



KINDNESS · ACTION · INNOVATION

Anthem Park

Community Development District

October 14, 2026
Regular Meeting Agenda Package

TEAMS MEETING INFORMATION	
Meeting ID 282 908 162 285 650	Passcode 76HB63Ax
Call-In Number +1 312-667-7136	Conference ID 224 944 331#
Join URL https://teams.microsoft.com/meet/282908162285650?p=ydvcbosbYv8bpn3xSs	



KINDNESS



ACTION



INNOVATION

Say hi to happy living

2502 N Rocky Point Dr., Suite 1000 · Tampa, FL 33607

hikai.com

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, October 14, 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, October 14, 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	

Regular Meeting Agenda

For the full agenda packet, please contact andy@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. October 2026 Report

Exhibit 1

2. Consideration of Creative World School Sign

Exhibit 2

3. St. Cloud Police Department – Off-Duty Detail Hourly Rates

Exhibit 3

4. Steadfast – September 2026 Aquatic Treatment Report

Exhibit 4

5. Yellowstone – September 2026 Reports

a. Landscape Maintenance

Exhibit 5

b. Irrigation Inspection

Exhibit 6

c. Consideration of Proposals

i. Parking Lot Design

Exhibit 7

ii. Leaning Oak Tree Removal - \$661.70

Exhibit 8

iii. Plant Installation (Clubhouse Parking Lot) - \$12,930.94

Exhibit 9

D. District Manager

1. Consideration of Resolution 2027-01, District Objectives and Goals

Exhibit 10

IV. Consent Agenda Items

A. Consideration/Approval of the September 2, 2026, Regular Meeting Minutes

Exhibit 11

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

Exhibit 12

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

VI. Supervisor Requests

VII. Adjournment

EXHIBIT 1

AGENDA

ANTHEM PARK

COMMUNITY DEVELOPMENT DISTRICT



Amenity Center Management Report

Meeting: October 14, 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.

Sep 10 Shed Installed

Sep 19 Shed interior treated for water resilience

Sep 21 Shed final inspection completed.

Sep 24 ordered rubber floor to prevent water damage

Sep 29 Floor delivered

Oct 3 Floor installed

Storage items will be moved to shed beginning week of October 12.

2. **Pier Pressure Wash Update** – Al Fixes It All is going to complete the pressure washing on Thursday, October 15th pending receipt of 50% deposit.
3. **Steadfast Fountain Light Repair**
 - Sep 3 LED light installed
 - Sep 8 Reached out to Steadfast to ask why the light was still not working. Was informed there was a capacitor that needed to be switched.
 - Sep 10 Steadfast informed there was an issue with the routing lines and power cables and scheduled repair.

Sep 25 Reached out to Steadfast for update since light was still not working. They informed the lights & anchor lines were adjusted and the capacitors were replaced. Submitted photos of lights working.

Sep 29 Informed Steadfast lights were not on that night. They informed me Oct 2 they would send out a technician to diagnose any additional issues.

Oct 7 Technician reported light is working but the breaker needed to be flipped.

Summary Fountain light is working but breaker is being tripped in inclement weather.

4. **Washout on Lexington Entrance** – concrete repair complete.

Sep 30 – Followed up with Yellowstone to have area filled.

Oct 8 Requested Yellowstone fill completed area with mulch.

5. **Basketball Court Backboards** – Kissimmee Handyman restored and hung backboards Saturday October 3rd. Project postponed until there was a break in the weather.

6. **OUC update**

Sep 22 Requested cost comparison from OUC to show approximate savings by upgrading to LED lights with current “investment” charges. Was informed they could not provide an estimate prior to engineer inspecting the light poles and analyzing various factors including potential pole replacements. Requested engineer visit and requested a confirmation someone from OUC will attend October 14th meeting.

September 24 Obtained OUC bill from July 2025 to compare reduction in before and after initial phases of pole investment expired. Found no difference. Working with Kai accounts payables to determine why the bill was not adjusted. Scheduled an online appointment with OUC contact to discuss potential error on bill. Anthony from OUC investigating error from their end. Assured me we would receive a credit once the amount has been determined.

Sep 29 requested OUC’s attendance at October 14th meeting since I did not receive confirmation No response.

Sep 29 Engineer inspected for analysis.

Sep 30 Requested confirmation OUC will attend meeting. No response. Scheduled appointment via online calendar for OUC to attend October 14th meeting via phone or in person. Scheduled for 11:10am.

7. **Creative World School Request:**

Hi! I wanted to send over the sign design we discussed for the corner of Anthem Park at Lexington Blvd. and Canoe Creek Rd.

We're proposing a temporary 4' x 8' metal sign mounted on wood posts for approximately 3–6 months. In exchange for allowing Creative World School to place the sign, we would take responsibility for the landscaping and upkeep of that corner, including improving the area and keeping it looking neat and well maintained throughout the agreement.

We thought this could be a great partnership—giving Creative World School an opportunity to introduce our new ownership to the community while also enhancing and maintaining a highly visible corner of Anthem Park.

I've attached the proposed sign so you can see exactly what we have in mind. We're happy to work together on the details and any adjustments needed. Thank

you again for considering it! 😊

See attached sign for consideration.

8. **Off duty SCPD price increase** – See attached.
9. **Neptune Middle School** – Called school to speak with Vice Principal and Principal. Left voicemails on these days.

Sep 2

Sep 10

Sep 15

Oct 2

Oct 7

Oct 8

Called School district – Oct 2, Oct 7 and Oct 8. Left voicemails.

Sep 16 went to school. Was told I couldn't see the principal but they would deliver note., No response.

Sep 28 Received email and text messages from residents regarding rude interaction with middle school student who was in the gym prior to bus arrival. The resident couldn't provide me with a name or contact info for the child. I searched the reader database to find card numbers for the timeframe when the student was there but was not able to trace the number to the student. Gym camera was offline. I reached out to the resident on Sep 30th to see if I could meet them there around the same time next day and they said the middle schooler no longer goes into the gym while waiting for the bus. Asked resident to let me know if they have additional issues with any issues at the gym.

10. **HD Cameras** Exit button and camera issues fixed Oct 6th.

11. **Call Summary for month of September.**

Continued calls regarding Single Family HOA collection fees and New Townhomes confusion over HOA property Management Company.

II.Events and Resident Requests

- a. Resident said we have a rat problem at Anthem Park and asked if we could get quotes from past control.
- b. Friday, October 30 – Halloween Movie Under the Stars

EXHIBIT 2

AGENDA



Creative World School
UNDER NEW OWNERSHIP



Quality Early Education
for Infants – School Age
(407) 993-1164

The background image shows a bright, spacious playroom with various toys, including a large wooden play structure with a yellow canopy and a yellow tent. Three children are in the foreground: a boy in a yellow shirt, a girl in a purple shirt, and a girl in a pink shirt, all wearing 'Creative World School' t-shirts and smiling. A large, faint '2020 REVIEW' watermark is visible across the center of the image.

