAVOR, the Board **approved the proposal from Yellowstone for the Artificial Turf in the amount not to exceed, $1,500.00**, for the Anthem Park Community Development District.

1. Exhibit 1: June 2026 Report
2. Exhibit 2: St. Cloud – Consideration of Community Futsal Court Proposal
3. Exhibit 3: Steadfast – June 2026 Aquatic Treatment Report
4. Exhibit 4: Yellowstone – June 2026 Landscape Maintenance Report
    a. Exhibit 5: Consideration of Plant Installation Proposal (Capital Blvd) - $19,999.25

Hold for now.

D. District Manager

Mr. Mendenhall apologized for the delayed financial reports due to the new accounting system implementation and stated that the Board could defer approval until the next meeting. He also agreed to review concerns regarding transfer fees, reported improvements to resident communication, and noted that the next meeting would include the budget adoption hearing.

FOURTH ORDER OF BUSINESS – Consent Agenda Items

A. Exhibit 6: Consideration/Approval of the June 3, 2026, Regular Meeting Minutes

> On a MOTION by Ms. Possenriede, SECONDED by Ms. Santos-Nieves , WITH ALL IN FAVOR, the Board **approved the June 3, 2026, Regular Meeting Minutes**, for the Anthem Park Community Development District.

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

A resident asked whether there was another way to report community issues besides texting or emailing. Mr. Mendenhall responded that residents could also report concerns through Ms. Agosta, contact him directly, or submit requests using the District website contact form.

SIXTH ORDER OF BUSINESS – Supervisor Requests

A Supervisor requested that future newsletters include the office hours, updates on the ongoing irrigation improvement project, and information promoting the children's library. The Supervisor also suggested posting the newsletter at community facilities so residents who did not receive email copies could still access the information.

A Supervisor requested a simple report summarizing resident inquiries and complaints by category to help the Board identify common community concerns and trends.

A Supervisor suggested clearing the storage area by requesting that the homeowners association remove its records and holiday decorations to free up space and eliminate District responsibility for those items.

SEVENTH ORDER OF BUSINESS – Adjournment

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

____
Signature

____
Printed Name
Title: □ Chairman □ Vice Chairman

EXHIBIT 12

AGENDA

Financial Reporting Package

Anthem Park Community Development District

Period Ending: 04/30/2026

Anthem Park Community Development District

Balance Sheet as of 4/30/2026

Assets	Operating	301 - Debt Service 2016 A1 Fund	Total
Cash - Operating			
101001 - Operating VNB - #4977	$114,989.78		$114,989.78
Total Cash - Operating	**$114,989.78**		**$114,989.78**
Cash - Money Market, Reserves and Other			
101101 - MMA BU - #8433	$734,818.28		$734,818.28
101201 - Reserve BU - #7089	$6,005.00		$6,005.00
101202 - Reserve BU - #1399	$389,699.77		$389,699.77
Total Cash - Money Market, Reserves and Other	**$1,130,523.05**		**$1,130,523.05**
Accounts Receivable & Other Assets			
115100 - Accounts Receivable - Other	$587.92		$587.92
121000 - Assessments Receivable - On Roll	$11,895.36	$8,368.52	$20,263.88
131101 - Due From 101 General Fund		$10,849.13	$10,849.13
155000 - Prepaid Items	$17,876.04		$17,876.04
156900 - Deposits - Non-Current	$240.00		$240.00
Total Accounts Receivable & Other Assets	**$30,599.32**	**$19,217.65**	**$49,816.97**
Investments			
151102 - Series 2016 A1 Debt Service Reserve Account		$277,453.13	$277,453.13
151103 - Series 2016 A1 Prepayment Account		$1,278.12	$1,278.12
151106 - Series 2016 A2 Debt Service Reserve Account		$25,753.13	$25,753.13
151107 - Series 2016 A2 Prepayment Account		$47,821.18	$47,821.18
151108 - Series 2016 A2 Revenue Account		$608,278.30	$608,278.30
Total Investments		**$960,583.86**	**$960,583.86**
Total Assets	**$1,276,112.15**	**$979,801.51**	**$2,255,913.66**

Anthem Park Community Development District

Balance Sheet as of 4/30/2026

Liabilities / Equity	Operating	301 - Debt Service 2016 A1 Fund	Total
Current Liability			
202000 - Accounts Payable	$71,349.30		$71,349.30
207301 - Due To 301 - Debt Service 2016 A1 Fund	$10,849.13		$10,849.13
220000 - Deposits Held	$400.00		$400.00
223000 - Deferred Revenue	$11,895.36	$8,368.52	$20,263.88
Total Current Liability	**$94,493.79**	**$8,368.52**	**$102,862.31**
Fund Balance			
280000 - Fund Balance - Nonspendable	$18,116.04		$18,116.04
281000 - Fund Balance - Restricted		$448,324.31	$448,324.31
283001 - Fund Balance - Assigned Reserve & Replacement	$393,278.88		$393,278.88
283002 - Fund Balance - Assigned Operating Capital	$149,733.00		$149,733.00
284000 - Fund Balance - Unassigned	$248,521.95		$248,521.95
Total Fund Balance	**$809,649.87**	**$448,324.31**	**$1,257,974.18**
Net Change in Fund Balance			
33750 - Net Income	$371,968.49	$523,108.68	$895,077.17
Total Net Change in Fund Balance	**$371,968.49**	**$523,108.68**	**$895,077.17**
Total Liabilities / Equity	**$1,276,112.15**	**$979,801.51**	**$2,255,913.66**

Anthem Park Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
325201 - Special Assessments - On-Roll	15,421.43	73,746.01	(58,324.58)	873,056.80	516,222.07	356,834.73	884,952.16
361100 - Interest	4,298.11	1,120.67	3,177.44	27,053.34	7,844.69	19,208.65	13,448.00
362000 - Rents And Royalties	980.00	-	980.00	1,640.00	-	1,640.00	-
369900 - Miscellaneous Revenues	40.00	-	40.00	40.00	-	40.00	-
Total Income	**20,739.54**	**74,866.68**	**(54,127.14)**	**901,790.14**	**524,066.76**	**377,723.38**	**898,400.16**
Total Income	**20,739.54**	**74,866.68**	**(54,127.14)**	**901,790.14**	**524,066.76**	**377,723.38**	**898,400.16**
Operating Expense							
General Administration							
513001 - P/R - Board Of Supervisors	1,000.00	1,000.00	-	7,000.00	7,000.00	-	12,000.00
513002 - Payroll Taxes	76.50	76.50	-	535.50	535.50	-	918.00
513003 - Payroll Processing Fees	50.00	58.33	8.33	350.00	408.31	58.31	700.00
513101 - Professional Services - Management Consulting Services	1,666.67	1,666.67	-	11,666.69	11,666.69	-	20,000.00
513102 - Professional Services - Accounting Services	1,250.00	1,250.00	-	8,750.00	8,750.00	-	15,000.00
513105 - Professional Services - Administrative Service	266.66	266.67	.01	1,866.62	1,866.69	.07	3,200.00
513106 - Professional Services - Auditing Services	-	345.83	345.83	-	2,420.81	2,420.81	4,150.00
513107 - Professional Services - Engineering Services	237.00	666.67	429.67	7,604.41	4,666.69	(2,937.72)	8,000.00
513108 - Professional Services - Legal Services	-	1,500.00	1,500.00	16,035.20	10,500.00	(5,535.20)	18,000.00
513201 - Legal Advertisements	-	125.00	125.00	380.27	875.00	494.73	1,500.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	102.06	(72.94)	175.00
513208 - Postage And Printing	-	83.33	83.33	-	583.31	583.31	1,000.00
513209 - Website Compliance (dev & hosting)	167.91	167.92	.01	1,175.37	1,175.44	.07	2,015.00
513291 - General Operating Expenses	300.00	300.00	-	2,100.00	2,100.00	-	3,600.00
513292 - Misc. (Bank Fees, Brochures, etc.)	98.26	41.67	(56.59)	432.59	291.69	(140.90)	500.00
Total General Administration	**5,113.00**	**7,563.17**	**2,450.17**	**58,071.65**	**52,942.19**	**(5,129.46)**	**90,758.00**
Insurance							
513202 - Insurance	3,129.58	3,500.00	370.42	21,907.06	24,500.00	2,592.94	42,000.00
Total Insurance	**3,129.58**	**3,500.00**	**370.42**	**21,907.06**	**24,500.00**	**2,592.94**	**42,000.00**
Assessment Administration							
513210 - County Assessment Collection Fee	-	25.00	25.00	-	175.00	175.00	300.00
513211 - Assessment Administration	416.66	416.67	.01	2,916.62	2,916.69	.07	5,000.00
Total Assessment Administration	**416.66**	**441.67**	**25.01**	**2,916.62**	**3,091.69**	**175.07**	**5,300.00**
Debt Administration							
517101 - Dissemination Agent	333.33	333.33	-	2,333.31	2,333.31	-	4,000.00
517102 - Trustee Fees	399.22	417.18	17.96	2,794.54	2,920.26	125.72	5,006.13

Anthem Park Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Annual Budget
Operating Expense							
517103 - Arbitrage	-	141.67	141.67	-	991.69	991.69	1,700.00
Total Debt Administration	**732.55**	**892.18**	**159.63**	**5,127.85**	**6,245.26**	**1,117.41**	**10,706.13**
Utilities							
531101 - Electricity (Irrigation & Pond Pumps)	(8,865.29)	3,583.33	12,448.62	9,570.35	25,083.31	15,512.96	43,000.00
531201 - Streetpole Lighting	28,241.09	15,383.05	(12,858.04)	121,474.10	107,681.35	(13,792.75)	184,596.60
533201 - Potable Water	905.83	916.67	10.84	7,814.03	6,416.69	(1,397.34)	11,000.00
533301 - Reclaim Water	3,117.04	1,833.33	(1,283.71)	23,909.22	12,833.31	(11,075.91)	22,000.00
533305 - Reclaim Water - #46809 0 Valley Forge & Nat	(211.49)	-	211.49	(211.49)	-	211.49	-
Total Utilities	**23,187.18**	**21,716.38**	**(1,470.80)**	**162,556.21**	**152,014.66**	**(10,541.55)**	**260,596.60**
Security							
529102 - Contracts - Security Cameras & Monitoring Equipment	(209.93)	41.67	251.60	40.99	291.69	250.70	500.00
529103 - Contracts - Roving Patrols	1,865.60	2,083.33	217.73	13,992.00	14,583.31	591.31	25,000.00
529201 - Security - Other (Repair/Access Cards)	-	41.67	41.67	334.17	291.69	(42.48)	500.00
Total Security	**1,655.67**	**2,166.67**	**511.00**	**14,367.16**	**15,166.69**	**799.53**	**26,000.00**
Field Office Administration							
579231 - Utility - Amenity Center Internet Service	499.22	415.00	(84.22)	2,395.15	2,905.00	509.85	4,980.00
579305 - Contract - Amenity Center Pest Control	-	54.00	54.00	-	378.00	378.00	648.00
579306 - Contract - Amenity Management	9,936.00	9,936.00	-	69,552.00	69,552.00	-	119,232.00
579601 - Amenity Center Office/Janitorial Supplies	-	125.00	125.00	99.71	875.00	775.29	1,500.00
579602 - Misc. Amenity Center Repairs & Maintenance	456.00	333.33	(122.67)	3,158.25	2,333.31	(824.94)	4,000.00
579604 - Misc. - Rentals & Leases	-	83.33	83.33	434.50	583.31	148.81	1,000.00
579605 - Amenity Management - Clubhouse Rental Reimb.	-	314.29	314.29	-	2,200.03	2,200.03	3,771.43
579606 - Clubhouse Lighting Replacement	-	41.67	41.67	-	291.69	291.69	500.00
579901 - Miscellaneous (Field Off Admin)	192.55	166.67	(25.88)	643.35	1,166.69	523.34	2,000.00
Total Field Office Administration	**11,083.77**	**11,469.29**	**385.52**	**76,282.96**	**80,285.03**	**4,002.07**	**137,631.43**
Landscaping Maintenance							
539101 - Contracts - Landscaping Maintenance	14,046.00	14,333.33	287.33	98,322.00	100,333.31	2,011.31	172,000.00
539201 - Landscape Replacement & Replenishment	9,036.00	833.33	(8,202.67)	17,178.40	5,833.31	(11,345.09)	10,000.00
539202 - Landscape - Mulch	-	1,166.67	1,166.67	-	8,166.69	8,166.69	14,000.00
539203 - Landscape - Tree/Palm Trimming	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
539301 - R&M - Irrigation	-	1,000.00	1,000.00	14,133.56	7,000.00	(7,133.56)	12,000.00
Total Landscaping Maintenance	**23,082.00**	**17,583.33**	**(5,498.67)**	**129,633.96**	**123,083.31**	**(6,550.65)**	**211,000.00**
Facility Maintenance							

