Anthem Park

Community Development District

November 4, 2026

Regular Meeting and Closed Session 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	

K — KINDNESS

A — ACTION

I — INNOVATION

Say hi to happy living

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, November 4, 2026,** at **9:30 A.M.** at the **Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Andy Mendenhall

Andy Mendenhall
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: **ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Wednesday, November 4, 2026
Time: 9:30 A.M.
Location: Anthem Park Clubhouse
2090 Continental Street
St. Cloud, Florida 34769

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

Regular Meeting and Closed Session

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. November 2026 Report **Exhibit 1**
2. Mr. Sparky – Fountain Lighting System Diagnostic Findings **Exhibit 2**
3. SCPD - Consideration of Officer Activity Log & Shift Report Detail **Exhibit 3**
4. Alpha – Consideration of Security Services Proposals
   a. 42 hours/week - $1,890.00 **Exhibit 4**
   b. 24 hours/week - $1,080.00 **Exhibit 5**
5. Steadfast – October 2026 Aquatic Treatment Report **Exhibit 6**
6. Yellowstone – October 2026 Reports **Exhibit 7**
   a. Consideration of Proposals
      i. Cut Back Vegetation (Betsy Ross) - $5,045.64 **Exhibit 8**
      ii. Cut Back Bushes (Lexington Blvd) - $1,919.98 **Exhibit 9**

D. District Manager

1. Consideration of Resolution 2027-02, Amending FY 2026 Budget **Exhibit 10**

IV. Consent Agenda Items

A. Consideration/Approval of the October 14, 2026, Regular Meeting Minutes **Exhibit 11**

B. Consideration/Acceptance of the Unaudited Financial Statements

1. August 2026 **Exhibit 12**
2. September 2026 **Exhibit 13**

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

VI. Supervisor Requests

VII. Closed Executive Session – *Discussion of Security Items*

VIII. Adjournment

EXHIBIT 1

AGENDA

ANTHEM PARK
COMMUNITY DEVELOPMENT DISTRICT



Amenity Center Management Report

Meeting: November 4, 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
   Oct 13 – Began loading shed with overflow items from outside storage closet and clubhouse. Inventory update in progress (tbd at meeting)

2. **Holiday Decorations** – stored conveniently at front of shed. To begin installation Thanksgiving week.

3. **Pier Pressure Wash Update** – Al Fixes It All was going to complete the pressure washing on Thursday, October 15th pending receipt of 50% deposit. Due to availability of vendor, new completion time expected week of November 2.

4. **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.
   Oct 13 – Observed fountain light not working. Notified Steadfast fountain light not working. They asked me to contact an electrician.
   Oct 14 – Mr. Sparky inspected fountain light and sent us a diagnostic (in packet) They reported we needed to replace the control panel and gave us a quote of $5700 for the control panel alone. They made additional recommendations including a separate surge protector, breaker replacement and new ground bar.
   October 14 – reached out to Steadfast with Mr. Sparky's findings and asked if we really needed a new control panel if the light is working but the timer appears to be broken. They are submitting a separate analysis in their November quarterly. Mr. Sparky did not address the timer. Asked Mr. Sparky if it is safe to keep the fountain light on until a decision is made regarding their recommendations and they said yes.
   .

5. **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.
   Oct 14 – mulch filled. Completed.

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.

Oct 23 Requested update regarding refund and engineer findings. Was told engineer is backed up and to allow the project research to continue through November. Was also told they are continuing to research the amount owed to us but the account manager that is working on it will be out until November 2nd. Will reach out to them next week prior to meeting to see if there are any additional updates.

7. **Off Duty SCPD Detail Report**

   Oct 20th Reached out to coordinator to request detail and was informed they might not allow it anymore so she needed to check with the chief.

   Oct 22 Received attached blank document for review and approval. I approved it temporarily until board could review and add recommendations.

8. Private Security Proposals:
   a. Alpha Security
   b. PCI

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

   A resident called to report a broken pipe on Lexington. A few calls regarding access cards. A few residents asked me about candidates running for district seats. I asked candidates if they wanted to be included in an email with a summary written by them and emailed it to residents.

II. Events and Resident Requests

- **a.** Friday, October 30 – Halloween Movie Under the Stars
- b. Resident requested fence at tennis court

EXHIBIT 2

AGENDA

On Thu, Oct 15, 2026 at 2:25 PM Havoc Gonzalez <Havoc.Gonzalez@mistersparky-sm.com> wrote:

Dear Maria and Anthem Park Management,

Thank you for allowing us to evaluate the electrical issues affecting the north-side (right-side) fountain lighting system. Below is a summary of our findings, safety concerns, and recommended corrective actions for your review and discussion with the board.

Diagnostic Findings

During today's diagnostic, I found that the dual-time-clock timer controlling the fountain lights is defective and appears to have experienced an electrical short. The lights can currently be activated using the manual function; however, the automatic timer function is no longer operational. Although the fountain contractor previously replaced the lights and associated components, the existing timer remains unable to operate the lights according to the programmed schedule.