EXHIBIT 3

AGENDA



ST. CLOUD POLICE DEPARTMENT

Office of the Chief of Police

Courage • Compassion • Integrity

4700 Neptune Road
St. Cloud, Florida 34769
Phone: (407) 891-6700

September 16, 2026

Name of Business/Vendor

Address

St. Cloud, FL

RE: Off-Duty Detail Hourly Rates for Police Officers

Dear Valued Business and Community Partners,

I am writing to inform you of an important update regarding our off-duty police officer hiring program. As a result of the newly ratified collective bargaining agreement between the department and our officers' union, the hourly rates for off-duty details are being adjusted upward, effective October 1, 2026. This increase reflects the updated compensation terms negotiated in the agreement, which ensures our officers are fairly compensated for the additional hours and responsibilities they take on when serving outside their regular shifts. We understand that a rate change may affect your budgeting and planning, and we want to be as transparent as possible so you can adjust accordingly.

We deeply value the partnerships we've built with you through this program, and we remain committed to providing the same high level of law enforcement professionalism and security you have come to expect from our officers.

Our pay rates are determined through our current Collective Bargaining Agreement and are as follows:

Police Officer Current Rate:

- \$50.00 / hour
- \$60.00 / hour on recognized City holidays

Police Officer New Rate – (Effective October 1, 2026):

- \$65.00 / hour
- \$75.00 / hour on recognized City holidays

Police Officer New Rate for details scheduled within 96 hours or less of the detail start time – (Effective October 1, 2026):

- \$85.00 / hour

Sergeant/Supervisor Rate:

- \$5.00 / hour additional to the rate of the officer position

Thank you for your attention to this matter. We look forward to working with you to provide a safe and secure environment for your organization.

Sincerely,

Jacob M. Ruiz
Deputy Chief of Police
St. Cloud Police Department

EXHIBIT 4

AGENDA



Anthem Park CDD Aquatics

Aquatic Treatment Report

September 2026

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



Printed: Oct 5, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Sep 10, 2026

Job: SE1442 Anthem Park CDD**Title:****Added By:** David Smeltz**Log Notes:**

Treated ponds 1-3 for Grasses

Weather Conditions:

Hazy Thu, Sep 10, 2026, 10:26 AM

**92°F****74°F**

Wind: 6 mph

Humidity: 94%

Total Precip: 0.18"

Attachments: 3



Printed: Oct 5, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Sep 23, 2026

Job: SE1442 Anthem Park CDD**Title:****Added By:** David Smeltz**Log Notes:**

Treated ponds 1-3 for:(Algae and Hydrilla)

Weather Conditions:

Partly cloudy with showers Wed, Sep 23, 2026, 11:20 AM

**89°F****73°F**

Wind: 7 mph

Humidity: 94%

Total Precip: 0.07"

Attachments: 3



ANTHEM PARK CDD

2090 Continental St, Saint Cloud

Gate Code:

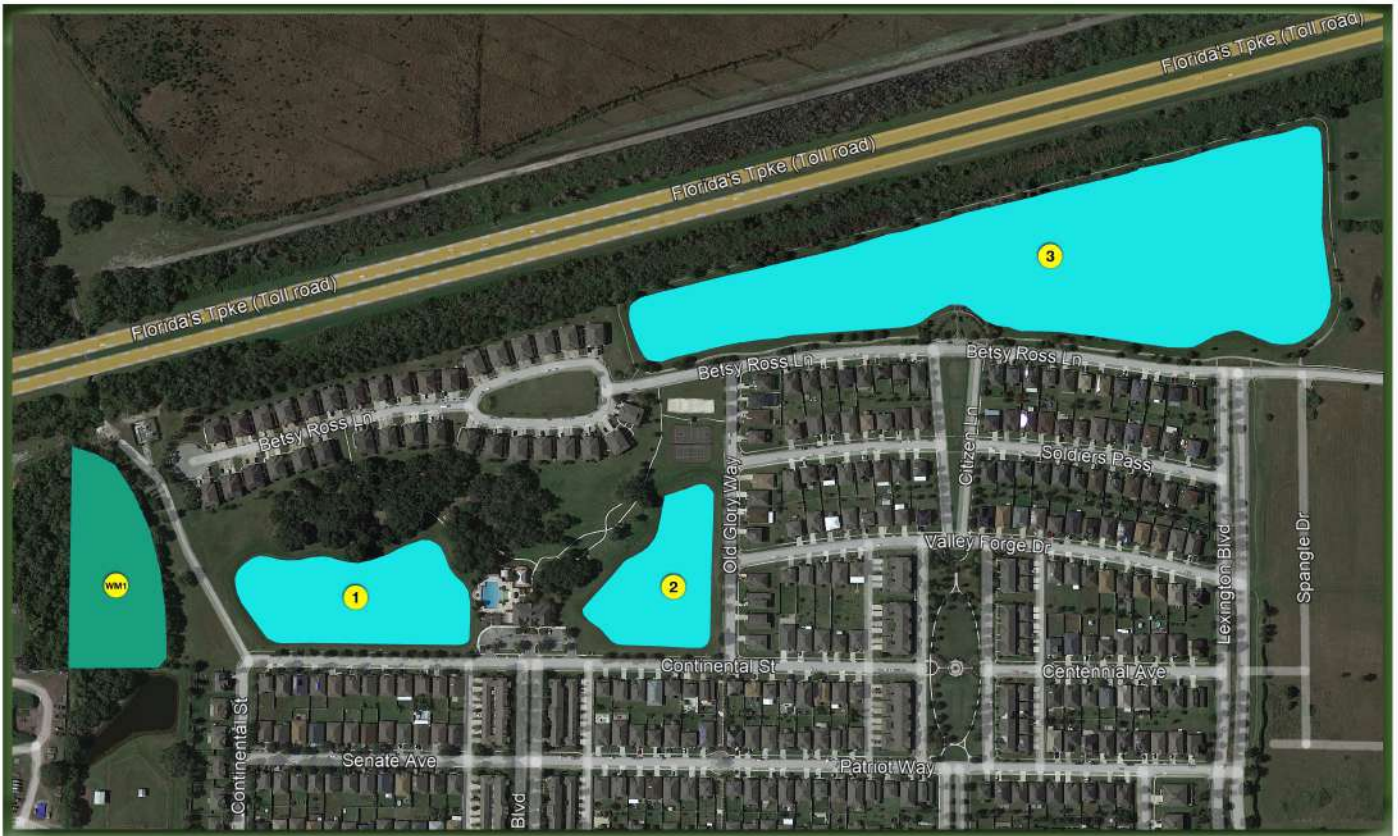


EXHIBIT 5

AGENDA



Anthem Park September Maintenance Report

Property Anthem Park CDD

Service Period September 2026

During the month of September, the landscape maintenance team completed scheduled full-service maintenance throughout Anthem Park. In addition to routine mowing and maintenance, the crew focused on weed control, shrub trimming, litter removal, clubhouse detailing, and maintaining common areas throughout the community.