Anthem Park Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
529202 - R&M - Gates	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
529303 - Entry & Walls Maintenance	-	83.33	83.33	-	583.31	583.31	1,000.00
538101 - Contracts - Aquatic Maintenance	1,180.00	1,180.00	-	8,260.00	8,260.00	-	14,160.00
538102 - Contracts - Wetland Monitoring	720.00	120.00	(600.00)	720.00	840.00	120.00	1,440.00
538103 - Contracts - Fountain	-	219.00	219.00	-	1,533.00	1,533.00	2,628.00
539302 - R&M - Fountain	-	208.33	208.33	1,782.20	1,458.31	(323.89)	2,500.00
539303 - R&M - Pressure Washing	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
539402 - Misc - Holiday Lights & Decorations	-	125.00	125.00	-	875.00	875.00	1,500.00
539990 - Miscellaneous - Contigency (Facility Maint)	1,112.37	667.92	(444.45)	9,690.03	4,675.44	(5,014.59)	8,015.00
579301 - Contract - Pool Service	1,200.00	1,700.00	500.00	8,400.00	11,900.00	3,500.00	20,400.00
579401 - Pool Permit	-	27.08	27.08	-	189.56	189.56	325.00
579501 - R&M - Pool	1,080.00	166.67	(913.33)	1,080.00	1,166.69	86.69	2,000.00
579504 - R&M - Athletic Facilities	-	125.00	125.00	-	875.00	875.00	1,500.00
Total Facility Maintenance	**5,292.37**	**4,955.67**	**(336.70)**	**29,932.23**	**34,689.69**	**4,757.46**	**59,468.00**
Capital Improvement Program							
539901 - Capital Improvements	-	1,000.00	1,000.00	29,025.95	7,000.00	(22,025.95)	12,000.00
Total Capital Improvement Program	**-**	**1,000.00**	**1,000.00**	**29,025.95**	**7,000.00**	**(22,025.95)**	**12,000.00**
Reserves							
539801 - Increase in Reserves Persuant to Reserve Study	-	3,245.00	3,245.00	-	22,715.00	22,715.00	38,940.00
539821 - Reserve Study	-	333.33	333.33	-	2,333.31	2,333.31	4,000.00
Total Reserves	**-**	**3,578.33**	**3,578.33**	**-**	**25,048.31**	**25,048.31**	**42,940.00**
Total Expense	**73,692.78**	**74,866.69**	**1,173.91**	**529,821.65**	**524,066.83**	**(5,754.82)**	**898,400.16**
Operating Net Total	**(52,953.24)**	**(.01)**	**(52,953.23)**	**371,968.49**	**(.07)**	**371,968.56**	**-**

Anthem Park Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

301 - Debt Service 2016 A1 Fund Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
325201 - Special Assessments - On-Roll	10,849.13	50,747.40	(39,898.27)	614,203.70	355,231.80	258,971.90	608,968.80
361100 - Interest	980.95	-	980.95	7,636.23	-	7,636.23	-
Total Income	**11,830.08**	**50,747.40**	**(38,917.32)**	**621,839.93**	**355,231.80**	**266,608.13**	**608,968.80**
Total Income	**11,830.08**	**50,747.40**	**(38,917.32)**	**621,839.93**	**355,231.80**	**266,608.13**	**608,968.80**

301 - Debt Service 2016 A1 Fund Expense

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	-	-	-	410,000.00
517311 - Interest Expense	-	-	-	98,731.25	99,078.13	346.88	191,818.76
Total Debt Administration	**-**	**-**	**-**	**98,731.25**	**99,078.13**	**346.88**	**601,818.76**
Total Expense	**-**	**-**	**-**	**98,731.25**	**99,078.13**	**346.88**	**601,818.76**
301 - Debt Service 2016 A1 Fund Net Total	**11,830.08**	**50,747.40**	**(38,917.32)**	**523,108.68**	**256,153.67**	**266,955.01**	**7,150.04**
Net Total	**(41,123.16)**	**50,747.39**	**(91,870.55)**	**895,077.17**	**256,153.60**	**638,923.57**	**7,150.04**

Anthem Park Community Development District

Bank Register Report 4/1/2026 - 4/30/2026

Date	Description	Type	R	Check No	Amount
Operating VNB- #4977					
	Balance as of 4/1/2026				**$0.00**
4/3/2026	Rental and access card revenue	Misc Deposit	R	multiple	$1,020.00
4/8/2026	Kai Connected LLC CDD	Invoice ACH	R		($14,210.98)
4/15/2026	Engage PEO - BOS 04.01.26	Invoice (Expense/AutoDraft)	R	ACH041526	($1,126.50)
4/21/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
4/21/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
4/24/2026	Transfer from BU Reserve - 9853647089 - To open new operating account	Transfer In	R	ACH	$130,000.00
4/28/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
4/28/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
4/30/2026	April Interest	Interest	R	ACH	$240.06
				Total	**$114,989.78**
				Balance as of 4/30/2026	**$114,989.78**
MMA BU - #8433					
	Balance as of 4/1/2026				**$1,308,888.66**
4/8/2026	FY2026 On-roll assessments installment collections 03/01-03/31	Misc Deposit	R	ACH040826	$20,798.12
4/8/2026	FY2026 On-roll assessments installment collections 03/01-03/31	Misc Deposit	R	ACH040826	$5,428.10
4/21/2026	Transfer to BU Reserve - 9853647089 - to wire funds for DS payment	Transfer Out	R	ACH	($603,354.71)
4/24/2026	FY2026 On-roll assessments installment collections 03/01-03/31	Misc Deposit	R	ACH042426	$44.34
4/30/2026	April Interest	Interest	R	ACH	$3,013.77
				Total	**($574,070.38)**
				Balance as of 4/30/2026	**$734,818.28**
Reserve BU - #1399					
	Balance as of 4/1/2026				**$389,699.77**
4/30/2026	April Interest	Interest	R	ACH	$1,041.30
				Total	**$1,041.30**
				Balance as of 4/30/2026	**$390,741.07**
Reserve BU - #7089					
	Balance as of 4/1/2026				**$136,252.74**
4/7/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
4/7/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)

Anthem Park Community Development District

Bank Register Report 4/1/2026 - 4/30/2026

Date	Description	Type	R	Check No	Amount
4/13/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
4/13/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
4/13/2026	Spectrum Business	Invoice (Expense/AutoDraft)	R		($140.00)
4/20/2026	Spectrum Business	Invoice (Expense/AutoDraft)	R		($219.22)
4/21/2026	Transfer from BU MMA - 9853648433 - to wire funds for DS payment	Transfer In	R	ACH	$603,354.71
4/21/2026	Transfer to Trust 2016 A2 Revenue Account	Transfer Out	R	ACH	($603,354.71)
4/24/2026	Transfer to VNB Operating - 9654024977 - To open new operating account	Transfer Out	R	ACH	($130,000.00)
4/30/2026	April Interest	Interest	R	ACH	$2.98
				Total	**($131,289.04)**
				Balance as of 4/30/2026	**$4,963.70**

Trust 2016 A1 Debt Service Reserve Account

Date	Description	Type	R	Check No	Amount
	Balance as of 4/1/2026				**$277,453.13**
4/1/2026	April Interest	Interest	R	ACH	$764.11
4/30/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer	Transfer Out	R	ACH	($764.11)
				Total	**$0.00**
				Balance as of 4/30/2026	**$277,453.13**

Trust 2016 A1 Prepayment Account

Date	Description	Type	R	Check No	Amount
	Balance as of 4/1/2026				**$1,278.12**
4/1/2026	April Interest	Interest	R	ACH	$3.52
4/30/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer	Transfer Out	R	ACH	($3.52)
				Total	**$0.00**
				Balance as of 4/30/2026	**$1,278.12**

Trust 2016 A2 Debt Service Reserve Account

Date	Description	Type	R	Check No	Amount
	Balance as of 4/1/2026				**$25,753.13**
4/1/2026	April Interest	Interest	R	ACH	$70.92
4/30/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer	Transfer Out	R	ACH	($70.92)
				Total	**$0.00**
				Balance as of 4/30/2026	**$25,753.13**

Trust 2016 A2 Prepayment Account

Date	Description	Type	R	Check No	Amount
	Balance as of 4/1/2026				**$47,821.18**
4/1/2026	April Interest	Interest	R	ACH	$131.70
4/30/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer	Transfer Out	R	ACH	($131.70)

Anthem Park Community Development District

Bank Register Report 4/1/2026 - 4/30/2026

Date	Description	Type	R	Check No	Amount
				Total	**$0.00**
				Balance as of 4/30/2026	**$47,821.18**

Trust 2016 A2 Revenue Account

Date	Description	Type	R	Check No	Amount
	Balance as of 4/1/2026				**$3,942.64**
4/1/2026	April Interest	Interest	R	ACH	$10.70
4/21/2026	Transfer from BU Reserve - 9853647089	Transfer In	R	ACH	$603,354.71
4/30/2026	Transfer from Trust 2016 A1 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	$764.11
4/30/2026	Transfer from Trust 2016 A1 Prepayment Account - interest transfer	Transfer In	R	ACH	$3.52
4/30/2026	Transfer from Trust 2016 A2 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	$70.92
4/30/2026	Transfer from Trust 2016 A2 Prepayment Account - interest transfer	Transfer In	R	ACH	$131.70
				Total	**$604,335.66**
				Balance as of 4/30/2026	**$608,278.30**

Anthem Park Community Development District

Bank Account Reconciliation for Period 4/30/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB- #4977	114,989.78	0.00	114,989.78	114,989.78	Balanced
Reserve BU - #1399	390,741.07	0.00	390,741.07	390,741.07	Balanced
MMA BU - #8433	734,818.28	0.00	734,818.28	734,818.28	Balanced
Reserve BU - #7089	4,963.70	0.00	4,963.70	4,963.70	Balanced
Trust 2016 A1 Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2016 A1 Principal Account	0.00	0.00	0.00	0.00	Balanced
Trust 2016 A1 Debt Service Reserve Account	277,453.13	0.00	277,453.13	277,453.13	Balanced
Trust 2016 A1 Prepayment Account	1,278.12	0.00	1,278.12	1,278.12	Balanced
Trust 2016 A2 Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2016 A2 Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2016 A2 Debt Service Reserve Account	25,753.13	0.00	25,753.13	25,753.13	Balanced
Trust 2016 A2 Prepayment Account	47,821.18	0.00	47,821.18	47,821.18	Balanced
Trust 2016 A2 Revenue Account	608,278.30	0.00	608,278.30	608,278.30	Balanced

Unreconciled Items

Date	Description	Check No	Amount

(No Items)

Total (No Items)

Reconciled Items

Date	Description	Check No	Amount

Operating VNB- #4977

Date	Description	Check No	Amount
4/3/2026	Rental and access card revenue	multiple	1,020.00
4/24/2026	Transfer from BU Reserve - 9853647089 - To open new operating account		130,000.00
4/30/2026	April Interest		240.06
4/8/2026	Kai Connected LLC CDD	ACH	-14,210.98
4/15/2026	Engage PEO - BOS 04.01.26	ACH041526	-1,126.50