Further inspection of the associated pull/control panel revealed several additional concerns:

- **Defective surge protection:** The inline surge-protection device installed inside the panel is no longer functioning properly and will need to be replaced.
- **Significant corrosion and oxidation:** The grounding bar exhibits substantial oxidation, raising concerns about the integrity of the grounding and bonding connections.
- **Suspected heat-related deterioration:** The panel lugs exhibit signs consistent with possible overheating and will require evaluation during the replacement process.
- **Overheated fountain-pump breaker:** The 70-amp breaker supplying the fountain pump was extremely hot to the touch. This presents a significant safety concern. The breaker, its terminations, the connected conductors, and the associated bus connections will be evaluated, and any defective or heat-damaged components will be corrected.

Given the combination of these conditions, I highly recommend replacing the affected dual-time-clock pull/control panel to restore the integrity and safe operation of the electrical system. Replacing the panel will address the concerns associated with the deteriorated panel components and defective surge-protection device. The replacement will also provide the opportunity to restore the timer's automatic functionality, correct compromised electrical connections, and verify proper operation of the fountain lighting and pump circuits.

Appropriate surge protection will be installed as part of the replacement scope to help reduce the risk of damage from transient voltage events, including certain lightning-related surges. The 70-amp breaker supplying the fountain pump and its associated connections will be evaluated, and any defective or heat-damaged components will be corrected as part of the recommended work. All work performed will comply with the applicable National Electrical Code (NEC), local code requirements, and manufacturer specifications.

Upstream Electrical Distribution and Surge Protection

During the inspection, I traced the fountain control panel's supply to the 200-amp main distribution panel located on the left side of the clubhouse. This panel contains two 100-amp breakers supplying the

left-side and right-side fountain systems, respectively. The main panel appeared to be in good overall condition during the visual inspection; however, I did not observe a surge-protection device installed at that location.

I understand that Anthem Park previously authorized panel replacements and surge-protection installations at other locations, including the clubhouse panel and another panel adjacent to a building near the transformers. However, the presence of surge protection at those locations does not automatically establish that the exterior fountain equipment is adequately protected.

The existing surge-protection devices at the fountain panels will be evaluated individually, particularly where a device has failed or is no longer functioning as intended.

I recommend evaluating the upstream 200-amp distribution panel and the other exterior fountain panel for surge-protection needs and any additional electrical deficiencies. **Please note: Supplying and installing two additional surge-protection devices—one at the 200-amp main distribution panel on the left side of the fountain and one at the other pool panel—will be an additional charge and is not included in the proposed replacement of the dual-time-clock pull/control panel.**

Properly installed surge-protection devices help reduce the risk of damage caused by transient voltage events, including certain lightning-related surges. However, surge protection cannot guarantee protection against every electrical surge or a direct lightning strike.

Applicable Electrical Code and Safety Considerations

All work performed will comply with the applicable edition of the National Electrical Code (NEC), as adopted and amended by the local jurisdiction, along with applicable Florida requirements, manufacturer specifications, and permitting requirements.

Particular attention will be given to proper grounding and bonding, conductor and terminal condition, overcurrent protection, panel integrity, and surge protection where required.

For clarification, the NEC does not impose a universal requirement that every individual electrical panel in every type of installation must have its own surge-protection device. Specific requirements depend on the installation, the applicable code edition, and the circumstances. Nevertheless, given the failed surge protector and the observed conditions at the fountain equipment, I strongly recommend evaluating and appropriately protecting the fountain distribution system.

Recommended Scope of Work

The proposed corrective work will include the following:

1. **Replace the affected dual-time-clock pull/control panel** to address the deteriorated panel components and defective equipment.
2. **Restore automatic timer functionality** and verify proper operation of the fountain lighting system.
3. **Evaluate and correct the overheated 70-amp fountain-pump breaker** and repair or replace any damaged or compromised connections and components identified during the work.

4. **Provide appropriate surge protection** for the replacement fountain control panel in accordance with applicable code requirements and the approved scope of work.
5. **Evaluate the upstream 200-amp distribution panel and the other exterior pool panel** for surge-protection needs and additional electrical deficiencies. ***(Supplying and installing surge protection at these two additional panels will be an additional charge.)***
6. **Verify the completed installation** to confirm that the replaced equipment and associated circuits operate properly and that the completed work meets applicable code requirements.

We appreciate the opportunity to assist Anthem Park in addressing these electrical concerns. Please let us know if any additional information or clarification is needed.