Week One – Full Service

- Completed full-service landscape maintenance, including mowing throughout the entire property.
- Collected litter and debris along Betsy Ross.
- Applied herbicide treatments throughout Fort Henry Park and around tree rings.
- Raked and maintained the volleyball court and applied herbicide to control weed growth.
- Emptied and serviced all dog waste stations and trash receptacles throughout the property.

Week Two – Full Service

- Completed full-service landscape maintenance, including mowing throughout the entire property.
- Emptied trash receptacles and dog waste stations throughout the property.
- Detailed the clubhouse landscape areas, including shrub trimming and herbicide applications throughout the landscape beds.

Week Three – Full Service

- Completed full-service landscape maintenance, including mowing throughout the entire property.
- Applied herbicide along the exterior wall on Canoe Creek.
- Applied herbicide treatments to tree rings around the retention pond along Betsy Ross.
- Continued routine detailing and general cleanup throughout the property.

Week Four – Full Service

- Completed full-service landscape maintenance, including mowing throughout the entire property.
- Trimmed shrubs at the Lexington Boulevard entrance.
- Collected litter and debris along Capital Boulevard and surrounding entrance areas.
- Trimmed shrubs and applied herbicide along the exterior wall on Canoe Creek.
- Completed general detailing and cleanup throughout serviced areas.

September Service Highlights

- Full service landscape maintenance visits completed.

- Entire property mowed during each weekly service.
- Herbicide applications completed in targeted high-visibility and weed-prone areas.
- Landscape detailing performed at the clubhouse, walking path, entrances, parks, tree rings, retention pond areas, and exterior wall.
- Trash, litter, and debris removal completed throughout key community areas.
- Shrub trimming completed in designated areas, including the Lexington Boulevard entrance and Canoe Creek exterior wall.
- Cleaned up and removed trash and debris along the walking path.
- Completed mowing of the berm at 2126 Continental Street.
- Applied herbicide to control weeds around the berm area at 2126 Continental Street.
- Completed backfilling of the washout area near Lexington Boulevard.

Mowing Activities

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

Completed weekly blowing of sidewalks, curbs, parking areas, and streets following maintenance services to remove grass clippings and landscape debris.

Additional mowing was completed at the berm located at 2126 Continental Street, along with targeted weed-control applications.

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 requiring follow-up repairs.

Phase 3 irrigation rewiring remains in progress.

Fertilization & Pest Control Activities

Monitored turf and ornamental landscape 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 insect activity. Affected areas were treated as needed to help maintain healthy turf and plant material.

Closing Summary

The team remained focused on maintaining the overall appearance of Anthem Park throughout September. Routine mowing and cleanup were supported by targeted landscape detailing, shrub trimming, herbicide applications, irrigation inspections, and weed and pest monitoring.

Additional work completed during the month included cleaning trash and debris from the walking path, mowing and treating weeds at the berm at 2126 Continental Street, and backfilling the washout area near Lexington Boulevard.

Special attention was given to the clubhouse, entrances, parks, walking paths, tree rings, retention pond areas, Betsy Ross, Capital Boulevard, Lexington Boulevard, Fort Henry Park, and the Canoe Creek exterior wall.

The team will continue monitoring the property and addressing maintenance, irrigation, turf, and landscape needs to maintain a clean and well-kept appearance throughout Anthem Park.

EXHIBIT 6

AGENDA

Yellowstone Landscape | ORLS



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

Property

Anthem Park CDD
2050 Remembrance Ave
St Cloud, FL 34769

Contact

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

Inspection

Started:
Last Updated:
Inspector:

9/2/2026
10/6/2026
Raffy Nieves

Estimate Summary

Labor: 1 hour, 30 minutes - \$115.50
Materials: \$35.24
Equipment: \$0.00

Total: \$150.75
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Audit Zone	37	\$0.00
Replace Sprinkler Head	1	\$73.75
Troubleshoot Valve	1	\$77.00
Total (plus applicable taxes):		\$150.75

Signature

Date

Service Detail

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

Controller 1 > Zone 2						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 2	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 3						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 3	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 4						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 4	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 5						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Sprinkler Head 1	Replace	Part: Head & Nozzle Head Type: Spray Head Size: 12" Line Length (ft.): 0.5 Line Size: 1/2" Hours: 0.5	\$38.50	\$35.24	\$0.00	\$73.75

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

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

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

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

Controller 1 > Zone 10						
Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

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

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

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

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

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

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

Controller 1 > Zone 17

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 18

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 19

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 20

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 21

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 22

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 23

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 24

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 25

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 26

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

Controller 1 > Zone 27

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

Controller 1 > Zone 28

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

Controller 1 > Zone 29

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 30

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

Controller 1 > Zone 31

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

Controller 1 > Zone 32

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

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

Controller 1 > Zone 34						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 34	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

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

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

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

Controller 1 > Zone 38						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 38	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 39						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 39	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

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

Controller 1 > Zone 41

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 41	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 42

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 42	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 43

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 43	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 44

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 44	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 45

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 45	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 46

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 47

Asset	Service	Notes	Labor	Materials	Equipment	Total
Valve 2	Troubleshoot	Hours: 1 Wiretrack and locate valve and test decoder and 2 wire path	\$77.00	\$0.00	\$0.00	\$77.00

Controller 1 > Zone 48						
Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 1 > Zone 49						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 49	<u>Audit</u>	Hours: 0 Repair damaged valve, Yellowstone, internal repair. No charge	\$0.00	\$0.00	\$0.00	\$0.00

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

Controller 1 > Zone 51						
Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

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

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

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

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

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

Controller 1 > Zone 57

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

Controller 1 > Zone 58

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

Controller 1 > Zone 59

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 59	Audit	Hours: 0 Valve inoperable.	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 60

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 60	Audit	Hours: 0 Valve, not working from controller	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 61

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 61	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 62

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 62	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 63

Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 63	Audit	Hours: 0 Zone 63 through 69 are not working from controller	\$0.00	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 64						
Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

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

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

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

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

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

Controller 2 > Zone 1						
Asset	Service	Notes	Labor	Materials	Equipment	Total
Zone 1	<u>Audit</u>	Hours: 0 Controller 2 no zones are operational 2 wire path installation in progress.	\$0.00	\$0.00	\$0.00	\$0.00

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

Controller 2 > Zone 3						
-----------------------	--	--	--	--	--	--

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 4

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 5

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 6

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 7

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 8

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 9

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 10

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 11

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 12

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

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

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

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

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

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

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

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

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

Controller 2 > Zone 21						
------------------------	--	--	--	--	--	--

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 22

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 23

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 24

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 25

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 26

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 27

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 28

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 29

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 30

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 31

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 32

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 33

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 34

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 35

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 36

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 37

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 38

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 39

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 40

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 41

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 42

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 43

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 44

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 45

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 46

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 47

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 48

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 49

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 50

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 51

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 52

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 2 > Zone 53

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 3

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 4

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Controller 5

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						

Asset	Service	Notes	Labor	Materials	Equipment	Total
No issues were identified						



EXHIBIT 7

AGENDA

ANTHEM PARK

ST. CLOUD, F.L.