Anthem Park Community Development District

Bank Account Reconciliation for Period 4/30/2026

Date	Description	Check No	Amount
4/21/2026	St. Cloud Police Department		-233.20
4/21/2026	St. Cloud Police Department		-233.20
4/28/2026	St. Cloud Police Department		-233.20
4/28/2026	St. Cloud Police Department		-233.20
		Total Operating VNB- #4977	**114,989.78**

MMA BU - #8433

Date	Description	Check No	Amount
4/8/2026	FY2026 On-roll assessments installment collections 03/01-03/31	ACH040826	20,798.12
4/8/2026	FY2026 On-roll assessments installment collections 03/01-03/31	ACH040826	5,428.10
4/24/2026	FY2026 On-roll assessments installment collections 03/01-03/31	ACH042426	44.34
4/30/2026	April Interest		3,013.77
4/21/2026	Transfer to BU Reserve - 9853647089 - to wire funds for DS payment		-603,354.71
		Total MMA BU - #8433	**-574,070.38**

Reserve BU - #1399

Date	Description	Check No	Amount
4/30/2026	April Interest		1,041.30
		Total Reserve BU - #1399	**1,041.30**

Reserve BU - #7089

Date	Description	Check No	Amount
4/21/2026	Transfer from BU MMA - 9853648433 - to wire funds for DS payment		603,354.71
4/30/2026	April Interest		2.98
3/24/2026	Kilinski Van Wyk PLLC	100326	-3,093.50
3/24/2026	Kai	100325	-198.13
4/7/2026	St. Cloud Police Department		-233.20
4/7/2026	St. Cloud Police Department		-233.20
4/13/2026	St. Cloud Police Department		-233.20
4/13/2026	St. Cloud Police Department		-233.20
4/13/2026	Spectrum Business		-140.00
4/20/2026	Spectrum Business		-219.22
4/21/2026	Transfer to Trust 2016 A2 Revenue Account		-603,354.71
4/24/2026	Transfer to VNB Operating - 9654024977 - To open new operating account		-130,000.00
		Total Reserve BU - #7089	**-134,580.67**

Trust 2016 A1 Debt Service Reserve Account

Date	Description	Check No	Amount
4/1/2026	April Interest		764.11
4/30/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer		-764.11
		Total Trust 2016 A1 Debt Service Reserve Account	**0.00**

Anthem Park Community Development District

Bank Account Reconciliation for Period 4/30/2026

Date	Description	Check No	Amount
Trust 2016 A1 Prepayment Account			
4/1/2026	April Interest		3.52
4/30/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer		-3.52
		Total Trust 2016 A1 Prepayment Account	**0.00**
Trust 2016 A2 Debt Service Reserve Account			
4/1/2026	April Interest		70.92
4/30/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer		-70.92
		Total Trust 2016 A2 Debt Service Reserve Account	**0.00**
Trust 2016 A2 Prepayment Account			
4/1/2026	April Interest		131.70
4/30/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer		-131.70
		Total Trust 2016 A2 Prepayment Account	**0.00**
Trust 2016 A2 Revenue Account			
4/1/2026	April Interest		10.70
4/21/2026	Transfer from BU Reserve - 9853647089		603,354.71
4/30/2026	Transfer from Trust 2016 A1 Debt Service Reserve Account - interest transfer		764.11
4/30/2026	Transfer from Trust 2016 A1 Prepayment Account - interest transfer		3.52
4/30/2026	Transfer from Trust 2016 A2 Debt Service Reserve Account - interest transfer		70.92
4/30/2026	Transfer from Trust 2016 A2 Prepayment Account - interest transfer		131.70
		Total Trust 2016 A2 Revenue Account	**604,335.66**

EXHIBIT 13

AGENDA

Financial Reporting Package

Anthem Park Community Development District

Period Ending: 05/31/2026

Anthem Park Community Development District

Balance Sheet as of 5/31/2026

Assets	Operating	301 - Debt Service 2016 A1 Fund	Total
Cash - Operating			
101001 - Operating VNB - #4977	$90,278.06		$90,278.06
Total Cash - Operating	**$90,278.06**		**$90,278.06**
Cash - Money Market, Reserves and Other			
101101 - MMA BU - #8433	$738,094.22		$738,094.22
101201 - Reserve BU - #7089	($2,485.66)		($2,485.66)
101202 - Reserve BU - #1399	$389,699.77		$389,699.77
Total Cash - Money Market, Reserves and Other	**$1,125,308.33**		**$1,125,308.33**
Accounts Receivable & Other Assets			
115100 - Accounts Receivable - Other	$1,340.76		$1,340.76
121000 - Assessments Receivable - On Roll	$2,115.33	$1,488.19	$3,603.52
131101 - Due From 101 General Fund		$17,729.46	$17,729.46
155000 - Prepaid Items	$15,400.99		$15,400.99
156900 - Deposits - Non-Current	$240.00		$240.00
Total Accounts Receivable & Other Assets	**$19,097.08**	**$19,217.65**	**$38,314.73**
Investments			
151102 - Series 2016 A1 Debt Service Reserve Account		$277,453.13	$277,453.13
151103 - Series 2016 A1 Prepayment Account		$1,278.12	$1,278.12
151106 - Series 2016 A2 Debt Service Reserve Account		$25,753.13	$25,753.13
151107 - Series 2016 A2 Prepayment Account		$2,821.18	$2,821.18
151108 - Series 2016 A2 Revenue Account		$100,983.17	$100,983.17
Total Investments		**$408,288.73**	**$408,288.73**
Total Assets	**$1,234,683.47**	**$427,506.38**	**$1,662,189.85**

Anthem Park Community Development District

Balance Sheet as of 5/31/2026

Liabilities / Equity	Operating	301 - Debt Service 2016 A1 Fund	Total
Current Liability			
202000 - Accounts Payable	$89,473.48	$88,767.50	$178,240.98
207301 - Due To 301 - Debt Service 2016 A1 Fund	$17,729.46		$17,729.46
220000 - Deposits Held	$400.00		$400.00
223000 - Deferred Revenue	$2,115.33	$1,488.19	$3,603.52
Total Current Liability	**$109,718.27**	**$90,255.69**	**$199,973.96**
Fund Balance			
280000 - Fund Balance - Nonspendable	$11,985.94		$11,985.94
281000 - Fund Balance - Restricted		$448,324.31	$448,324.31
283001 - Fund Balance - Assigned Reserve & Replacement	$393,278.88		$393,278.88
283002 - Fund Balance - Assigned Operating Capital	$149,733.00		$149,733.00
284000 - Fund Balance - Unassigned	$254,652.05		$254,652.05
Total Fund Balance	**$809,649.87**	**$448,324.31**	**$1,257,974.18**
Net Change in Fund Balance			
33750 - Net Income	$315,315.33	($111,073.62)	$204,241.71
Total Net Change in Fund Balance	**$315,315.33**	**($111,073.62)**	**$204,241.71**
Total Liabilities / Equity	**$1,234,683.47**	**$427,506.38**	**$1,662,189.85**

Anthem Park Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
325201 - Special Assessments - On-Roll	9,780.03	73,746.01	(63,965.98)	882,836.83	589,968.08	292,868.75	884,952.16
361100 - Interest	3,395.03	1,120.67	2,274.36	30,448.37	8,965.36	21,483.01	13,448.00
362000 - Rents And Royalties	-	-	-	1,640.00	-	1,640.00	-
369900 - Miscellaneous Revenues	10,000.00	-	10,000.00	10,040.00	-	10,040.00	-
Total Income	**23,175.06**	**74,866.68**	**(51,691.62)**	**924,965.20**	**598,933.44**	**326,031.76**	**898,400.16**
Total Income	**23,175.06**	**74,866.68**	**(51,691.62)**	**924,965.20**	**598,933.44**	**326,031.76**	**898,400.16**
Operating Expense							
General Administration							
513001 - P/R - Board Of Supervisors	1,000.00	1,000.00	-	8,000.00	8,000.00	-	12,000.00
513002 - Payroll Taxes	76.50	76.50	-	612.00	612.00	-	918.00
513003 - Payroll Processing Fees	50.00	58.33	8.33	400.00	466.64	66.64	700.00
513101 - Professional Services - Management Consulting Services	1,666.67	1,666.67	-	13,333.36	13,333.36	-	20,000.00
513102 - Professional Services - Accounting Services	1,250.00	1,250.00	-	10,000.00	10,000.00	-	15,000.00
513105 - Professional Services - Administrative Service	266.66	266.67	.01	2,133.28	2,133.36	.08	3,200.00
513106 - Professional Services - Auditing Services	-	345.83	345.83	-	2,766.64	2,766.64	4,150.00
513107 - Professional Services - Engineering Services	-	666.67	666.67	7,604.41	5,333.36	(2,271.05)	8,000.00
513108 - Professional Services - Legal Services	3,994.50	1,500.00	(2,494.50)	20,029.70	12,000.00	(8,029.70)	18,000.00
513201 - Legal Advertisements	-	125.00	125.00	380.27	1,000.00	619.73	1,500.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	116.64	(58.36)	175.00
513208 - Postage And Printing	-	83.33	83.33	-	666.64	666.64	1,000.00
513209 - Website Compliance (dev & hosting)	167.91	167.92	.01	1,343.28	1,343.36	.08	2,015.00
513291 - General Operating Expenses	300.00	300.00	-	2,400.00	2,400.00	-	3,600.00
513292 - Misc. (Bank Fees, Brochures, etc.)	504.41	41.67	(462.74)	937.00	333.36	(603.64)	500.00
Total General Administration	**9,276.65**	**7,563.17**	**(1,713.48)**	**67,348.30**	**60,505.36**	**(6,842.94)**	**90,758.00**
Insurance							
513202 - Insurance	3,129.58	3,500.00	370.42	25,036.64	28,000.00	2,963.36	42,000.00
Total Insurance	**3,129.58**	**3,500.00**	**370.42**	**25,036.64**	**28,000.00**	**2,963.36**	**42,000.00**
Assessment Administration							
513210 - County Assessment Collection Fee	-	25.00	25.00	-	200.00	200.00	300.00
513211 - Assessment Administration	416.66	416.67	.01	3,333.28	3,333.36	.08	5,000.00
Total Assessment Administration	**416.66**	**441.67**	**25.01**	**3,333.28**	**3,533.36**	**200.08**	**5,300.00**
Debt Administration							
517101 - Dissemination Agent	333.33	333.33	-	2,666.64	2,666.64	-	4,000.00
5171[illegible] - Trustee Fees	399.22	417.18	17.96	3,193.76	3,337.44	143.68	5,006.13