Sincerely,

Havoc Gonzalez
Mr. Sparky

EXHIBIT 3

AGENDA

ANTHEM PARK OFF-DUTY DETAIL

Officer Activity Log & Shift Report

Officer Name: _____ **Date:** _____

Agency / ID: _____ **Shift Hours:** _____to _____(4-Hour Shift)

SHIFT INSTRUCTIONS & QUICK REFERENCE

Patrol Requirement: Actively patrol the community by vehicle consistently throughout the 4-hour shift. Do not remain stationary.
Facility Key Card:
Must return card at end of shift.
Authority & Focus: Focus on community amenities. Full authority granted by Manager Maria Agosta to trespass individuals when necessary. Conduct traffic/pedestrian stops if needed.

AMENITY & KEY AREA PATROL CHECKLIST

- ☐ Clubhouse Common Areas
- ☐ Pool Area & Roofed Structures
- ☐ Fitness Center (Closes 11 PM)
- ☐ Two (2) Playgrounds
- ☐ Basketball Courts (Closed after Sunset)
- ☐ Sunset Pier
- ☐ Ball Courts
- ☐ Trail Around Large Pond
- ☐ Patriot Park
- ☐ Lexington St (School Path)
- ☐ Dog Park
- ☐ Fountain Park
- ☐ Swing set Park
- ☐ OUC Building Path (Jefferson Green)

Time	Activity Type (e.g. CFS, Traffic, F.I.)	Actions Taken / Narrative / Disposition

EXHIBIT 4

AGENDA

Quote

Alpha Security Protection, LLC
6220 S Orange Blossom Trail, Suite 187
Orlando, FL 32809
United States

EIN 84-5052531
License B 1900420
Phone: 321-746-9110
admin@alphasecurityprotection.com
www.alphasecurityprotection.com

Client	Anthem Park CDD
Quote number	QASP2026102901
Quote date	29-Oct-26
Payment terms	Upon Acceptance
Due date	Upon Acceptance

Bill to:
Anthem Park Community Development District
Contact person:
Maria Agosta 407-556-2202 / AnthemParkCdd@gmail.com
Security services provided at :
2090 continental st saint cloud fl 34769

Date	Description	Quantity	Unit price	Amount
Sunday	Security Services Hours	6	45.00	270.00
Monday	Security Services Hours	6	45.00	270.00
Tuesday	Security Services Hours	6	45.00	270.00
Wednesday	Security Services Hours	6	45.00	270.00
Thursday	Security Services Hours	6	45.00	270.00
Friday	Security Services Hours	6	45.00	270.00
Saturday	Security Services Hours	6	45.00	270.00
				0.00
				0.00
				0.00
				0.00
				0.00
	Additional fees will apply if credit card payment.			0.00
				0.00
				0.00
				0.00
	HOURS TOTAL	42		0.00
		Subtotal		1,890.00
		Tax		0.00
		Add. Fees		
		TOTAL		**1,890.00**

Terms and conditions
Weekly invoices
Alpha Security Protection
6220 S. Orange Blossom Trail, Suite 187, Orlando, FL 32809

Contact person: Joel Matos 407-361-6380
Jaime Matos 407-738-1204

Note to recipient:
We appreciate your business.
Thanks.

EXHIBIT 5

AGENDA

Quote

Alpha Security Protection, LLC
6220 S Orange Blossom Trail, Suite 187
Orlando, FL 32809
United States

EIN 84-5052531
License B 1900420
Phone: 321-746-9110
admin@alphasecurityprotection.com
www.alphasecurityprotection.com

Client	Anthem Park CDD
Quote number	QASP2026102902
Quote date	29-Oct-26
Payment terms	Upon Acceptance
Due date	Upon Acceptance

Bill to:
Anthem Park Community Development District
Contact person:
Maria Agosta 407-556-2202 / AnthemParkCdd@gmail.com
Security services provided at :
2090 continental st saint cloud fl 34769

Date	Description	Quantity	Unit price	Amount
Sunday	Security Services Hours	6	45.00	270.00
rotate	Security Services Hours	6	45.00	270.00
Friday	Security Services Hours	6	45.00	270.00
Saturday	Security Services Hours	6	45.00	270.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00
	Additional fees will apply if credit card payment.			0.00
				0.00
				0.00
				0.00
	HOURS TOTAL	24		0.00
		Subtotal		1,080.00
		Tax		0.00
		Add. Fees		
		TOTAL		**1,080.00**

Terms and conditions
Weekly invoices
Alpha Security Protection
6220 S. Orange Blossom Trail, Suite 187, Orlando, FL 32809

Contact person: Joel Matos 407-361-6380
Jaime Matos 407-738-1204

Note to recipient:
We appreciate your business.
Thanks.