CLUB HOUSE
SEPTEMBER 2026



Blue Daze 'Blue My Mind'



Liriope



Ti Plant 'Red Sister'



Ligustrum 'Jack Frost'

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.
All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



ANTHEM PARK

ST. CLOUD, F.L.

CLUB HOUSE
SEPTEMBER 2026



Liriope



Foxtail Fern



Ti Plant 'Red Sister'



Ligustrum 'Jack Frost'

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



ANTHEM PARK

ST. CLOUD, FL.

CLUB HOUSE
SEPTEMBER 2026



Blue Daze 'Blue My Mind'



Liriope



Foxtail Fern



Ti Plant 'Red Sister'



Ligustrum 'Jack Frost'

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

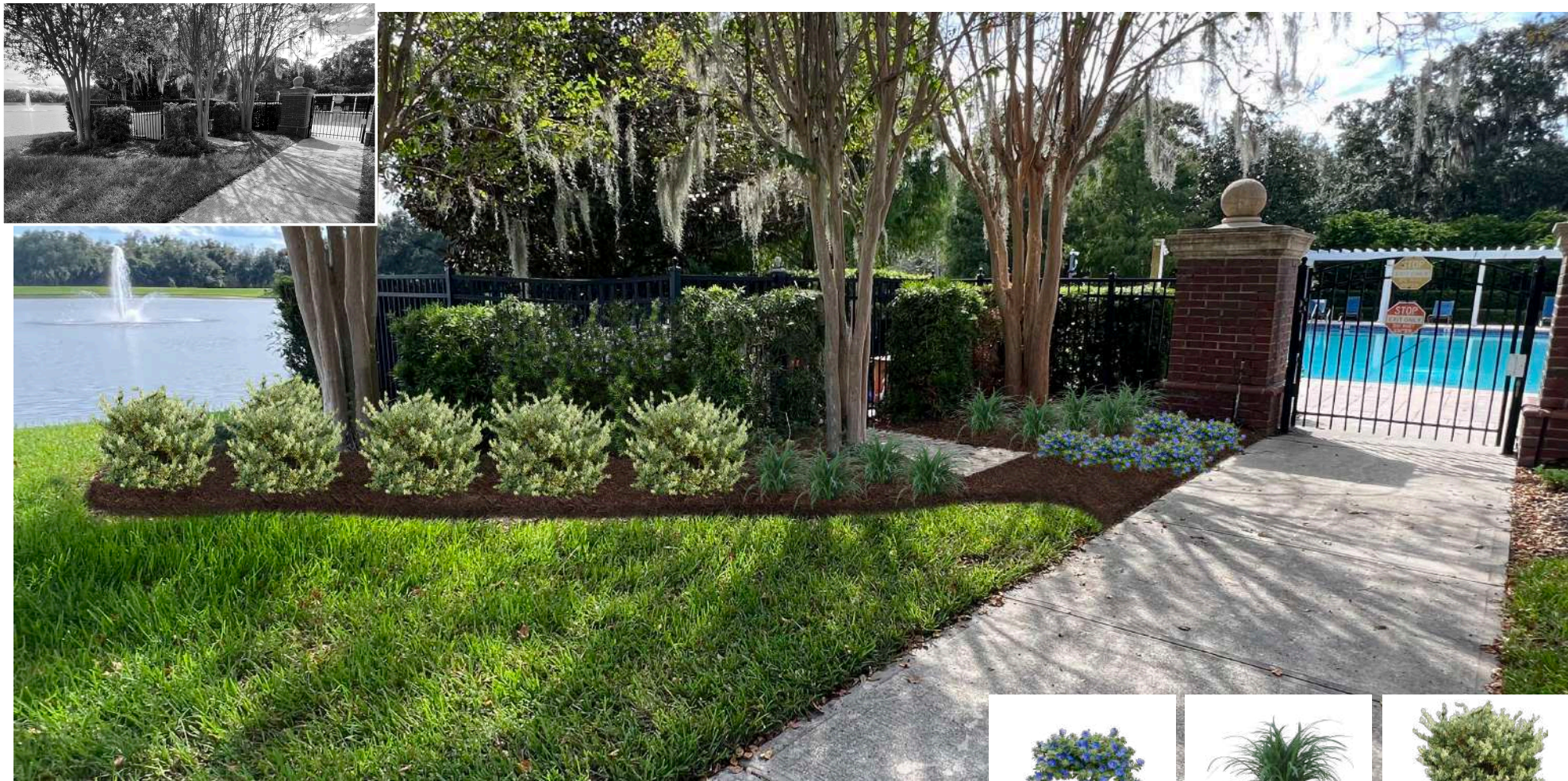
All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



ANTHEM PARK

ST. CLOUD, FL.

CLUB HOUSE
SEPTEMBER 2026



Blue Daze 'Blue My Mind'



Liriope



Ligustrum 'Jack Frost'

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.
All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



ANTHEM PARK
ST. CLOUD, F.L.

CLUB HOUSE
SEPTEMBER 2026



Asiatic Jasmine



Podocarpus



Ligustrum 'Jack Frost'

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.
All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



ANTHEM PARK

ST. CLOUD, FL.

CLUB HOUSE
SEPTEMBER 2026



Loropetalum



Ligustrum 'Jack Frost'

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.
All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



ANTHEM PARK

ST. CLOUD, F.L.

CLUB HOUSE
SEPTEMBER 2026



Loropetalum



Ligustrum 'Jack Frost'

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.
All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



EXHIBIT 8

AGENDA



Proposal #: 767165

Date: 10/6/2026

From: Nathaniel Anderson

**Landscape Enhancement Proposal for
Anthem Park CDD**

Maria Agosta

Breeze

2090 Continental St

St Cloud, FL 34769

anthemparkcdd@gmail.com

LOCATION OF PROPERTY

2050 Remembrance Ave

St Cloud, FL 34769

**Flush cut remove and disposed of 1 leaning Oak
By Patriot Park**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	6	\$74.57	\$447.42
Dump Fee	1	\$214.28	\$214.28

Flush-cut, remove, and dispose of one leaning Oak tree located by Patriot Park. Remove all resulting debris and clean the work area upon completion.



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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Anthem Park CDD

Subtotal		\$661.70
Sales Tax		\$0.00
Proposal Total		\$661.70

THIS IS NOT AN INVOICE

EXHIBIT 9

AGENDA



Proposal #: 766946

Date: 10/6/2026

From: Nathaniel Anderson

Landscape Enhancement Proposal for Anthem Park CDD

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

LOCATION OF PROPERTY

2050 Remembrance Ave
St Cloud, FL 34769

Plants Install By Clubhouse Parking Lot

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	80	\$74.57	\$5,965.62
Blue Daze 1 GAL	60	\$7.86	\$471.42
Foxtail Fern1 GAL	10	\$7.86	\$78.57
Liriope 1 GAL	126	\$7.14	\$899.99
Ti-Plants Red Sister 3 GAL	17	\$14.29	\$242.85
Ligustrum Jack Frost 3 GAL	146	\$17.14	\$2,502.82
Loropetalum 3 GAL	20	\$14.29	\$285.71
Indian Hawthorn 3 GAL	10	\$14.29	\$142.86
Dyed Brown Mulch 2 cu. ft. Bag	216	\$9.71	\$2,098.25
Dump Fee	1	\$242.85	\$242.85

Install new plants in the landscape beds around the parking lot and add new mulch throughout the planting areas.