Anthem Park Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
517103 - Arbitrage	-	141.67	141.67	-	1,133.36	1,133.36	1,700.00
Total Debt Administration	**732.55**	**892.18**	**159.63**	**5,860.40**	**7,137.44**	**1,277.04**	**10,706.13**
Utilities							
531101 - Electricity (Irrigation & Pond Pumps)	3,465.30	3,583.33	118.03	13,035.65	28,666.64	15,630.99	43,000.00
531201 - Streetpole Lighting	15,666.59	15,383.05	(283.54)	137,140.69	123,064.40	(14,076.29)	184,596.60
533201 - Potable Water	1,074.36	916.67	(157.69)	8,888.39	7,333.36	(1,555.03)	11,000.00
533301 - Reclaim Water	4,368.75	1,833.33	(2,535.42)	28,277.97	14,666.64	(13,611.33)	22,000.00
533305 - Reclaim Water - #46809 0 Valley Forge & Nat	211.49	-	(211.49)	-	-	-	-
Total Utilities	**24,786.49**	**21,716.38**	**(3,070.11)**	**187,342.70**	**173,731.04**	**(13,611.66)**	**260,596.60**
Security							
529102 - Contracts - Security Cameras & Monitoring Equipment	-	41.67	41.67	40.99	333.36	292.37	500.00
529103 - Contracts - Roving Patrols	1,865.60	2,083.33	217.73	15,857.60	16,666.64	809.04	25,000.00
529201 - Security - Other (Repair/Access Cards)	295.00	41.67	(253.33)	629.17	333.36	(295.81)	500.00
Total Security	**2,160.60**	**2,166.67**	**6.07**	**16,527.76**	**17,333.36**	**805.60**	**26,000.00**
Field Office Administration							
579231 - Utility - Amenity Center Internet Service	314.22	415.00	100.78	2,709.37	3,320.00	610.63	4,980.00
579305 - Contract - Amenity Center Pest Control	-	54.00	54.00	-	432.00	432.00	648.00
579306 - Contract - Amenity Management	9,936.00	9,936.00	-	79,488.00	79,488.00	-	119,232.00
579601 - Amenity Center Office/Janitorial Supplies	-	125.00	125.00	99.71	1,000.00	900.29	1,500.00
579602 - Misc. Amenity Center Repairs & Maintenance	634.63	333.33	(301.30)	3,792.88	2,666.64	(1,126.24)	4,000.00
579604 - Misc. - Rentals & Leases	-	83.33	83.33	434.50	666.64	232.14	1,000.00
579605 - Amenity Management - Clubhouse Rental Reimb.	-	314.29	314.29	-	2,514.32	2,514.32	3,771.43
579606 - Clubhouse Lighting Replacement	-	41.67	41.67	-	333.36	333.36	500.00
579901 - Miscellaneous (Field Off Admin)	1,226.60	166.67	(1,059.93)	1,869.95	1,333.36	(536.59)	2,000.00
Total Field Office Administration	**12,111.45**	**11,469.29**	**(642.16)**	**88,394.41**	**91,754.32**	**3,359.91**	**137,631.43**
Landscaping Maintenance							
539101 - Contracts - Landscaping Maintenance	14,046.00	14,333.33	287.33	112,368.00	114,666.64	2,298.64	172,000.00
539201 - Landscape Replacement & Replenishment	3,571.38	833.33	(2,738.05)	20,749.78	6,666.64	(14,083.14)	10,000.00
539202 - Landscape - Mulch	-	1,166.67	1,166.67	-	9,333.36	9,333.36	14,000.00
539203 - Landscape - Tree/Palm Trimming	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
539301 - R&M - Irrigation	-	1,000.00	1,000.00	14,133.56	8,000.00	(6,133.56)	12,000.00
Total Landscaping Maintenance	**17,617.38**	**17,583.33**	**(34.05)**	**147,251.34**	**140,666.64**	**(6,584.70)**	**211,000.00**

Facility Maintenance

Anthem Park Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
529202 - R&M - Gates	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
529303 - Entry & Walls Maintenance	-	83.33	83.33	-	666.64	666.64	1,000.00
538101 - Contracts - Aquatic Maintenance	1,180.00	1,180.00	-	9,440.00	9,440.00	-	14,160.00
538102 - Contracts - Wetland Monitoring	-	120.00	120.00	720.00	960.00	240.00	1,440.00
538103 - Contracts - Fountain	-	219.00	219.00	-	1,752.00	1,752.00	2,628.00
539302 - R&M - Fountain	225.00	208.33	(16.67)	2,007.20	1,666.64	(340.56)	2,500.00
539303 - R&M - Pressure Washing	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
539402 - Misc - Holiday Lights & Decorations	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
539990 - Miscellaneous - Contigency (Facility Maint)	291.67	667.92	376.25	9,981.70	5,343.36	(4,638.34)	8,015.00
579301 - Contract - Pool Service	1,200.00	1,700.00	500.00	9,600.00	13,600.00	4,000.00	20,400.00
579401 - Pool Permit	-	27.08	27.08	-	216.64	216.64	325.00
579501 - R&M - Pool	2,746.19	166.67	(2,579.52)	3,826.19	1,333.36	(2,492.83)	2,000.00
579504 - R&M - Athletic Facilities	3,954.00	125.00	(3,829.00)	3,954.00	1,000.00	(2,954.00)	1,500.00
Total Facility Maintenance	**9,596.86**	**4,955.67**	**(4,641.19)**	**39,529.09**	**39,645.36**	**116.27**	**59,468.00**
Capital Improvement Program							
539901 - Capital Improvements	-	1,000.00	1,000.00	29,025.95	8,000.00	(21,025.95)	12,000.00
Total Capital Improvement Program	**-**	**1,000.00**	**1,000.00**	**29,025.95**	**8,000.00**	**(21,025.95)**	**12,000.00**
Reserves							
539801 - Increase in Reserves Persuant to Reserve Study	-	3,245.00	3,245.00	-	25,960.00	25,960.00	38,940.00
539821 - Reserve Study	-	333.33	333.33	-	2,666.64	2,666.64	4,000.00
Total Reserves	**-**	**3,578.33**	**3,578.33**	**-**	**28,626.64**	**28,626.64**	**42,940.00**
Total Expense	**79,828.22**	**74,866.69**	**(4,961.53)**	**609,649.87**	**598,933.52**	**(10,716.35)**	**898,400.16**
Operating Net Total	**(56,653.16)**	**(.01)**	**(56,653.15)**	**315,315.33**	**(.08)**	**315,315.41**	**-**

Anthem Park Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

301 - Debt Service 2016 A1 Fund Income

Income	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
325201 - Special Assessments - On-Roll	6,880.33	50,747.40	(43,867.07)	621,084.03	405,979.20	215,104.83	608,968.80
361100 - Interest	1,436.12	-	1,436.12	9,072.35	-	9,072.35	-
Total Income	**8,316.45**	**50,747.40**	**(42,430.95)**	**630,156.38**	**405,979.20**	**224,177.18**	**608,968.80**
Total Income	**8,316.45**	**50,747.40**	**(42,430.95)**	**630,156.38**	**405,979.20**	**224,177.18**	**608,968.80**

301 - Debt Service 2016 A1 Fund Expense

Debt Administration	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
517301 - Principal Debt Retirement	410,000.00	410,000.00	-	410,000.00	410,000.00	-	410,000.00
517311 - Interest Expense	187,498.75	92,740.63	(94,758.12)	286,230.00	191,818.76	(94,411.24)	191,818.76
517321 - Prepayment Expense	45,000.00	-	(45,000.00)	45,000.00	-	(45,000.00)	-
Total Debt Administration	**642,498.75**	**502,740.63**	**(139,758.12)**	**741,230.00**	**601,818.76**	**(139,411.24)**	**601,818.76**
Total Expense	**642,498.75**	**502,740.63**	**(139,758.12)**	**741,230.00**	**601,818.76**	**(139,411.24)**	**601,818.76**
301 - Debt Service 2016 A1 Fund Net Total	**(634,182.30)**	**(451,993.23)**	**(182,189.07)**	**(111,073.62)**	**(195,839.56)**	**84,765.94**	**7,150.04**
Net Total	**(690,835.46)**	**(451,993.24)**	**(238,842.22)**	**204,241.71**	**(195,839.64)**	**400,081.35**	**7,150.04**

Anthem Park Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Date	Description	Type	R	Check No	Amount
Operating VNB- #4977					
	Balance as of 5/1/2026				**$114,989.78**
5/4/2026	Jammin Playgrounds Inc	Invoice Check	R	10001	($1,977.00)
5/5/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
5/5/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
5/6/2026	POOL SERVICES ORLANDO, Inc	Invoice Check	R	10002	($1,200.00)
5/6/2026	Kilinski Van Wyk PLLC	Invoice Check	R	10003	($183.00)
5/6/2026	Kilinski Van Wyk PLLC	Invoice Check	R	10003	($2,550.50)
5/6/2026	POOL SERVICES ORLANDO, Inc	Invoice Check	R	10002	($1,200.00)
5/11/2026	Kai Connected LLC CDD	Invoice ACH	R		($108.84)
5/11/2026	Kai Connected LLC CDD	Invoice ACH	R		($31.18)
5/11/2026	Kai Connected LLC CDD	Invoice ACH	R		($52.53)
5/11/2026	Stantec Consulting Services Inc.	Invoice Check	R	10005	($237.00)
5/13/2026	Spectrum Business	Invoice (Expense/AutoDraft)	R		($140.00)
5/14/2026	Kai Connected LLC CDD	Invoice ACH	R		($14,210.98)
5/14/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
5/14/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
5/15/2026	Engage PEO - BOS meeting 5/06/26	Invoice (Expense/AutoDraft)	R	H124908	($1,126.50)
5/19/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
5/19/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
5/20/2026	Steadfast Alliance, LLC	Invoice Check	R	10006	($1,180.00)
5/20/2026	Kai Connected LLC CDD	Invoice ACH	R		($399.15)
5/20/2026	Kai Connected LLC CDD	Invoice ACH	R		($859.09)
5/20/2026	Kai Connected LLC CDD	Invoice ACH	R		($50.35)
5/20/2026	Kai Connected LLC CDD	Invoice ACH	R		($641.50)
5/20/2026	Kai Connected LLC CDD	Invoice ACH	R		($126.76)
5/20/2026	BIO-TECH CONSULTING, INC	Invoice (Expense/AutoDraft)			($720.00)
5/20/2026	Steadfast Alliance, LLC	Invoice Check	R	10006	($1,180.00)
5/20/2026	POOL SERVICES ORLANDO, Inc	Invoice Check	R	10008	($2,280.00)
5/20/2026	Yellowstone Landscape Inc	Invoice ACH	R		($14,046.00)
5/21/2026	Transfer from BU MMA - 9853648433	Transfer In	R	ACH	$15,421.23
5/21/2026	IRS	Invoice (Expense/AutoDraft)	R		($186.45)
5/26/2026	Vesta Property Services Case No: 2025-CC-007185-CL	Misc Deposit	R	204202	$10,000.00

Anthem Park Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Date	Description	Type	R	Check No	Amount
5/27/2026	Yellowstone Landscape Inc	Invoice ACH	R		($3,571.38)
5/27/2026	HD CAMERAS USA, Inc.	Invoice Check	R	10009	($295.00)
5/27/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
5/27/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
5/29/2026	May Interest	Interest	R	ACH	$285.86
				Total	**($24,711.72)**
				Balance as of 5/31/2026	**$90,278.06**

MMA BU - #8433

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$734,818.28**
5/8/2026	FY2026 On-roll assessments installment collections 03/01-03/31	Misc Deposit	R	ACH050826	$15,316.86
5/8/2026	FY2026 On-roll assessments installment collections 03/01-03/31	Misc Deposit	R	ACH050826	$1,343.50
5/21/2026	Transfer to Operating VNB- 9654024977	Transfer Out	R	ACH	($15,421.23)
5/29/2026	May Interest	Interest	R	ACH	$2,036.81
				Total	**$3,275.94**
				Balance as of 5/31/2026	**$738,094.22**

Reserve BU - #1399

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$390,741.07**
5/29/2026	May Interest	Interest	R	ACH	$1,072.25
				Total	**$1,072.25**
				Balance as of 5/31/2026	**$391,813.32**

Reserve BU - #7089

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$4,963.70**
5/4/2026	Toho Water Authority - 2100 BLOCK ODD BETSY ROSS LANE 2/23/26 to 3/23/26	Invoice (Expense/AutoDraft)	R	ACH050426	($93.35)
5/4/2026	Toho Water Authority - 1800 BLOCK ODD REMEMBRANCE AVENUE 2/25/26 to 3/25/26	Invoice (Expense/AutoDraft)	R	ACH050426	($59.50)
5/4/2026	Toho Water Authority - 0 PATRIOT WAY AND SENATE 2 2/23/26 to 3/23/26	Invoice (Expense/AutoDraft)	R	ACH050426	($1,359.37)
5/4/2026	Toho Water Authority - 0 LEXINGTON ENTRANCE 2/23/26 to 3/23/26	Invoice (Expense/AutoDraft)	R	ACH050426	($150.63)
5/4/2026	Toho Water Authority - 0 BLOUNT TRL & FORT MCHENRY 2/23/26 to 3/23/26	Invoice (Expense/AutoDraft)	R	ACH050426	($93.35)
5/4/2026	Toho Water Authority - 0 VALLEY FORGE & NATHAN HAL 2/23/26 to 3/23/26	Invoice (Expense/AutoDraft)	R	ACH050426	($211.49)
5/4/2026	Toho Water Authority - 0 CONGRESS AND CAPITAL 2/23/26 to 3/23/26	Invoice (Expense/AutoDraft)	R	ACH050426	($136.71)
5/4/2026	Toho Water Authority - 0 ENTRANCE AND CAPITAL 2/23/26 to 3/23/26	Invoice (Expense/AutoDraft)	R	ACH050426	($947.17)