EXHIBIT 6

AGENDA

Printed: Oct 22, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 7, 2026

Job: SE1442 Anthem Park CDD
Title: October 7th Aquatic Maint Visit.
Added By: Joseph Hamilton
Log Notes:
Outflow structures inspected. Pond levels are normal but may rise due to heavy anticipated rainfall this week. Need to focus on grass treatments next visit when water levels recede to avoid bank burn.
Weather Conditions:
Mostly cloudy with showers Wed, Oct 7, 2026, 10:14 AM

80°F
73°F
Wind: 7 mph
Humidity: 100%
Total Precip: 3.44"

Attachments: 6








Printed: Oct 22, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 19, 2026

Job: SE1442 Anthem Park CDD
Title:
Added By: Richard Perez
Log Notes:
Ponds treated for algae, large amount of trash picked up.
Weather Conditions:
Partly cloudy Mon, Oct 19, 2026, 10:52 AM

80°F
60°F
Wind: 19 mph
Humidity: 87%
Total Precip: 0"

Attachments: 5







EXHIBIT 7

AGENDA

ANTHEM PARK CDD

MONTHLY LANDSCAPE MAINTENANCE REPORT

October 2026 | Prepared by Nate Anderson

1. Landscape Maintenance & Detailing

During October, crews completed routine landscape maintenance and property detailing throughout Anthem Park. Work focused on preserving the community's appearance, maintaining clean common areas, and addressing key landscape and drainage needs.

- Lexington Boulevard: Trimmed and detailed shrubs and landscape beds to improve the boulevard's appearance.
- Landscape Beds: Applied weed control throughout the community.
- Volleyball Court: Raked and detailed the court.
- Drainage Areas: Removed grass clippings and debris to support proper water flow.
- Betsy Ross: Detailed landscape areas along the sidewalk.
- Community Trash Receptacles: Emptied trash cans and removed litter throughout the property.

2. Irrigation Maintenance

Phase Three irrigation maintenance was completed to support reliable system operation and landscape health throughout the designated areas.

3. Tree Maintenance

Patriot Park: The leaning oak tree was flush cut and removed. Associated debris was cleared from the area.

4. Proposals & Recommended Improvements

Fence Along Sidewalk at Betsy Ross Pond: A proposal was provided to cut back overgrown conservation-area vegetation behind the large pond to improve appearance and sidewalk clearance.

Lexington Boulevard Entrance Wall: A proposal was provided to cut back overgrown shrubs near the entrance to improve visibility and presentation.

Both proposed improvements remain pending approval before scheduling.

5. Overall Property Maintenance Summary

October activities included shrub trimming, weed control, drainage cleanup, irrigation service, tree removal, and general detailing. Focus areas included Lexington Boulevard, Betsy Ross, Patriot Park, the volleyball court, and community common areas.

6. Looking Ahead: November 2026

- Continue landscape bed detailing and weed control.
- Keep sidewalks, drainage areas, and common areas free of debris.
- Maintain shrub clearance and monitor irrigation performance.
- Schedule proposed enhancement work after approval.

Closing Comments

Yellowstone Landscape remains committed to maintaining Anthem Park CDD to a high standard. We appreciate the continued communication and support from property management and the Board.

Respectfully,
Nate Anderson
Account Manager
Yellowstone Landscape





ANTHEM PARK CDD

October 2026 Fertilization & Chemical Report Summary

Prepared by: Nate Anderson | Account Manager | Yellowstone Landscape

Monthly Summary

During October 2026, Yellowstone Landscape documented two turf fertilization applications at Anthem Park CDD. The work addressed designated St. Augustine turf areas, including areas that could not be fertilized the previous week.

Completed Applications

Date	Product	Documented quantity
October 22, 2026	20-0-10 fertilizer	35 bags
October 27, 2026	20-0-10 fertilizer	8 bags

Total documented: 43 bags of 20-0-10 fertilizer.

Service Notes

October 22: The technician noted that fertilizer was applied to property areas that could not be serviced the prior week.

October 27: The technician noted that all remaining designated areas of the property were fertilized.

Overall Assessment

The two reports document completion of the remaining October turf fertilization work. Neither report records insect-control, weed-control, or fungus-control products being applied.

Respectfully,
Nate Anderson
Account Manager
Yellowstone Landscape

EXHIBIT 8

AGENDA

Proposal #: 777559
Date: 10/28/2026
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

Cut Back Vegetation Area By Pond At Betsy Ross

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	60	$74.57	$4,474.22
Dump Fee	1	$571.42	$571.42

Provide labor and equipment to cut back overgrown vegetation in the conservation area behind the large pond on Betsy Ross at Anthem Park. Remove excess vegetation to improve clearance along the sidewalk and enhance the area's overall appearance. Clean up and properly dispose of all cut vegetation and debris.



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	**$5,045.64**
Sales Tax	**$0.00**
Proposal Total	**$5,045.64**

THIS IS NOT AN INVOICE

EXHIBIT 9

AGENDA

YELLOWSTONE LANDSCAPE

Proposal #: 777566
Date: 10/28/2026
From: Nathaniel Anderson

Tree Care 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

Cut Back Overgrown Bushes By The Entrance Of Lexington Blvd

DESCRIPTION	AMOUNT
General Labor	$1,491.41
Dump Fee	$428.57

Provide labor and equipment to trim back overgrown bushes near the Lexington Boulevard entrance at Anthem Park.