All plants will be properly spaced and installed. Spread mulch evenly throughout the beds and clean up the area once the work is complete.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Anthem Park CDD

Subtotal	\$12,930.94
Sales Tax	\$0.00
Proposal Total	\$12,930.94

THIS IS NOT AN INVOICE

EXHIBIT 10

AGENDA

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT OBJECTIVES AND GOALS FOR FISCAL YEAR 2027; PROVIDING FOR TRANSMITTAL TO THE APPLICABLE LOCAL GOVERNING AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

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

1. The attached District Objectives and Goals for Fiscal Year 2027 are hereby adopted.
2. District staff is directed to transmit the adopted objectives and goals to the Osceola County for record purposes.
3. This Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

Chairperson

ATTEST:

Secretary

Anthem Park Community Development District

2502 N Rocky Point Drive Suite 1000, Tampa, FL 33607

Performance Measures/Standards & Annual Reporting Form

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting agendas and budgets are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure agendas and budgets are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year and previous years' budget with any amendments.

Measurement: Annual audit, current fiscal year and previous years' budgets, with any amendments are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and posting the annual audit on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Anthem Park Community Development District

District Manager: _____

Date: _____

Print Name: _____

Anthem Park Community Development District

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, September 2, 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 (<i>Virtual</i>)	District Counsel, KVV
Greg Woodcock (<i>Virtual</i>)	District Engineer, Stantec
Peter Wittman	Branch Manager, Yellowstone

SECOND ORDER OF BUSINESS – Audience Comments

A resident mentioned the request for using an area for filming, and Ms. Moczynski suggested verifying the location if it is CDD property, including the purpose.

On a MOTION by Ms. Possenriede, SECONDED by Ms. Santos Nieves, WITH ALL IN FAVOR, the Board **approved the Request for Filming, with a license agreement and post-event feedback**, for the Anthem Park Community Development District.

THIRD ORDER OF BUSINESS – Staff & Vendor Reports

A. District Counsel

Ms. Moczynski spoke about the flock cameras and property tax amendment.

B. District Engineer

Mr. Woodcock provided updates on the pond that flooded, the stormwater system, and the roadways maintained by City of St. Cloud for repair.

C. Facility Manager

1. September 2026 Report

Ms. Agosta discussed the items on her report with the Board.

On a MOTION by Ms. Possenriede, SECONDED by Ms. Dee, WITH ALL IN FAVOR, the Board **approved the Trunk or Treat, with the agreed parameters**, for the Anthem Park Community Development District.

On a MOTION by Ms. Dee, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board **approved the Pool Repairs from Pool Service Orlando in the amount of \$1,490.00**, for the Anthem Park Community Development District.

2. Review of Lighting Agreements with OUC

- a. Exhibit 1: Phase 1
- b. Exhibit 2: Phase 2
- c. Exhibit 3: Phase 3A
- d. Exhibit 4: Exhibit 3B
- e. Exhibit 5: Additional Amenity Fixtures
- f. Exhibit 6: Additional Pedestrian Fixtures

3. Exhibit 7: Steadfast – August 2026 Aquatic Treatment Report

4. Exhibit 8: Yellowstone – August 2026 Landscape Maintenance Report

Mr. Wittman presented updates on irrigation and landscaping.

D. District Manager

Mr. Mendenhall spoke about the new financial system and offered \$500.00 credit for the delay. He also stated that Kai has a new President. He and Ms. Moczynski mentioned the due process for the violations and that they are working on a template for the suspension letter for Board review. Mr. Mendenhall said that the mulch in the budget line would be identified and reclassified.

FOURTH ORDER OF BUSINESS – Consent Agenda Items

A. Exhibit 9: Consideration/Approval of the August 5, 2026, Public Hearing and Regular Meeting Minutes

On a MOTION by Ms. Possenriede, SECONDED by Ms. Ellens, WITH ALL IN FAVOR, the Board approved the August 5, 2026, Public Hearing and 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 commented on the fixtures and suggested reaching out to Duke and considering a modern type of fixture. He then mentioned the City Council meeting on September 10 and the eagle preservation area.

SIXTH ORDER OF BUSINESS – Supervisor Requests

Ms. Possenriede requested a representative at the September 10 meeting.

Ms. Ellens asked to include details on the incident reports and to provide security reports.

Ms. Santos Nieves requested to distribute the Facility Manager report ahead of time. Preparation of Christmas lighting was also mentioned.

SEVENTH ORDER OF BUSINESS – Adjournment

On a MOTION by Ms. Possenriede, SECONDED by Ms. Santos Nieves, 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: 07/31/2026

Anthem Park Community Development District

Balance Sheet as of 7/31/2026

Assets	Operating	301 - Debt Service 2016 A1 Fund	Total
Cash - Operating			
101001 - Operating VNB #4977	\$65,069.85		\$65,069.85
Total Cash - Operating	\$65,069.85		\$65,069.85
Cash - Money Market, Reserves and Other			
101101 - MMA BU #8433	\$279,267.97		\$279,267.97
101201 - Reserve BU #7089	\$256,881.35		\$256,881.35
101202 - Reserve BU #1399	\$389,699.77		\$389,699.77
Total Cash - Money Market, Reserves and Other	\$925,849.09		\$925,849.09
Accounts Receivable & Other Assets			
115100 - Accounts Receivable - Other	\$1,340.76		\$1,340.76
131101 - Due From 101 General Fund		\$26,126.77	\$26,126.77
155000 - Prepaid Items	\$9,031.32		\$9,031.32
156900 - Deposits - Non-Current	\$240.00		\$240.00
Total Accounts Receivable & Other Assets	\$10,612.08	\$26,126.77	\$36,738.85
Investments			
151102 - Series 2016 A1 Debt Service Reserve Account		\$277,453.13	\$277,453.13
151103 - Series 2016 A1 Prepayment Account		\$9,305.39	\$9,305.39
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		\$103,205.32	\$103,205.32
Total Investments		\$418,538.15	\$418,538.15
Total Assets	\$1,001,531.02	\$444,664.92	\$1,446,195.94

Anthem Park Community Development District

Balance Sheet as of 7/31/2026

Liabilities / Equity	Operating	301 - Debt Service 2016 A1 Fund	Total
Current Liability			
202000 - Accounts Payable	\$28,401.74		\$28,401.74
207301 - Due To 301 - Debt Service 2016 A1 Fund	\$26,126.77		\$26,126.77
218000 - Accrued Expenses	\$1,237.20		\$1,237.20
220000 - Deposits Held	\$400.00		\$400.00
Total Current Liability	\$56,165.71		\$56,165.71
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	\$129,618.68	(\$7,773.97)	\$121,844.71
Total Net Change in Fund Balance	\$129,618.68	(\$7,773.97)	\$121,844.71
Total Liabilities / Equity	\$1,001,531.02	\$444,664.92	\$1,446,195.94