Anthem Park Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Date	Description	Type	R	Check No	Amount
5/4/2026	Toho Water Authority - 2090 CONTINENTAL ST E1 2/23/26 to 3/23/26	Invoice (Expense/AutoDraft)	R	ACH050426	($846.33)
5/4/2026	Toho Water Authority - 0 CONTINENTAL AND CONGRESS 2/23/26 to 3/23/26	Invoice (Expense/AutoDraft)	R	ACH050426	($31.62)
5/4/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($93.35)
5/20/2026	Spectrum Business - Acct # 8337 10 023 0348497 Inv # 0348497050126 on 5/1/2026 - 2090 Continental ST - 5/1/26-5/31/26 - May 2026	Invoice (Expense/AutoDraft)	R	Auto Draft	($97.04)
5/29/2026	May Interest	Interest	R	ACH	$0.11
5/29/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($300.04)
5/29/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($1,731.43)
5/29/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($31.62)
5/29/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($1,239.57)
5/29/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($286.67)
5/29/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($499.37)
5/29/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($93.35)
5/29/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($93.35)
5/29/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($93.35)
5/29/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($81.16)
5/29/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($993.20)
				Total	**($9,562.91)**
				Balance as of 5/31/2026	**($4,599.21)**

Trust 2016 A1 Debt Service Reserve Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$277,453.13**
5/1/2026	May Interest	Interest	R	ACH	$740.08
5/29/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer	Transfer Out	R	ACH	($740.08)
				Total	**$0.00**
				Balance as of 5/31/2026	**$277,453.13**

Trust 2016 A1 Interest Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$0.00**
5/1/2026	Transfer from Trust 2016 A2 Revenue Account - 5/1/26 interest payment	Transfer In	R	ACH	$88,787.50
5/1/2026	U.S. Bank N.A. -CDD	Invoice (Expense/AutoDraft)	R		($88,787.50)
				Total	**$0.00**
				Balance as of 5/31/2026	**$0.00**

Trust 2016 A1 Prepayment Account

Anthem Park Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$1,278.12**
5/1/2026	May Interest	Interest	R	ACH	$3.41
5/1/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer	Transfer Out	R	ACH	($3.41)
				Total	**$0.00**
				Balance as of 5/31/2026	**$1,278.12**

Trust 2016 A1 Principal Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$0.00**
5/1/2026	Transfer from Trust 2016 A2 Revenue Account - 5/1/26 principal payment	Transfer In	R	ACH	$380,000.00
5/1/2026	Post Item - 5/1/26 principal payment	Invoice (Expense/AutoDraft)	R	bank draft	($380,000.00)
				Total	**$0.00**
				Balance as of 5/31/2026	**$0.00**

Trust 2016 A2 Debt Service Reserve Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$25,753.13**
5/1/2026	May Interest	Interest	R	ACH	$68.69
5/29/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer	Transfer Out	R	ACH	($68.69)
				Total	**$0.00**
				Balance as of 5/31/2026	**$25,753.13**

Trust 2016 A2 Interest Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$0.00**
5/1/2026	Transfer from Trust 2016 A2 Revenue Account - 5/1/26 interest payment	Transfer In	R	ACH	$9,943.75
5/1/2026	U.S. Bank N.A. -CDD - 5/1/26 interest payment	Invoice (Expense/AutoDraft)	R	bank draft	($9,943.75)
				Total	**$0.00**
				Balance as of 5/31/2026	**$0.00**

Trust 2016 A2 Prepayment Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$47,821.18**
5/1/2026	May Interest	Interest	R	ACH	$127.56
5/1/2026	U.S. Bank N.A. -CDD - 5/1/26 prepayment	Invoice (Expense/AutoDraft)	R	bank draft	($45,000.00)
5/29/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer	Transfer Out	R	ACH	($127.56)
				Total	**($45,000.00)**
				Balance as of 5/31/2026	**$2,821.18**

Trust 2016 A2 Revenue Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$608,278.30**

Anthem Park Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Date	Description	Type	R	Check No	Amount
5/1/2026	Transfer to Trust 2016 A1 Interest Account - 5/1/26 interest payment	Transfer Out	R	ACH	($88,787.50)
5/1/2026	Transfer to Trust 2016 A1 Principal Account - 5/1/26 principal payment	Transfer Out	R	ACH	($380,000.00)
5/1/2026	Transfer from Trust 2016 A1 Prepayment Account - interest transfer	Transfer In	R	ACH	$3.41
5/1/2026	Transfer to Trust 2016 A2 Interest Account - 5/1/26 interest payment	Transfer Out	R	ACH	($9,943.75)
5/1/2026	Transfer to Trust 2016 A2 Sinking Fund Account - 5/1/26 principal expense	Transfer Out	R	ACH	($30,000.00)
5/1/2026	May Interest	Interest	R	ACH	$496.38
5/29/2026	Transfer from Trust 2016 A1 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	$740.08
5/29/2026	Transfer from Trust 2016 A2 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	$68.69
5/29/2026	Transfer from Trust 2016 A2 Prepayment Account - interest transfer	Transfer In	R	ACH	$127.56
				Total	**($507,295.13)**
				Balance as of 5/31/2026	**$100,983.17**

Trust 2016 A2 Sinking Fund Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$0.00**
5/1/2026	Transfer from Trust 2016 A2 Revenue Account - 5/1/26 principal expense	Transfer In	R	ACH	$30,000.00
5/1/2026	U.S. Bank N.A. -CDD - 5/1/26 principal payment	Invoice (Expense/AutoDraft)	R	bank draft	($30,000.00)
				Total	**$0.00**
				Balance as of 5/31/2026	**$0.00**

Anthem Park Community Development District

Bank Account Reconciliation for Period 5/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB- #4977	93,573.06	-3,295.00	90,278.06	90,278.06	Balanced
Reserve BU - #1399	391,813.32	0.00	391,813.32	391,813.32	Balanced
MMA BU - #8433	738,094.22	0.00	738,094.22	738,094.22	Balanced
Reserve BU - #7089	843.90	-5,443.11	-4,599.21	-4,599.21	Balanced
Trust 2016 A1 Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2016 A1 Principal Account	0.00	0.00	0.00	0.00	Balanced
Trust 2016 A1 Debt Service Reserve Account	277,453.13	0.00	277,453.13	277,453.13	Balanced
Trust 2016 A1 Prepayment Account	1,278.12	0.00	1,278.12	1,278.12	Balanced
Trust 2016 A2 Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2016 A2 Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2016 A2 Debt Service Reserve Account	25,753.13	0.00	25,753.13	25,753.13	Balanced
Trust 2016 A2 Prepayment Account	2,821.18	0.00	2,821.18	2,821.18	Balanced
Trust 2016 A2 Revenue Account	100,983.17	0.00	100,983.17	100,983.17	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB- #4977			
5/20/2026	BIO-TECH CONSULTING, INC		-720.00
5/20/2026	POOL SERVICES ORLANDO, Inc	10008	-2,280.00
5/27/2026	HD CAMERAS USA, Inc.	10009	-295.00
		Total Operating VNB- #4977	**-3,295.00**
Reserve BU - #7089			
5/29/2026	Toho Water Authority		-300.04
5/29/2026	Toho Water Authority		-1,731.43
5/29/2026	Toho Water Authority		-31.62
5/29/2026	Toho Water Authority		-1,239.57
5/29/2026	Toho Water Authority		-286.67
5/29/2026	Toho Water Authority		-499.37
5/29/2026	Toho Water Authority		-93.35

Anthem Park Community Development District

Bank Account Reconciliation for Period 5/31/2026

Date	Description	Check No	Amount
5/29/2026	Toho Water Authority		-93.35
5/29/2026	Toho Water Authority		-93.35
5/29/2026	Toho Water Authority		-81.16
5/29/2026	Toho Water Authority		-993.20
		Total Reserve BU - #7089	**-5,443.11**

Reconciled Items

Date	Description	Check No	Amount
Operating VNB- #4977			
5/21/2026	Transfer from BU MMA - 9853648433		15,421.23
5/26/2026	Vesta Property Services Case No: 2025-CC-007185-CL	204202	10,000.00
5/29/2026	May Interest		285.86
5/4/2026	Jammin Playgrounds Inc	10001	-1,977.00
5/5/2026	St. Cloud Police Department		-233.20
5/5/2026	St. Cloud Police Department		-233.20
5/6/2026	POOL SERVICES ORLANDO, Inc	10002	-1,200.00
5/6/2026	Kilinski Van Wyk PLLC	10003	-183.00
5/6/2026	Kilinski Van Wyk PLLC	10003	-2,550.50
5/6/2026	POOL SERVICES ORLANDO, Inc	10002	-1,200.00
5/11/2026	Kai Connected LLC CDD	ACH	-108.84
5/11/2026	Kai Connected LLC CDD	ACH	-31.18
5/11/2026	Kai Connected LLC CDD	ACH	-52.53
5/11/2026	Stantec Consulting Services Inc.	10005	-237.00
5/13/2026	Spectrum Business		-140.00
5/14/2026	Kai Connected LLC CDD	ACH	-14,210.98
5/14/2026	St. Cloud Police Department		-233.20
5/14/2026	St. Cloud Police Department		-233.20
5/15/2026	Engage PEO - BOS meeting 5/06/26	H124908	-1,126.50
5/19/2026	St. Cloud Police Department		-233.20
5/19/2026	St. Cloud Police Department		-233.20
5/20/2026	Steadfast Alliance, LLC	10006	-1,180.00
5/20/2026	Kai Connected LLC CDD	ACH	-399.15
5/20/2026	Kai Connected LLC CDD	ACH	-859.09
5/20/2026	Kai Connected LLC CDD	ACH	-50.35
5/20/2026	Kai Connected LLC CDD	ACH	-641.50
5/20/2026	Kai Connected LLC CDD	ACH	-126.76
5/20/2026	Steadfast Alliance, LLC	10006	-1,180.00
5/20/2026	Yellowstone Landscape Inc	ACH	-14,046.00

Anthem Park Community Development District

Bank Account Reconciliation for Period 5/31/2026

Date	Description	Check No	Amount
5/21/2026	IRS		-186.45
5/27/2026	Yellowstone Landscape Inc	ACH	-3,571.38
5/27/2026	St. Cloud Police Department		-233.20
5/27/2026	St. Cloud Police Department		-233.20
		Total Operating VNB- #4977	**-21,416.72**

MMA BU - #8433

Date	Description	Check No	Amount
5/8/2026	FY2026 On-roll assessments installment collections 03/01-03/31	ACH050826	15,316.86
5/8/2026	FY2026 On-roll assessments installment collections 03/01-03/31	ACH050826	1,343.50
5/29/2026	May Interest		2,036.81
5/21/2026	Transfer to Operating VNB- 9654024977		-15,421.23
		Total MMA BU - #8433	**3,275.94**

Reserve BU - #1399

Date	Description	Check No	Amount
5/29/2026	May Interest		1,072.25
		Total Reserve BU - #1399	**1,072.25**