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	**$1,919.98**
Sales Tax	**$0.00**
Proposal Total	**$1,919.98**

THIS IS NOT AN INVOICE

EXHIBIT 10

AGENDA

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR 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*, and being situated entirely within the City of St. Cloud, Osceola County, Florida; and

WHEREAS, the Board of Supervisors ("**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget ("**Amended Budget**"); and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget ("**Adoption Resolution**"), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and approves certain amendments to the Amended Budget, as shown in Section 2 below.

b. The Amended Budget, attached as Exhibit A and incorporated by reference, as amended by the Board ("**Adopted Annual Budget**"), is adopted in accordance with Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the **Adopted Annual Budget** may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget

for Anthem Park Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective November 4, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during Fiscal Year 2026, to be divided and appropriated in the following fashion:

GENERAL FUND	$_____
DEBT SERVICE FUND(S)	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 4th day of November 2026.

ATTEST:	**ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026 Amended Budget

Exhibit A:
Fiscal Year 2026 Amended Budget

[*Attached Beginning on Following Page*]

Anthem Park

Community Development District

Amended Budget

FY 2025–2026

Presented at the November 4, 2026 Meeting

kai

Kindness. Action. Innovation.

Anthem Park Community Development District
Fiscal Year 2026 Amended Budget
General Fund (Operations & Maintenance)

Account Description	Adopted FY 2026	Variance	Amended FY 2026
I. Revenue			
Special Assessments - On-Roll	$ 884,952	$ 3,972	$ 888,924
Interest	13,448	26,023	39,471
Other Miscellaneous Revenue & Insurance Proceeds	-	10,040	10,040
Clubhouse Rental	-	1,640	1,640
Gate Access Card	-	-	-
Total Revenue	**898,400**	**(41,675)**	**940,076**
II. Expenditures			
General Administrative:			
Supervisors' Compensation	12,000	(600)	11,400
Payroll Taxes	918	(57)	861
Payroll Service Fee	700	(89)	611
District Management	20,000	0	20,000
Administrative Services	3,200	6	3,206
Accounting Services	15,000	-	15,000
General Operating Expenses	3,600	288	3,888
Website Hosting & Management	2,015	(1)	2,014
Auditing Services	4,150	350	4,500
Legal Advertising	1,500	1,936	3,436
Miscellaneous (Bank Fees, Brochures & Misc)	500	1,098	1,598
Regulatory & Permit Fee	175	461	636
Engineering Services	8,000	8,243	16,243
Legal Services	18,000	8,637	26,637
Mass Mailing	1,000	(979)	21
Sales Tax	-	-	-
Total General Administration	**90,758**	**19,291**	**110,049**
Financial Administrative			
Insurance:			
Insurance	42,000	(4,445)	37,555
Total Insurance	**42,000**	**(4,445)**	**37,555**
Assessment Administration:			
County Assessment Collection Fees	300	(300)	-
Assessment Administration	5,000	831	5,831
Total Assessment Administration	**5,300**	**531**	**5,831**
Debt Service Administration:			
Arbitrage Rebate Calculation	1,700	(1,700)	-
Trustees Fees	5,006	(10)	4,996
Dissemination Agent	4,000	(0)	4,000
Total Debt Service Administration	**10,706**	**(1,710)**	**8,996**
Utilities:			
Utility - Electricity	43,000	(3,027)	39,973
Utility - Streetlights	184,597	3,494	188,091
Water - Reclaimed	22,000	12,177	34,177

Anthem Park Community Development District
Fiscal Year 2026 Amended Budget
General Fund (Operations & Maintenance)

Account Description	Adopted FY 2026	Variance	Amended FY 2026
Utility - Water	11,000	4,721	15,721
Water	-	1,889	1,889
Total Utilities	**260,597**	**19,254**	**279,851**
Security:			
Security System - Contract	-	-	-
Security System - Monitoring	500	(459)	41
Security - Other (Access Cards, Repairs)	500	586	1,086
Security - Protection One - Basketball Court	-	-	-
Security - Guard/Police Patrol	25,000	(743)	24,257
Total Security	**26,000**	**(616)**	**25,384**
Field Office Administration:			
Amenity Management Contract (includes pool monitors)	119,232	-	119,232
Amenity Management - Clubhouse Rental Reim.	3,771	(3,771)	-
Clubhouse Telephone, Fax, Internet & Cable	4,980	(1,606)	3,374
Clubhouse Office Supplies	1,000	(566)	435
Clubhouse Facility Janitorial Supplies	1,500	(934)	566
Pest Control & Termite Bond	648	(648)	-
Miscellaneous (False Alarm & CH Special/Meeting)	2,000	1,476	3,476
Clubhouse Facility Maintenance	4,000	1,642	5,642
General Operating Expenses	-	-	-
Clubhouse Lighting Replacement	500	(500)	-
Total Field Office Administration	**137,631**	**(4,907)**	**132,725**
Landscape Maintenance:			
Landscape Maintenance - Contract	172,000	(3,448)	168,552
Landscape Replacement	10,000	10,039	20,039
Tree Trimming	3,000	(3,000)	-
Irrigation Repairs & Maintenance	12,000	31,851	43,851
Mulch	14,000	(4,964)	9,036
Total Landscaping Maintenance	**211,000**	**30,478**	**241,478**
Facility Maintenance:			
Lake Management	14,160	1,180	15,340
Wetland Monitoring	1,440	(360)	1,080
Fountain Service Contract	2,628	(1,503)	1,125
Fountain Repairs & Maintenance	2,500	2,022	4,522
Signage	-	-	-
Gate Maintenance & Repair	2,000	(2,000)	-
Entry & Walls Maintenance	1,000	(1,000)	-
Decorative Light Maintenance	1,500	(1,500)	-
Power Wash	2,000	(1,820)	180
Pool Service - Contract	20,400	(5,250)	15,150
Pool Monitoring	-	-	-
Pool Maintenance & Repair	2,000	15,880	17,880
Pool Permit	325	(325)	-
Athletic Facilities Maintenance & Equipment Repair	1,500	3,690	5,190