Anthem Park Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
325201 - Special Assessments - On-Roll	23.30	73,746.01	(73,722.71)	888,924.48	737,460.10	151,464.38	884,952.16
361100 - Interest	2,198.26	1,120.67	1,077.59	35,523.99	11,206.70	24,317.29	13,448.00
362000 - Rents And Royalties	-	-	-	1,640.00	-	1,640.00	-
369900 - Miscellaneous Revenues	-	-	-	10,040.00	-	10,040.00	-
Total Income	2,221.56	74,866.68	(72,645.12)	936,128.47	748,666.80	187,461.67	898,400.16
Total Income	2,221.56	74,866.68	(72,645.12)	936,128.47	748,666.80	187,461.67	898,400.16

Operating Expense

General Administration

513001 - P/R - Board Of Supervisors	800.00	1,000.00	200.00	9,800.00	10,000.00	200.00	12,000.00
513002 - Payroll Taxes	50.00	76.50	26.50	738.50	765.00	26.50	918.00
513003 - Payroll Processing Fees	61.20	58.33	(2.87)	511.20	583.30	72.10	700.00
513101 - Professional Services - Management Consulting Services	1,666.67	1,666.67	-	16,666.70	16,666.70	-	20,000.00
513102 - Professional Services - Accounting Services	1,250.00	1,250.00	-	12,500.00	12,500.00	-	15,000.00
513105 - Professional Services - Administrative Service	266.66	266.67	.01	2,666.60	2,666.70	.10	3,200.00
513106 - Professional Services - Auditing Services	-	345.83	345.83	-	3,458.30	3,458.30	4,150.00
513107 - Professional Services - Engineering Services	3,253.06	666.67	(2,586.39)	10,857.47	6,666.70	(4,190.77)	8,000.00
513108 - Professional Services - Legal Services	3,639.00	1,500.00	(2,139.00)	23,668.70	15,000.00	(8,668.70)	18,000.00
513201 - Legal Advertisements	2,971.68	125.00	(2,846.68)	3,351.95	1,250.00	(2,101.95)	1,500.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	635.94	145.80	(490.14)	175.00
513208 - Postage And Printing	-	83.33	83.33	-	833.30	833.30	1,000.00
513209 - Website Compliance (dev & hosting)	167.91	167.92	.01	1,679.10	1,679.20	.10	2,015.00
513291 - General Operating Expenses	300.00	300.00	-	3,000.00	3,000.00	-	3,600.00
513292 - Misc. (Bank Fees, Brochures, etc.)	201.96	41.67	(160.29)	1,138.96	416.70	(722.26)	500.00
Total General Administration	14,628.14	7,563.17	(7,064.97)	87,215.12	75,631.70	(11,583.42)	90,758.00

Insurance

513202 - Insurance	3,129.58	3,500.00	370.42	31,295.80	35,000.00	3,704.20	42,000.00
Total Insurance	3,129.58	3,500.00	370.42	31,295.80	35,000.00	3,704.20	42,000.00

Assessment Administration

513210 - County Assessment Collection Fee	-	25.00	25.00	-	250.00	250.00	300.00
513211 - Assessment Administration	416.66	416.67	.01	4,166.60	4,166.70	.10	5,000.00
Total Assessment Administration	416.66	441.67	25.01	4,166.60	4,416.70	250.10	5,300.00

Debt Administration

517101 - Dissemination Agent	333.33	333.33	-	3,333.30	3,333.30	-	4,000.00
517102 - Debt Administration	399.22	417.18	17.96	3,992.20	4,171.80	179.60	5,006.13

Anthem Park Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
517103 - Arbitrage	-	141.67	141.67	-	1,416.70	1,416.70	1,700.00
Total Debt Administration	732.55	892.18	159.63	7,325.50	8,921.80	1,596.30	10,706.13
Utilities							
531101 - Electricity (Irrigation & Pond Pumps)	3,596.52	3,583.33	(13.19)	32,369.80	35,833.30	3,463.50	43,000.00
531201 - Streetpole Lighting	15,717.65	15,383.05	(334.60)	156,027.85	153,830.50	(2,197.35)	184,596.60
533201 - Potable Water	319.42	916.67	597.25	10,543.26	9,166.70	(1,376.56)	11,000.00
533301 - Reclaim Water	3,059.84	1,833.33	(1,226.51)	32,569.61	18,333.30	(14,236.31)	22,000.00
Total Utilities	22,693.43	21,716.38	(977.05)	231,510.52	217,163.80	(14,346.72)	260,596.60
Security							
529102 - Contracts - Security Cameras & Monitoring Equipment	-	41.67	41.67	40.99	416.70	375.71	500.00
529103 - Contracts - Roving Patrols	1,402.91	2,083.33	680.42	19,592.51	20,833.30	1,240.79	25,000.00
529201 - Security - Other (Repair/Access Cards)	457.13	41.67	(415.46)	1,086.30	416.70	(669.60)	500.00
Total Security	1,860.04	2,166.67	306.63	20,719.80	21,666.70	946.90	26,000.00
Field Office Administration							
579231 - Utility - Amenity Center Internet Service	196.76	415.00	218.24	2,980.62	4,150.00	1,169.38	4,980.00
579305 - Contract - Amenity Center Pest Control	-	54.00	54.00	-	540.00	540.00	648.00
579306 - Contract - Amenity Management	9,936.00	9,936.00	-	99,360.00	99,360.00	-	119,232.00
579601 - Amenity Center Office/Janitorial Supplies	-	125.00	125.00	99.71	1,250.00	1,150.29	1,500.00
579602 - Misc. Amenity Center Repairs & Maintenance	-	333.33	333.33	3,792.88	3,333.30	(459.58)	4,000.00
579604 - Misc. - Rentals & Leases	-	83.33	83.33	434.50	833.30	398.80	1,000.00
579605 - Amenity Management - Clubhouse Rental Reimb.	-	314.29	314.29	-	3,142.90	3,142.90	3,771.43
579606 - Clubhouse Lighting Replacement	-	41.67	41.67	-	416.70	416.70	500.00
579901 - Miscellaneous (Field Off Admin)	1,373.17	166.67	(1,206.50)	2,851.72	1,666.70	(1,185.02)	2,000.00
Total Field Office Administration	11,505.93	11,469.29	(36.64)	109,519.43	114,692.90	5,173.47	137,631.43
Landscaping Maintenance							
539101 - Contracts - Landscaping Maintenance	14,046.00	14,333.33	287.33	140,460.00	143,333.30	2,873.30	172,000.00
539201 - Landscape Replacement & Replenishment	-	833.33	833.33	29,074.78	8,333.30	(20,741.48)	10,000.00
539202 - Landscape - Mulch	-	1,166.67	1,166.67	-	11,666.70	11,666.70	14,000.00
539203 - Landscape - Tree/Palm Trimming	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
539301 - R&M - Irrigation	-	1,000.00	1,000.00	43,304.57	10,000.00	(33,304.57)	12,000.00
Total Landscaping Maintenance	14,046.00	17,583.33	3,537.33	212,839.35	175,833.30	(37,006.05)	211,000.00
Facility Maintenance							
529202 - R&M - Gates	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00