Reserve BU - #7089

Date	Description	Check No	Amount
5/29/2026	May Interest		0.11
5/4/2026	Toho Water Authority - 2100 BLOCK ODD BETSY ROSS LANE 2/23/26 to 3/23/26	ACH050426	-93.35
5/4/2026	Toho Water Authority - 1800 BLOCK ODD REMEMBRANCE AVENUE 2/25/26 to 3/25/26	ACH050426	-59.50
5/4/2026	Toho Water Authority - 0 PATRIOT WAY AND SENATE 2 2/23/26 to 3/23/26	ACH050426	-1,359.37
5/4/2026	Toho Water Authority - 0 LEXINGTON ENTRANCE 2/23/26 to 3/23/26	ACH050426	-150.63
5/4/2026	Toho Water Authority - 0 BLOUNT TRL & FORT MCHENRY 2/23/26 to 3/23/26	ACH050426	-93.35
5/4/2026	Toho Water Authority - 0 VALLEY FORGE & NATHAN HAL 2/23/26 to 3/23/26	ACH050426	-211.49
5/4/2026	Toho Water Authority - 0 CONGRESS AND CAPITAL 2/23/26 to 3/23/26	ACH050426	-136.71
5/4/2026	Toho Water Authority - 0 ENTRANCE AND CAPITAL 2/23/26 to 3/23/26	ACH050426	-947.17
5/4/2026	Toho Water Authority - 2090 CONTINENTAL ST E1 2/23/26 to 3/23/26	ACH050426	-846.33
5/4/2026	Toho Water Authority - 0 CONTINENTAL AND CONGRESS 2/23/26 to 3/23/26	ACH050426	-31.62
5/4/2026	Toho Water Authority		-93.35
5/20/2026	Spectrum Business - Acct # 8337 10 023 0348497 Inv # 0348497050126 on 5/1/2026 - 2090 Continental ST - 5/1/26- 5/31/26 - May 2026	Auto Draft	-97.04
		Total Reserve BU - #7089	**-4,119.80**

Trust 2016 A1 Debt Service Reserve Account

Date	Description	Check No	Amount
5/1/2026	May Interest		740.08
5/29/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer		-740.08
		Total Trust 2016 A1 Debt Service Reserve Account	**0.00**

Trust 2016 A1 Interest Account

Date	Description	Check No	Amount
5/1/2026	Transfer from Trust 2016 A2 Revenue Account - 5/1/26 interest payment		88,787.50
5/1/2026	U.S. Bank N.A. -CDD		-88,787.50
		Total Trust 2016 A1 Interest Account	**0.00**

Trust 2016 A1 Prepayment Account

Date	Description	Check No	Amount
5/1/2026	May Interest		3.41
5/1/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer		-3.41
		Total Trust 2016 A1 Prepayment Account	**0.00**

Trust 2016 A1 Principal Account

Date	Description	Check No	Amount
5/1/2026	Transfer from Trust 2016 A2 Revenue Account - 5/1/26 principal payment		380,000.00
5/1/2026	Post Item - 5/1/26 principal payment	bank draft	-380,000.00
		Total Trust 2016 A1 Principal Account	**0.00**

Trust 2016 A2 Debt Service Reserve Account

Date	Description	Check No	Amount
5/1/2026	May Interest		68.69
5/29/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer		-68.69
		Total Trust 2016 A2 Debt Service Reserve Account	**0.00**

Trust 2016 A2 Interest Account

Date	Description	Check No	Amount
5/1/2026	Transfer from Trust 2016 A2 Revenue Account - 5/1/26 interest payment		9,943.75
5/1/2026	U.S. Bank N.A. -CDD - 5/1/26 interest payment	bank draft	-9,943.75
		Total Trust 2016 A2 Interest Account	**0.00**

Trust 2016 A2 Prepayment Account

Date	Description	Check No	Amount
5/1/2026	May Interest		127.56
5/1/2026	U.S. Bank N.A. -CDD - 5/1/26 prepayment	bank draft	-45,000.00
5/29/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer		-127.56
		Total Trust 2016 A2 Prepayment Account	**-45,000.00**

Trust 2016 A2 Revenue Account

Anthem Park Community Development District

Bank Account Reconciliation for Period 5/31/2026

Date	Description	Check No	Amount
5/1/2026	Transfer from Trust 2016 A1 Prepayment Account - interest transfer		3.41
5/1/2026	May Interest		496.38
5/29/2026	Transfer from Trust 2016 A1 Debt Service Reserve Account - interest transfer		740.08
5/29/2026	Transfer from Trust 2016 A2 Debt Service Reserve Account - interest transfer		68.69
5/29/2026	Transfer from Trust 2016 A2 Prepayment Account - interest transfer		127.56
5/1/2026	Transfer to Trust 2016 A2 Interest Account - 5/1/26 interest payment		-9,943.75
5/1/2026	Transfer to Trust 2016 A2 Sinking Fund Account - 5/1/26 principal expense		-30,000.00
5/1/2026	Transfer to Trust 2016 A1 Interest Account - 5/1/26 interest payment		-88,787.50
5/1/2026	Transfer to Trust 2016 A1 Principal Account - 5/1/26 principal payment		-380,000.00
		Total Trust 2016 A2 Revenue Account	**-507,295.13**

Trust 2016 A2 Sinking Fund Account

Date	Description	Check No	Amount
5/1/2026	Transfer from Trust 2016 A2 Revenue Account - 5/1/26 principal expense		30,000.00
5/1/2026	U.S. Bank N.A. -CDD - 5/1/26 principal payment	bank draft	-30,000.00
		Total Trust 2016 A2 Sinking Fund Account	**0.00**

EXHIBIT 14

AGENDA

Financial Reporting Package

Anthem Park Community Development District

Period Ending: 06/30/2026

Anthem Park Community Development District

Balance Sheet as of 6/30/2026

Assets	Operating	301 - Debt Service 2016 A1 Fund	Total
Cash - Operating			
101001 - Operating VNB - #4977	$123,166.09		$123,166.09
Total Cash - Operating	**$123,166.09**		**$123,166.09**
Cash - Money Market, Reserves and Other			
101101 - MMA BU - #8433	$290,495.66		$290,495.66
101201 - Reserve BU - #7089	$255,887.29		$255,887.29
101202 - Reserve BU - #1399	$389,699.77		$389,699.77
Total Cash - Money Market, Reserves and Other	**$936,082.72**		**$936,082.72**
Accounts Receivable & Other Assets			
115100 - Accounts Receivable - Other	$1,340.76		$1,340.76
131101 - Due From 101 General Fund		$26,110.37	$26,110.37
155000 - Prepaid Items	$31,631.38		$31,631.38
156900 - Deposits - Non-Current	$240.00		$240.00
Total Accounts Receivable & Other Assets	**$33,212.14**	**$26,110.37**	**$59,322.51**
Investments			
151102 - Series 2016 A1 Debt Service Reserve Account		$277,453.13	$277,453.13
151103 - Series 2016 A1 Prepayment Account		$1,278.12	$1,278.12
151106 - Series 2016 A2 Debt Service Reserve Account		$25,753.13	$25,753.13
151107 - Series 2016 A2 Prepayment Account		$2,821.18	$2,821.18
151108 - Series 2016 A2 Revenue Account		$100,983.17	$100,983.17
Total Investments		**$408,288.73**	**$408,288.73**
Total Assets	**$1,092,460.95**	**$434,399.10**	**$1,526,860.05**

Anthem Park Community Development District

Balance Sheet as of 6/30/2026

Liabilities / Equity	Operating	301 - Debt Service 2016 A1 Fund	Total
Current Liability			
202000 - Accounts Payable	$30,277.27		$30,277.27
207301 - Due To 301 - Debt Service 2016 A1 Fund	$26,110.37		$26,110.37
220000 - Deposits Held	$400.00		$400.00
Total Current Liability	**$56,787.64**		**$56,787.64**
Fund Balance			
280000 - Fund Balance - Nonspendable	$11,985.94		$11,985.94
281000 - Fund Balance - Restricted		$452,438.89	$452,438.89
283001 - Fund Balance - Assigned Reserve & Replacement	$393,278.88		$393,278.88
283002 - Fund Balance - Assigned Operating Capital	$149,733.00		$149,733.00
284000 - Fund Balance - Unassigned	$260,748.81		$260,748.81
Total Fund Balance	**$815,746.63**	**$452,438.89**	**$1,268,185.52**
Net Change in Fund Balance			
33750 - Net Income	$219,926.68	($18,039.79)	$201,886.89
Total Net Change in Fund Balance	**$219,926.68**	**($18,039.79)**	**$201,886.89**
Total Liabilities / Equity	**$1,092,460.95**	**$434,399.10**	**$1,526,860.05**

Anthem Park Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
325201 - Special Assessments - On-Roll	12,058.65	73,746.01	(61,687.36)	888,901.18	663,714.09	225,187.09	884,952.16
361100 - Interest	2,877.36	1,120.67	1,756.69	33,325.73	10,086.03	23,239.70	13,448.00
362000 - Rents And Royalties	-	-	-	1,640.00	-	1,640.00	-
369900 - Miscellaneous Revenues	-	-	-	10,040.00	-	10,040.00	-
Total Income	**14,936.01**	**74,866.68**	**(59,930.67)**	**933,906.91**	**673,800.12**	**260,106.79**	**898,400.16**
Total Income	**14,936.01**	**74,866.68**	**(59,930.67)**	**933,906.91**	**673,800.12**	**260,106.79**	**898,400.16**
Operating Expense							
General Administration							
513001 - P/R - Board Of Supervisors	1,000.00	1,000.00	-	9,000.00	9,000.00	-	12,000.00
513002 - Payroll Taxes	76.50	76.50	-	688.50	688.50	-	918.00
513003 - Payroll Processing Fees	50.00	58.33	8.33	450.00	524.97	74.97	700.00
513101 - Professional Services - Management Consulting Services	1,666.67	1,666.67	-	15,000.03	15,000.03	-	20,000.00
513102 - Professional Services - Accounting Services	1,250.00	1,250.00	-	11,250.00	11,250.00	-	15,000.00
513105 - Professional Services - Administrative Service	266.66	266.67	.01	2,399.94	2,400.03	.09	3,200.00
513106 - Professional Services - Auditing Services	-	345.83	345.83	-	3,112.47	3,112.47	4,150.00
513107 - Professional Services - Engineering Services	-	666.67	666.67	7,604.41	6,000.03	(1,604.38)	8,000.00
513108 - Professional Services - Legal Services	-	1,500.00	1,500.00	20,029.70	13,500.00	(6,529.70)	18,000.00
513201 - Legal Advertisements	-	125.00	125.00	380.27	1,125.00	744.73	1,500.00
513204 - Regulatory And Permit Fees	460.94	14.58	(446.36)	635.94	131.22	(504.72)	175.00
513208 - Postage And Printing	-	83.33	83.33	-	749.97	749.97	1,000.00
513209 - Website Compliance (dev & hosting)	167.91	167.92	.01	1,511.19	1,511.28	.09	2,015.00
513291 - General Operating Expenses	300.00	300.00	-	2,700.00	2,700.00	-	3,600.00
513292 - Misc. (Bank Fees, Brochures, etc.)	-	41.67	41.67	937.00	375.03	(561.97)	500.00
Total General Administration	**5,238.68**	**7,563.17**	**2,324.49**	**72,586.98**	**68,068.53**	**(4,518.45)**	**90,758.00**
Insurance							
513202 - Insurance	3,129.58	3,500.00	370.42	28,166.22	31,500.00	3,333.78	42,000.00
Total Insurance	**3,129.58**	**3,500.00**	**370.42**	**28,166.22**	**31,500.00**	**3,333.78**	**42,000.00**
Assessment Administration							
513210 - County Assessment Collection Fee	-	25.00	25.00	-	225.00	225.00	300.00
513211 - Assessment Administration	416.66	416.67	.01	3,749.94	3,750.03	.09	5,000.00
Total Assessment Administration	**416.66**	**441.67**	**25.01**	**3,749.94**	**3,975.03**	**225.09**	**5,300.00**
Debt Administration							
517101 - Dissemination Agent	333.33	333.33	-	2,999.97	2,999.97	-	4,000.00
517102 - Trustee Fees	399.22	417.18	17.96	3,592.98	3,754.62	161.64	5,006.13