Anthem Park Community Development District
Fiscal Year 2026 Amended Budget
General Fund (Operations & Maintenance)

Account Description	Adopted FY 2026	Variance	Amended FY 2026
Miscellaneous - Contingency-Field	8,015	18,508	26,523
Pavement Repairs	-	-	-
Facility Maintenance - Other	-	-	-
Total Facility Maintenance	**59,468**	**27,522**	**86,990**
Capital Improvement Program:			
Capital Improvement	12,000	17,026	29,026
Clubhouse & Pool Furniture Replacement	-	-	-
Clubhouse Facility Repair & Maintenance	-	-	-
Playground	-	-	-
Miscellaneous	-	-	-
Total Capital Improvement Program	**12,000**	**17,026**	**29,026**
Reserves			
Increase in Reserves Pursuant to Reserve Study	38,940	-	38,940
Reserve Study	4,000	(4,000)	-
Transfer Out (Reserve MM)	-	-	-
Total Reserves	**42,940**	**(4,000)**	**38,940**
Total Expenditures	**898,400**	**98,424**	**996,824**
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	(56,749)	(56,749)
III. Other Financing Sources (Uses)			
Increase in Reserves Pursuant to Reserve Study	38,940	-	38,940
Total Other Financing Sources (Uses)	**38,940**	**-**	**38,940**
IV. Net Change In Fund Balance	**38,940**		**(17,809)**
Fund Balance - Beginning	785,860		815,747
Fund Balance - Ending	**$ 824,800**		**$ 797,938**

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, October 14, 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

Also present were:

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

SECOND ORDER OF BUSINESS – Audience Comments

A resident spoke about having a private security company. Ms. Moczynski suggested holding a closed shade session for topics related to security. The resident also commented on the mower issue and the proposals.

THIRD ORDER OF BUSINESS – Staff & Vendor Reports

A. District Counsel

Ms. Moczynski reminded the Board about the ethics training due by the end of the year. She then spoke about the suspension letter regarding amenity violations and the concerns about the behavior of students, including the bus stop at the parking lot.

B. District Engineer

Ms. Ellens requested to have the District Engineer check the pothole and the water level.

C. Facility Manager

Ms. Agosta and Mr. Duran from OUC discussed the status and billing of the lighting.

Ms. Agosta then provided updates to the Board.

1. Exhibit 1: October 2026 Report
2. Exhibit 2: Consideration of Creative World School Sign

Ms. Moczynski stated that the location for the sign is not owned by the CDD and suggested reaching out to the county.

3. Exhibit 3: St. Cloud Police Department (SCPD) – Off-Duty Detail Hourly Rates

The Board asked Ms. Agosta to provide the SCPD reports. Ms. Moczynski asked if they would like to proceed with the security shade session at the end of the next meeting, and the Board agreed.

4. Exhibit 4: Steadfast – September 2026 Aquatic Treatment Report
5. Yellowstone – September 2026 Reports

Yellowstone provided updates to the Board.

a. Exhibit 5: Landscape Maintenance
b. Exhibit 6: Irrigation Inspection
c. Consideration of Proposals
    i. Exhibit 7: Parking Lot Design
    ii. Exhibit 8: Leaning Oak Tree Removal - $661.70

On a MOTION by Ms. Ellens, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board **approved the Leaning Oak Tree Removal proposal from Yellowstone in the amount of $661.70**, for the Anthem Park Community Development District.

    iii. Exhibit 9: Plant Installation (Clubhouse Parking Lot) - $12,930.94

D. District Manager
    1. Exhibit 10: Consideration of Resolution 2027-01, District Objectives and Goals

On a MOTION by Ms. Possenriede, SECONDED by Ms. Ellens, WITH ALL IN FAVOR, the Board **adopted Resolution 2027-01, District Objectives and Goals**, for the Anthem Park Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda Items

A. Exhibit 11: Consideration/Approval of the September 2, 2026, Regular Meeting Minutes
B. Exhibit 12: Consideration/Acceptance of the July 2026 Unaudited Financial Statements

On a MOTION by Ms. Possenriede, SECONDED by Ms. Ellens, WITH ALL IN FAVOR, the Board **approved the Consent Agenda Items A and B, amending the Meeting Minutes noted by District Counsel**, for the Anthem Park Community Development District.