Anthem Park Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
529303 - Entry & Walls Maintenance	-	83.33	83.33	-	833.30	833.30	1,000.00
538101 - Contracts - Aquatic Maintenance	1,180.00	1,180.00	-	11,800.00	11,800.00	-	14,160.00
538102 - Contracts - Wetland Monitoring	-	120.00	120.00	720.00	1,200.00	480.00	1,440.00
538103 - Contracts - Fountain	900.00	219.00	(681.00)	900.00	2,190.00	1,290.00	2,628.00
539302 - R&M - Fountain	-	208.33	208.33	2,007.20	2,083.30	76.10	2,500.00
539303 - R&M - Pressure Washing	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
539402 - Misc - Holiday Lights & Decorations	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
539990 - Miscellaneous - Contingency (Facility Maint)	12,722.23	667.92	(12,054.31)	22,853.93	6,679.20	(16,174.73)	8,015.00
579301 - Contract - Pool Service	1,450.00	1,700.00	250.00	12,500.00	17,000.00	4,500.00	20,400.00
579401 - Pool Permit	-	27.08	27.08	-	270.80	270.80	325.00
579501 - R&M - Pool	7,265.00	166.67	(7,098.33)	17,765.19	1,666.70	(16,098.49)	2,000.00
579504 - R&M - Athletic Facilities	-	125.00	125.00	4,345.40	1,250.00	(3,095.40)	1,500.00
Total Facility Maintenance	23,517.23	4,955.67	(18,561.56)	72,891.72	49,556.70	(23,335.02)	59,468.00
Capital Improvement Program							
539901 - Capital Improvements	-	1,000.00	1,000.00	29,025.95	10,000.00	(19,025.95)	12,000.00
Total Capital Improvement Program	-	1,000.00	1,000.00	29,025.95	10,000.00	(19,025.95)	12,000.00
Reserves							
539801 - Increase in Reserves Pursuant to Reserve Study	-	3,245.00	3,245.00	-	32,450.00	32,450.00	38,940.00
539821 - Reserve Study	-	333.33	333.33	-	3,333.30	3,333.30	4,000.00
Total Reserves	-	3,578.33	3,578.33	-	35,783.30	35,783.30	42,940.00
Total Expense	92,529.56	74,866.69	(17,662.87)	806,509.79	748,666.90	(57,842.89)	898,400.16
Operating Net Total	(90,308.00)	(.01)	(90,307.99)	129,618.68	(.10)	129,618.78	-

Anthem Park Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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	16.40	50,747.40	(50,731.00)	625,366.76	507,474.00	117,892.76	608,968.80
325204 - Special Assessments - Prepayment Income/Partial Prepayments (For DS issuances)	-	-	-	8,027.27	-	8,027.27	-
361100 - Interest	1,097.64	-	1,097.64	11,294.50	-	11,294.50	-
Total Income	1,114.04	50,747.40	(49,633.36)	644,688.53	507,474.00	137,214.53	608,968.80
Total Income	1,114.04	50,747.40	(49,633.36)	644,688.53	507,474.00	137,214.53	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	-	-	-	197,462.50	191,818.76	(5,643.74)	191,818.76
517321 - Prepayment Expense	-	-	-	45,000.00	-	(45,000.00)	-
Total Debt Administration	-	-	-	652,462.50	601,818.76	(50,643.74)	601,818.76
Total Expense	-	-	-	652,462.50	601,818.76	(50,643.74)	601,818.76
301 - Debt Service 2016 A1 Fund Net Total	1,114.04	50,747.40	(49,633.36)	(7,773.97)	(94,344.76)	86,570.79	7,150.04
Net Total	(89,193.96)	50,747.39	(139,941.35)	121,844.71	(94,344.86)	216,189.57	7,150.04

Anthem Park Community Development District

Bank Register Report 7/1/2026 - 7/31/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #4977					
	Balance as of 7/1/2026				\$123,166.09
7/1/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		(\$233.20)
7/1/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		(\$233.20)
7/6/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		(\$233.20)
7/6/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		(\$236.91)
7/11/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		(\$233.20)
7/11/2026	Spectrum Business	Invoice (Expense/AutoDraft)	R		(\$95.00)
7/13/2026	The HOME DEPOT. INC.	Invoice Check		10019	(\$5,395.65)
7/13/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		(\$233.20)
7/15/2026	Engage PEO - BOS meeting 7/1/26	Invoice (Expense/AutoDraft)	R	H126047	(\$911.20)
7/20/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		(\$319.42)
7/20/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		(\$35.20)
7/20/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		(\$196.84)
7/20/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		(\$567.77)
7/20/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		(\$93.35)
7/20/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		(\$96.93)
7/20/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		(\$175.69)
7/20/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		(\$93.35)
7/20/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		(\$93.35)
7/20/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		(\$456.37)
7/20/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		(\$233.20)
7/20/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		(\$233.20)
7/21/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$14,210.98)
7/21/2026	Yellowstone Landscape Inc	Invoice ACH	R		(\$28,265.87)
7/21/2026	POOL SERVICES ORLANDO, Inc	Invoice Check	R	10020	(\$1,450.00)
7/22/2026	Toho Water Authority - 2090 Continental ST	Invoice (Expense/AutoDraft)	R	Auto Draft	(\$13.79)
7/27/2026	Steadfast Alliance, LLC	Invoice Check	R	10021	(\$900.00)
7/27/2026	Steadfast Alliance, LLC	Invoice Check	R	10021	(\$1,180.00)
7/27/2026	Yellowstone Landscape Inc	Invoice ACH	R		(\$14,046.00)
7/29/2026	Transfer from MMA BU - #8433 - To transfer GF FY26 on roll tax assessments	Transfer In	R	ACH	\$12,058.65
7/31/2026	July Interest	Interest	R	ACH	\$311.18

Anthem Park Community Development District

Bank Register Report 7/1/2026 - 7/31/2026

Date	Description	Type	R	Check No	Amount
Balance as of 7/31/2026					\$65,069.85
MMA BU #8433					
Balance as of 7/1/2026					\$290,495.66
7/29/2026	Transfer to Operating VNB- #4977 - To transfer GF FY26 on roll tax assessments	Transfer Out	R	ACH	(\$12,058.65)
7/29/2026	FY26 On-roll tax assessments	Misc Deposit	R	DD	\$39.70
7/31/2026	July Interest	Interest	R	ACH	\$791.26
Total					(\$11,227.69)
Balance as of 7/31/2026					\$279,267.97
Reserve BU #1399					
Balance as of 7/1/2026					\$392,850.28
7/31/2026	July Interest	Interest	R	ACH	\$1,074.36
Total					\$1,074.36
Balance as of 7/31/2026					\$393,924.64
Reserve BU #7089					
Balance as of 7/1/2026					\$252,736.78
7/18/2026	Spectrum Business	Invoice (Expense/AutoDraft)	R		(\$101.76)
7/31/2026	July Interest	Interest	R	ACH	\$21.46
Total					(\$80.30)
Balance as of 7/31/2026					\$252,656.48
Trust 2016 A1 Debt Service Reserve Account					
Balance as of 7/1/2026					\$277,453.13
7/1/2026	July Interest	Interest	R	ACH	\$742.94
7/29/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$742.94)
Total					\$0.00
Balance as of 7/31/2026					\$277,453.13
Trust 2016 A1 Prepayment Account					
Balance as of 7/1/2026					\$9,305.39
7/1/2026	July Interest	Interest	R	ACH	\$4.87
7/29/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$4.87)
Total					\$0.00
Balance as of 7/31/2026					\$9,305.39
Trust 2016 A2 Debt Service Reserve Account					
Balance as of 7/1/2026					\$25,753.13