Anthem Park Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
517103 - Arbitrage	-	141.67	141.67	-	1,275.03	1,275.03	1,700.00
Total Debt Administration	**732.55**	**892.18**	**159.63**	**6,592.95**	**8,029.62**	**1,436.67**	**10,706.13**
Utilities							
531101 - Electricity (Irrigation & Pond Pumps)	3,342.63	3,583.33	240.70	28,773.28	32,249.97	3,476.69	43,000.00
531201 - Streetpole Lighting	15,564.51	15,383.05	(181.46)	140,310.20	138,447.45	(1,862.75)	184,596.60
533201 - Potable Water	1,335.45	916.67	(418.78)	10,223.84	8,250.03	(1,973.81)	11,000.00
533301 - Reclaim Water	1,231.80	1,833.33	601.53	29,509.77	16,499.97	(13,009.80)	22,000.00
Total Utilities	**21,474.39**	**21,716.38**	**241.99**	**208,817.09**	**195,447.42**	**(13,369.67)**	**260,596.60**
Security							
529102 - Contracts - Security Cameras & Monitoring Equipment	-	41.67	41.67	40.99	375.03	334.04	500.00
529103 - Contracts - Roving Patrols	2,332.00	2,083.33	(248.67)	18,189.60	18,749.97	560.37	25,000.00
529201 - Security - Other (Repair/Access Cards)	-	41.67	41.67	629.17	375.03	(254.14)	500.00
Total Security	**2,332.00**	**2,166.67**	**(165.33)**	**18,859.76**	**19,500.03**	**640.27**	**26,000.00**
Field Office Administration							
579231 - Utility - Amenity Center Internet Service	74.49	415.00	340.51	2,783.86	3,735.00	951.14	4,980.00
579305 - Contract - Amenity Center Pest Control	-	54.00	54.00	-	486.00	486.00	648.00
579306 - Contract - Amenity Management	9,936.00	9,936.00	-	89,424.00	89,424.00	-	119,232.00
579601 - Amenity Center Office/Janitorial Supplies	-	125.00	125.00	99.71	1,125.00	1,025.29	1,500.00
579602 - Misc. Amenity Center Repairs & Maintenance	-	333.33	333.33	3,792.88	2,999.97	(792.91)	4,000.00
579604 - Misc. - Rentals & Leases	-	83.33	83.33	434.50	749.97	315.47	1,000.00
579605 - Amenity Management - Clubhouse Rental Reimb.	-	314.29	314.29	-	2,828.61	2,828.61	3,771.43
579606 - Clubhouse Lighting Replacement	-	41.67	41.67	-	375.03	375.03	500.00
579901 - Miscellaneous (Field Off Admin)	-	166.67	166.67	1,478.55	1,500.03	21.48	2,000.00
Total Field Office Administration	**10,010.49**	**11,469.29**	**1,458.80**	**98,013.50**	**103,223.61**	**5,210.11**	**137,631.43**
Landscaping Maintenance							
539101 - Contracts - Landscaping Maintenance	14,046.00	14,333.33	287.33	126,414.00	128,999.97	2,585.97	172,000.00
539201 - Landscape Replacement & Replenishment	8,325.00	833.33	(7,491.67)	29,074.78	7,499.97	(21,574.81)	10,000.00
539202 - Landscape - Mulch	-	1,166.67	1,166.67	-	10,500.03	10,500.03	14,000.00
539203 - Landscape - Tree/Palm Trimming	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
539301 - R&M - Irrigation	29,171.01	1,000.00	(28,171.01)	43,304.57	9,000.00	(34,304.57)	12,000.00
Total Landscaping Maintenance	**51,542.01**	**17,583.33**	**(33,958.68)**	**198,793.35**	**158,249.97**	**(40,543.38)**	**211,000.00**
Facility Maintenance							
529202 - R&M - Gates	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00

Anthem Park Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
529303 - Entry & Walls Maintenance	-	83.33	83.33	-	749.97	749.97	1,000.00
538101 - Contracts - Aquatic Maintenance	1,180.00	1,180.00	-	10,620.00	10,620.00	-	14,160.00
538102 - Contracts - Wetland Monitoring	-	120.00	120.00	720.00	1,080.00	360.00	1,440.00
538103 - Contracts - Fountain	-	219.00	219.00	-	1,971.00	1,971.00	2,628.00
539302 - R&M - Fountain	-	208.33	208.33	2,007.20	1,874.97	(132.23)	2,500.00
539303 - R&M - Pressure Washing	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
539402 - Misc - Holiday Lights & Decorations	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
539990 - Miscellaneous - Contigency (Facility Maint)	150.00	667.92	517.92	10,131.70	6,011.28	(4,120.42)	8,015.00
579301 - Contract - Pool Service	1,450.00	1,700.00	250.00	11,050.00	15,300.00	4,250.00	20,400.00
579401 - Pool Permit	-	27.08	27.08	-	243.72	243.72	325.00
579501 - R&M - Pool	6,674.00	166.67	(6,507.33)	10,500.19	1,500.03	(9,000.16)	2,000.00
579504 - R&M - Athletic Facilities	-	125.00	125.00	4,345.40	1,125.00	(3,220.40)	1,500.00
Total Facility Maintenance	**9,454.00**	**4,955.67**	**(4,498.33)**	**49,374.49**	**44,601.03**	**(4,773.46)**	**59,468.00**
Capital Improvement Program							
539901 - Capital Improvements	-	1,000.00	1,000.00	29,025.95	9,000.00	(20,025.95)	12,000.00
Total Capital Improvement Program	**-**	**1,000.00**	**1,000.00**	**29,025.95**	**9,000.00**	**(20,025.95)**	**12,000.00**
Reserves							
539801 - Increase in Reserves Persuant to Reserve Study	-	3,245.00	3,245.00	-	29,205.00	29,205.00	38,940.00
539821 - Reserve Study	-	333.33	333.33	-	2,999.97	2,999.97	4,000.00
Total Reserves	**-**	**3,578.33**	**3,578.33**	**-**	**32,204.97**	**32,204.97**	**42,940.00**
Total Expense	**104,330.36**	**74,866.69**	**(29,463.67)**	**713,980.23**	**673,800.21**	**(40,180.02)**	**898,400.16**
Operating Net Total	**(89,394.35)**	**(.01)**	**(89,394.34)**	**219,926.68**	**(.09)**	**219,926.77**	**-**

Anthem Park Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
301 - Debt Service 2016 A1 Fund Income							
Income							
325201 - Special Assessments - On-Roll	8,483.37	50,747.40	(42,264.03)	625,350.36	456,726.60	168,623.76	608,968.80
361100 - Interest	-	-	-	9,072.35	-	9,072.35	-
Total Income	**8,483.37**	**50,747.40**	**(42,264.03)**	**634,422.71**	**456,726.60**	**177,696.11**	**608,968.80**
Total Income	**8,483.37**	**50,747.40**	**(42,264.03)**	**634,422.71**	**456,726.60**	**177,696.11**	**608,968.80**
301 - Debt Service 2016 A1 Fund Expense							
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	410,000.00	410,000.00	-	410,000.00
517311 - Interest Expense	(88,767.50)	-	88,767.50	197,462.50	191,818.76	(5,643.74)	191,818.76
517321 - Prepayment Expense	-	-	-	45,000.00	-	(45,000.00)	-
Total Debt Administration	**(88,767.50)**	**-**	**88,767.50**	**652,462.50**	**601,818.76**	**(50,643.74)**	**601,818.76**
Total Expense	**(88,767.50)**	**-**	**88,767.50**	**652,462.50**	**601,818.76**	**(50,643.74)**	**601,818.76**
301 - Debt Service 2016 A1 Fund Net Total	**97,250.87**	**50,747.40**	**46,503.47**	**(18,039.79)**	**(145,092.16)**	**127,052.37**	**7,150.04**
Net Total	**7,856.52**	**50,747.39**	**(42,890.87)**	**201,886.89**	**(145,092.25)**	**346,979.14**	**7,150.04**

Anthem Park Community Development District

Bank Register Report 6/1/2026 - 6/30/2026

Date	Description	Type	R	Check No	Amount
Operating VNB- #4977					
	Balance as of 6/1/2026				**$90,278.06**
6/3/2026	ProPet Distributors	Invoice Check	R	10010	($625.98)
6/3/2026	Steadfast Alliance, LLC	Invoice Check	R	10011	($1,180.00)
6/3/2026	Steadfast Alliance, LLC	Invoice Check	R	10011	($225.00)
6/11/2026	Spectrum Business	Invoice (Expense/AutoDraft)	R		($95.00)
6/13/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
6/13/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
6/15/2026	Oasis Landscapes of Florida	Invoice ACH	R		($8,325.00)
6/15/2026	Southeast Spreading Company	Invoice Check	R	10013	($9,036.00)
6/15/2026	Kai Connected LLC CDD	Invoice ACH	R		($14,210.98)
6/15/2026	Yellowstone Landscape Inc	Invoice Check	R	10014	($14,046.00)
6/15/2026	Jammin Playgrounds Inc	Invoice Check	R	10015	($1,977.00)
6/15/2026	Steadfast Alliance, LLC	Invoice Check		10016	($1,180.00)
6/15/2026	Kai Connected LLC CDD	Invoice ACH	R		($44.97)
6/15/2026	Kai Connected LLC CDD	Invoice ACH	R		($1,226.60)
6/15/2026	Kai Connected LLC CDD	Invoice ACH	R		($610.94)
6/15/2026	Kilinski Van Wyk PLLC	Invoice Check	R	10017	($91.50)
6/15/2026	Kilinski Van Wyk PLLC	Invoice Check	R	10017	($1,169.50)
6/15/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
6/15/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
6/15/2026	Engage PEO - BOS meeting 6/3/26	Invoice (Expense/AutoDraft)	R	H125459	($1,126.50)
6/18/2026	Transfer from BU MMA - 9853648433 - to move GF assessment allocations to operating account	Transfer In	R	ACH	$788.67
6/18/2026	Transfer from BU MMA - 9853648433 - to move GF assessment allocations to operating account	Transfer In	R	ACH	$8,991.36
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($15,950.35)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($15,513.44)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($16,163.55)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($1,381.30)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($1,238.30)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($1,394.22)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($938.23)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($973.29)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($841.83)

Anthem Park Community Development District

Bank Register Report 6/1/2026 - 6/30/2026

Date	Description	Type	R	Check No	Amount
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($32.24)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($27.50)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($56.72)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($832.46)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($669.48)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($817.01)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($104.69)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($78.64)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($45.33)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($255.98)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($375.25)
6/18/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($234.66)
6/22/2026	Transfer from BU Reserve - 9853647089 - to pay bills	Transfer In	R	ACH	$200,000.00
6/22/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
6/22/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
6/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($1,118.28)
6/25/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
6/25/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
6/26/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($31,960.75)
6/26/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($2,683.89)
6/26/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($1,831.76)
6/26/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($89.74)
6/26/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($1,549.47)
6/26/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($153.97)
6/26/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($523.00)
6/29/2026	Yellowstone Landscape Inc	Invoice ACH	R		($14,046.00)
6/29/2026	POOL SERVICES ORLANDO, Inc	Invoice Check	R	10018	($591.00)
6/29/2026	POOL SERVICES ORLANDO, Inc	Invoice Check	R	10018	($6,674.00)
6/29/2026	Yellowstone Landscape Inc	Invoice ACH	R		($905.14)
6/30/2026	June Interest	Interest	R	ACH	$196.04
				Total	**$32,888.03**
				Balance as of 6/30/2026	**$123,166.09**