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

None

SIXTH ORDER OF BUSINESS – Supervisor Requests

Ms. Possenriede asked Ms. Agosta if she got the lockbox for the checks, and Ms. Agosta confirmed.

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: 08/31/2026

Anthem Park Community Development District

Balance Sheet as of 8/31/2026

Assets	Operating	301 - Debt Service 2016 A1 Fund	Total
Cash - Operating			
101001 - Operating VNB #4977	$24,818.93		$24,818.93
Total Cash - Operating	**$24,818.93**		**$24,818.93**
Cash - Money Market, Reserves and Other			
101101 - MMA BU #8433	$267,945.50		$267,945.50
101201 - Reserve BU #7089	$257,980.11		$257,980.11
101202 - Reserve BU #1399	$389,699.77		$389,699.77
Total Cash - Money Market, Reserves and Other	**$915,625.38**		**$915,625.38**
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	$4,948.39		$4,948.39
156900 - Deposits - Non-Current	$240.00		$240.00
Total Accounts Receivable & Other Assets	**$6,529.15**	**$26,126.77**	**$32,655.92**
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		$104,377.95	$104,377.95
Total Investments		**$419,710.78**	**$419,710.78**
Total Assets	**$946,973.46**	**$445,837.55**	**$1,392,811.01**

Anthem Park Community Development District

Balance Sheet as of 8/31/2026

Liabilities / Equity	Operating	301 - Debt Service 2016 A1 Fund	Total
Current Liability			
202000 - Accounts Payable	$42,488.05		$42,488.05
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	**$70,252.02**		**$70,252.02**
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	$60,974.81	($6,601.34)	$54,373.47
Total Net Change in Fund Balance	**$60,974.81**	**($6,601.34)**	**$54,373.47**
Total Liabilities / Equity	**$946,973.46**	**$445,837.55**	**$1,392,811.01**

Anthem Park Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
325201 - Special Assessments - On-Roll	-	73,746.01	(73,746.01)	888,924.48	811,206.11	77,718.37	884,952.16
361100 - Interest	2,008.64	1,120.67	887.97	37,532.63	12,327.37	25,205.26	13,448.00
362000 - Rents And Royalties	-	-	-	1,640.00	-	1,640.00	-
369900 - Miscellaneous Revenues	-	-	-	10,040.00	-	10,040.00	-
Total Income	**2,008.64**	**74,866.68**	**(72,858.04)**	**938,137.11**	**823,533.48**	**114,603.63**	**898,400.16**
Total Income	**2,008.64**	**74,866.68**	**(72,858.04)**	**938,137.11**	**823,533.48**	**114,603.63**	**898,400.16**
Operating Expense							
General Administration							
513001 - P/R - Board Of Supervisors	800.00	1,000.00	200.00	10,600.00	11,000.00	400.00	12,000.00
513002 - Payroll Taxes	61.20	76.50	15.30	799.70	841.50	41.80	918.00
513003 - Payroll Processing Fees	50.00	58.33	8.33	561.20	641.63	80.43	700.00
513101 - Professional Services - Management Consulting Services	1,666.67	1,666.67	-	18,333.37	18,333.37	-	20,000.00
513102 - Professional Services - Accounting Services	1,250.00	1,250.00	-	13,750.00	13,750.00	-	15,000.00
513105 - Professional Services - Administrative Service	266.66	266.67	.01	2,933.26	2,933.37	.11	3,200.00
513106 - Professional Services - Auditing Services	-	345.83	345.83	-	3,804.13	3,804.13	4,150.00
513107 - Professional Services - Engineering Services	1,631.75	666.67	(965.08)	12,489.22	7,333.37	(5,155.85)	8,000.00
513108 - Professional Services - Legal Services	(535.80)	1,500.00	2,035.80	23,132.90	16,500.00	(6,632.90)	18,000.00
513201 - Legal Advertisements	-	125.00	125.00	3,351.95	1,375.00	(1,976.95)	1,500.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	635.94	160.38	(475.56)	175.00
513208 - Postage And Printing	-	83.33	83.33	-	916.63	916.63	1,000.00
513209 - Website Compliance (dev & hosting)	167.91	167.92	.01	1,847.01	1,847.12	.11	2,015.00
513291 - General Operating Expenses	300.00	300.00	-	3,300.00	3,300.00	-	3,600.00
513292 - Misc. (Bank Fees, Brochures, etc.)	61.37	41.67	(19.70)	1,200.33	458.37	(741.96)	500.00
Total General Administration	**5,719.76**	**7,563.17**	**1,843.41**	**92,934.88**	**83,194.87**	**(9,740.01)**	**90,758.00**
Insurance							
513202 - Insurance	3,129.58	3,500.00	370.42	34,425.38	38,500.00	4,074.62	42,000.00
Total Insurance	**3,129.58**	**3,500.00**	**370.42**	**34,425.38**	**38,500.00**	**4,074.62**	**42,000.00**
Assessment Administration							
513210 - County Assessment Collection Fee	-	25.00	25.00	-	275.00	275.00	300.00
513211 - Assessment Administration	1,247.24	416.67	(830.57)	5,413.84	4,583.37	(830.47)	5,000.00
Total Assessment Administration	**1,247.24**	**441.67**	**(805.57)**	**5,413.84**	**4,858.37**	**(555.47)**	**5,300.00**
Debt Administration							
517101 - Dissemination Agent	333.33	333.33	-	3,666.63	3,666.63	-	4,000.00
517102 - Trustee Fees	399.22	417.18	17.96	4,391.42	4,588.98	197.56	5,006.13