Anthem Park Community Development District

Bank Register Report 7/1/2026 - 7/31/2026

Date	Description	Type	R	Check No	Amount
7/1/2026	July Interest	Interest		ACH	\$68.96
7/1/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer	Transfer Out		ACH	(\$68.96)
Total					\$0.00
Balance as of 7/31/2026					\$25,753.13

Trust 2016 A2 Prepayment Account

Balance as of 7/1/2026					\$2,821.18
7/1/2026	July Interest	Interest	R	ACH	\$7.55
7/1/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$7.55)
Total					\$0.00
Balance as of 7/31/2026					\$2,821.18

Trust 2016 A2 Revenue Account

Balance as of 7/1/2026					\$102,107.68
7/1/2026	Transfer from Trust 2016 A2 Prepayment Account - interest transfer	Transfer In	R	ACH	\$7.55
7/1/2026	July Interest	Interest	R	ACH	\$273.32
7/1/2026	Transfer from Trust 2016 A2 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$68.96
7/29/2026	Transfer from Trust 2016 A1 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$742.94
7/29/2026	Transfer from Trust 2016 A1 Prepayment Account - interest transfer	Transfer In	R	ACH	\$4.87
Total					\$1,097.64
Balance as of 7/31/2026					\$103,205.32

Anthem Park Community Development District

Bank Account Reconciliation for Period 7/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #4977	74,445.50	-9,375.65	65,069.85	65,069.85	Balanced
Reserve BU #1399	393,924.64	0.00	393,924.64	393,924.64	Balanced
MMA BU #8433	279,267.97	0.00	279,267.97	279,267.97	Balanced
Reserve BU #7089	252,656.48	0.00	252,656.48	252,656.48	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	9,305.39	0.00	9,305.39	9,305.39	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	103,205.32	0.00	103,205.32	103,205.32	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
7/13/2026	The HOME DEPOT. INC.	10019	-5,395.65
7/27/2026	Steadfast Alliance, LLC	10021	-900.00
7/27/2026	Steadfast Alliance, LLC	10021	-1,180.00
Total Operating VNB #4977			-9,375.65

Trust 2016 A2 Debt Service Reserve Account

7/1/2026	July Interest		68.96
7/1/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer		-68.96
Total Trust 2016 A2 Debt Service Reserve Account			0.00

Anthem Park Community Development District

Bank Account Reconciliation for Period 7/31/2026

Reconciled Items

Date	Description	Check No	Amount
Operating VNB #4977			
7/29/2026	Transfer from MMA BU - #8433 - To transfer GF FY26 on roll tax assessments		12,058.65
7/31/2026	July Interest		311.18
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
7/1/2026	St. Cloud Police Department		-233.20
7/1/2026	St. Cloud Police Department		-233.20
7/6/2026	St. Cloud Police Department		-233.20
7/6/2026	St. Cloud Police Department		-236.91
7/11/2026	St. Cloud Police Department		-233.20
7/11/2026	Spectrum Business		-95.00
7/13/2026	St. Cloud Police Department		-233.20
7/15/2026	Engage PEO - BOS meeting 7/1/26	H126047	-911.20
7/20/2026	Toho Water Authority		-319.42
7/20/2026	Toho Water Authority		-35.20
7/20/2026	Toho Water Authority		-196.84
7/20/2026	Toho Water Authority		-567.77
7/20/2026	Toho Water Authority		-93.35
7/20/2026	Toho Water Authority		-96.93
7/20/2026	Toho Water Authority		-175.69
7/20/2026	Toho Water Authority		-93.35
7/20/2026	Toho Water Authority		-93.35
7/20/2026	Toho Water Authority		-456.37
7/20/2026	St. Cloud Police Department		-233.20
7/20/2026	St. Cloud Police Department		-233.20
7/21/2026	Kai Connected LLC CDD	ACH	-14,210.98
7/21/2026	Yellowstone Landscape Inc	ACH	-28,265.87
7/21/2026	POOL SERVICES ORLANDO, Inc	10020	-1,450.00
7/22/2026	Toho Water Authority - 2090 Continental ST	Auto Draft	-13.79
7/27/2026	Yellowstone Landscape Inc	ACH	-14,046.00
Total Operating VNB #4977			-72,836.73

MMA BU #8433

7/29/2026	FY26 On-roll tax assessments	DD	39.70
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Anthem Park Community Development District

Bank Account Reconciliation for Period 7/31/2026

Date	Description	Check No	Amount
7/31/2026	July Interest		791.26
7/29/2026	Transfer to Operating VNB- #4977 - To transfer GF FY26 on roll tax assessments		-12,058.65
Total MMA BU #8433			-11,227.69

Reserve BU #1399

7/31/2026	July Interest		1,074.36
Total Reserve BU #1399			1,074.36

Reserve BU #7089

7/31/2026	July Interest		21.46
7/18/2026	Spectrum Business		-101.76
Total Reserve BU #7089			-80.30

Trust 2016 A1 Debt Service Reserve Account

7/1/2026	July Interest		742.94
7/29/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer		-742.94
Total Trust 2016 A1 Debt Service Reserve Account			0.00

Trust 2016 A1 Prepayment Account

7/1/2026	July Interest		4.87
7/29/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer		-4.87
Total Trust 2016 A1 Prepayment Account			0.00

Trust 2016 A2 Prepayment Account

7/1/2026	July Interest		7.55
7/1/2026	Transfer to Trust 2016 A2 Revenue Account - interest transfer		-7.55
Total Trust 2016 A2 Prepayment Account			0.00

Trust 2016 A2 Revenue Account

7/1/2026	Transfer from Trust 2016 A2 Prepayment Account - interest transfer		7.55
7/1/2026	July Interest		273.32
7/1/2026	Transfer from Trust 2016 A2 Debt Service Reserve Account - interest transfer		68.96
7/29/2026	Transfer from Trust 2016 A1 Debt Service Reserve Account - interest transfer		742.94
7/29/2026	Transfer from Trust 2016 A1 Prepayment Account - interest transfer		4.87

Anthem Park Community Development District

Bank Account Reconciliation for Period 7/31/2026

Date	Description	Check No	Amount
	Total Trust 2016 A2 Revenue Account		1,097.64