MMA BU - #8433

Date	Description	Type	R	Check No	Amount
	Balance as of 6/1/2026				**$738,094.22**
6/2/2026	Transfer to BU Reserve - #7089 - To transfer operating funds	Transfer Out	R	ACH	($10,000.00)
6/16/2026	FY2026 On-roll assessments installment collections 03/01-03/31	Misc Deposit	R	ACH061626	$20,542.02
6/18/2026	Transfer to Operating VNB- 9654024977 - to move GF assessment allocations to operating account	Transfer Out	R	ACH	($788.67)
6/18/2026	Transfer to Operating VNB- 9654024977 - to move GF assessment allocations to operating account	Transfer Out	R	ACH	($8,991.36)
6/22/2026	Transfer to BU Reserve - 9853647089 - to wire funds to pay bills	Transfer Out	R	ACH	($200,000.00)
6/22/2026	Transfer to BU Reserve - #7089 - To transfer operating funds	Transfer Out	R	ACH	($250,000.00)
6/30/2026	June Interest	Interest	R	ACH	$1,639.45
				Total	**($447,598.56)**
				Balance as of 6/30/2026	**$290,495.66**

Reserve BU - #1399

Date	Description	Type	R	Check No	Amount
	Balance as of 6/1/2026				**$391,813.32**
6/30/2026	June Interest	Interest	R	ACH	$1,036.96
				Total	**$1,036.96**
				Balance as of 6/30/2026	**$392,850.28**

Reserve BU - #7089

Date	Description	Type	R	Check No	Amount
	Balance as of 6/1/2026				**($4,599.21)**
6/2/2026	Transfer from BU MMA - #8433 - To transfer operating funds	Transfer In	R	ACH	$10,000.00
6/22/2026	Transfer from BU MMA - 9853648433 - to wire funds to pay bills	Transfer In	R	ACH	$200,000.00
6/22/2026	Transfer to Operating VNB- 9654024977 - to pay bills	Transfer Out	R	ACH	($200,000.00)
6/22/2026	Spectrum Business	Invoice (Expense/AutoDraft)	R		($6.67)
6/22/2026	Spectrum Business	Invoice (Expense/AutoDraft)	R		($95.00)
6/22/2026	Transfer from BU MMA - #8433 - To transfer operating funds	Transfer In	R	ACH	$250,000.00
6/24/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($1,275.95)
6/24/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($59.50)
6/24/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($63.84)
6/24/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($205.44)
6/24/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($31.62)
6/24/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($93.35)
6/24/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($93.35)
6/24/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($204.33)
6/24/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($93.35)

Anthem Park Community Development District

Bank Register Report 6/1/2026 - 6/30/2026

Date	Description	Type	R	Check No	Amount
6/24/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($93.35)
6/24/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($353.17)
6/30/2026	June Interest	Interest	R	ACH	$4.91
				Total	**$257,335.99**
				Balance as of 6/30/2026	**$252,736.78**

Anthem Park Community Development District

Bank Account Reconciliation for Period 6/30/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB- #4977	147,282.23	-24,116.14	123,166.09	123,166.09	Balanced
Reserve BU - #1399	392,850.28	0.00	392,850.28	392,850.28	Balanced
MMA BU - #8433	290,495.66	0.00	290,495.66	290,495.66	Balanced
Reserve BU - #7089	252,736.78	0.00	252,736.78	252,736.78	Balanced
Trust 2016 A1 Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2016 A1 Principal Account	0.00	0.00	0.00	0.00	Balanced
Trust 2016 A1 Debt Service Reserve Account	277,453.13	0.00	277,453.13	277,453.13	Balanced
Trust 2016 A1 Prepayment Account	1,278.12	0.00	1,278.12	1,278.12	Balanced
Trust 2016 A2 Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2016 A2 Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2016 A2 Debt Service Reserve Account	25,753.13	0.00	25,753.13	25,753.13	Balanced
Trust 2016 A2 Prepayment Account	2,821.18	0.00	2,821.18	2,821.18	Balanced
Trust 2016 A2 Revenue Account	100,983.17	0.00	100,983.17	100,983.17	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB- #4977			
5/20/2026	BIO-TECH CONSULTING, INC		-720.00
6/15/2026	Steadfast Alliance, LLC	10016	-1,180.00
6/29/2026	Yellowstone Landscape Inc	ACH	-14,046.00
6/29/2026	POOL SERVICES ORLANDO, Inc	10018	-591.00
6/29/2026	POOL SERVICES ORLANDO, Inc	10018	-6,674.00
6/29/2026	Yellowstone Landscape Inc	ACH	-905.14
		Total Operating VNB- #4977	**-24,116.14**

Reconciled Items

Anthem Park Community Development District

Bank Account Reconciliation for Period 6/30/2026

Date	Description	Check No	Amount
Operating VNB- #4977			
6/18/2026	Transfer from BU MMA - 9853648433 - to move GF assessment allocations to operating account		788.67
6/18/2026	Transfer from BU MMA - 9853648433 - to move GF assessment allocations to operating account		8,991.36
6/22/2026	Transfer from BU Reserve - 9853647089 - to pay bills		200,000.00
6/30/2026	June Interest		196.04
5/20/2026	POOL SERVICES ORLANDO, Inc	10008	-2,280.00
5/27/2026	HD CAMERAS USA, Inc.	10009	-295.00
6/3/2026	ProPet Distributors	10010	-625.98
6/3/2026	Steadfast Alliance, LLC	10011	-1,180.00
6/3/2026	Steadfast Alliance, LLC	10011	-225.00
6/11/2026	Spectrum Business		-95.00
6/13/2026	St. Cloud Police Department		-233.20
6/13/2026	St. Cloud Police Department		-233.20
6/15/2026	Oasis Landscapes of Florida	ACH	-8,325.00
6/15/2026	Southeast Spreading Company	10013	-9,036.00
6/15/2026	Kai Connected LLC CDD	ACH	-14,210.98
6/15/2026	Yellowstone Landscape Inc	10014	-14,046.00
6/15/2026	Jammin Playgrounds Inc	10015	-1,977.00
6/15/2026	Kai Connected LLC CDD	ACH	-44.97
6/15/2026	Kai Connected LLC CDD	ACH	-1,226.60
6/15/2026	Kai Connected LLC CDD	ACH	-610.94
6/15/2026	Kilinski Van Wyk PLLC	10017	-91.50
6/15/2026	Kilinski Van Wyk PLLC	10017	-1,169.50
6/15/2026	St. Cloud Police Department		-233.20
6/15/2026	St. Cloud Police Department		-233.20
6/15/2026	Engage PEO - BOS meeting 6/3/26	H125459	-1,126.50
6/18/2026	ORLANDO UTILITIES COMMISSION		-15,950.35
6/18/2026	ORLANDO UTILITIES COMMISSION		-15,513.44
6/18/2026	ORLANDO UTILITIES COMMISSION		-16,163.55
6/18/2026	ORLANDO UTILITIES COMMISSION		-1,381.30
6/18/2026	ORLANDO UTILITIES COMMISSION		-1,238.30
6/18/2026	ORLANDO UTILITIES COMMISSION		-1,394.22
6/18/2026	ORLANDO UTILITIES COMMISSION		-938.23
6/18/2026	ORLANDO UTILITIES COMMISSION		-973.29
6/18/2026	ORLANDO UTILITIES COMMISSION		-841.83
6/18/2026	ORLANDO UTILITIES COMMISSION		-32.24
6/18/2026	ORLANDO UTILITIES COMMISSION		-27.50
6/18/2026	ORLANDO UTILITIES COMMISSION		-56.72
6/18/2026	ORLANDO UTILITIES COMMISSION		-832.46

Anthem Park Community Development District

Bank Account Reconciliation for Period 6/30/2026

Date	Description	Check No	Amount
6/18/2026	ORLANDO UTILITIES COMMISSION		-669.48
6/18/2026	ORLANDO UTILITIES COMMISSION		-817.01
6/18/2026	ORLANDO UTILITIES COMMISSION		-104.69
6/18/2026	ORLANDO UTILITIES COMMISSION		-78.64
6/18/2026	ORLANDO UTILITIES COMMISSION		-45.33
6/18/2026	ORLANDO UTILITIES COMMISSION		-255.98
6/18/2026	ORLANDO UTILITIES COMMISSION		-375.25
6/18/2026	ORLANDO UTILITIES COMMISSION		-234.66
6/22/2026	St. Cloud Police Department		-233.20
6/22/2026	St. Cloud Police Department		-233.20
6/25/2026	Kai Connected LLC CDD	ACH	-1,118.28
6/25/2026	St. Cloud Police Department		-233.20
6/25/2026	St. Cloud Police Department		-233.20
6/26/2026	ORLANDO UTILITIES COMMISSION		-31,960.75
6/26/2026	ORLANDO UTILITIES COMMISSION		-2,683.89
6/26/2026	ORLANDO UTILITIES COMMISSION		-1,831.76
6/26/2026	ORLANDO UTILITIES COMMISSION		-89.74
6/26/2026	ORLANDO UTILITIES COMMISSION		-1,549.47
6/26/2026	ORLANDO UTILITIES COMMISSION		-153.97
6/26/2026	ORLANDO UTILITIES COMMISSION		-523.00
		Total Operating VNB- #4977	**53,709.17**

MMA BU - #8433

Date	Description	Check No	Amount
6/16/2026	FY2026 On-roll assessments installment collections 03/01-03/31	ACH061626	20,542.02
6/30/2026	June Interest		1,639.45
6/2/2026	Transfer to BU Reserve - #7089 - To transfer operating funds		-10,000.00
6/18/2026	Transfer to Operating VNB- 9654024977 - to move GF assessment allocations to operating account		-788.67
6/18/2026	Transfer to Operating VNB- 9654024977 - to move GF assessment allocations to operating account		-8,991.36
6/22/2026	Transfer to BU Reserve - 9853647089 - to wire funds to pay bills		-200,000.00
6/22/2026	Transfer to BU Reserve - #7089 - To transfer operating funds		-250,000.00
		Total MMA BU - #8433	**-447,598.56**

Reserve BU - #1399

Date	Description	Check No	Amount
6/30/2026	June Interest		1,036.96
		Total Reserve BU - #1399	**1,036.96**

Reserve BU - #7089

Date	Description	Check No	Amount
6/2/2026	Transfer from BU MMA - #8433 - To transfer operating funds		10,000.00

Anthem Park Community Development District

Bank Account Reconciliation for Period 6/30/2026

Date	Description	Check No	Amount
6/22/2026	Transfer from BU MMA - 9853648433 - to wire funds to pay bills		200,000.00
6/22/2026	Transfer from BU MMA - #8433 - To transfer operating funds		250,000.00
6/30/2026	June Interest		4.91
5/29/2026	Toho Water Authority		-300.04
5/29/2026	Toho Water Authority		-1,731.43
5/29/2026	Toho Water Authority		-31.62
5/29/2026	Toho Water Authority		-1,239.57
5/29/2026	Toho Water Authority		-286.67
5/29/2026	Toho Water Authority		-499.37
5/29/2026	Toho Water Authority		-93.35
5/29/2026	Toho Water Authority		-93.35
5/29/2026	Toho Water Authority		-93.35
5/29/2026	Toho Water Authority		-81.16
5/29/2026	Toho Water Authority		-993.20
6/22/2026	Transfer to Operating VNB- 9654024977 - to pay bills		-200,000.00
6/22/2026	Spectrum Business		-6.67
6/22/2026	Spectrum Business		-95.00
6/24/2026	Toho Water Authority		-1,275.95
6/24/2026	Toho Water Authority		-59.50
6/24/2026	Toho Water Authority		-63.84
6/24/2026	Toho Water Authority		-205.44
6/24/2026	Toho Water Authority		-31.62
6/24/2026	Toho Water Authority		-93.35
6/24/2026	Toho Water Authority		-93.35
6/24/2026	Toho Water Authority		-204.33
6/24/2026	Toho Water Authority		-93.35
6/24/2026	Toho Water Authority		-93.35
6/24/2026	Toho Water Authority		-353.17
		Total Reserve BU - #7089	**251,892.88**