Anthem Park Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
517103 - Arbitrage	-	141.67	141.67	-	1,558.37	1,558.37	1,700.00
Total Debt Administration	**732.55**	**892.18**	**159.63**	**8,058.05**	**9,813.98**	**1,755.93**	**10,706.13**
Utilities							
531101 - Electricity (Irrigation & Pond Pumps)	3,487.94	3,583.33	95.39	35,999.33	39,416.63	3,417.30	43,000.00
531201 - Streetpole Lighting	15,615.54	15,383.05	(232.49)	171,643.39	169,213.55	(2,429.84)	184,596.60
533101 - Water	1,274.48	-	(1,274.48)	1,274.48	-	(1,274.48)	-
533201 - Potable Water	4,116.21	916.67	(3,199.54)	14,659.47	10,083.37	(4,576.10)	11,000.00
533301 - Reclaim Water	1,708.67	1,833.33	124.66	34,278.28	20,166.63	(14,111.65)	22,000.00
Total Utilities	**26,202.84**	**21,716.38**	**(4,486.46)**	**257,854.95**	**238,880.18**	**(18,974.77)**	**260,596.60**
Security							
529102 - Contracts - Security Cameras & Monitoring Equipment	-	41.67	41.67	40.99	458.37	417.38	500.00
529103 - Contracts - Roving Patrols	2,565.20	2,083.33	(481.87)	22,157.71	22,916.63	758.92	25,000.00
529201 - Security - Other (Repair/Access Cards)	-	41.67	41.67	1,086.30	458.37	(627.93)	500.00
Total Security	**2,565.20**	**2,166.67**	**(398.53)**	**23,285.00**	**23,833.37**	**548.37**	**26,000.00**
Field Office Administration							
579231 - Utility - Amenity Center Internet Service	196.76	415.00	218.24	3,177.38	4,565.00	1,387.62	4,980.00
579305 - Contract - Amenity Center Pest Control	-	54.00	54.00	-	594.00	594.00	648.00
579306 - Contract - Amenity Management	9,936.00	9,936.00	-	109,296.00	109,296.00	-	119,232.00
579601 - Amenity Center Office/Janitorial Supplies	386.13	125.00	(261.13)	485.84	1,375.00	889.16	1,500.00
579602 - Misc. Amenity Center Repairs & Maintenance	-	333.33	333.33	3,792.88	3,666.63	(126.25)	4,000.00
579604 - Amenity Center Office Supplies	-	83.33	83.33	434.50	916.63	482.13	1,000.00
579605 - Amenity Management - Clubhouse Rental Reimb.	-	314.29	314.29	-	3,457.19	3,457.19	3,771.43
579606 - Clubhouse Lighting Replacement	-	41.67	41.67	-	458.37	458.37	500.00
579901 - Miscellaneous (Field Off Admin)	-	166.67	166.67	2,851.72	1,833.37	(1,018.35)	2,000.00
Total Field Office Administration	**10,518.89**	**11,469.29**	**950.40**	**120,038.32**	**126,162.19**	**6,123.87**	**137,631.43**
Landscaping Maintenance							
539101 - Contracts - Landscaping Maintenance	14,046.00	14,333.33	287.33	154,506.00	157,666.63	3,160.63	172,000.00
539201 - Landscape Replacement & Replenishment	(9,036.00)	833.33	9,869.33	20,038.78	9,166.63	(10,872.15)	10,000.00
539202 - Landscape - Mulch	9,036.00	1,166.67	(7,869.33)	9,036.00	12,833.37	3,797.37	14,000.00
539203 - Landscape - Tree/Palm Trimming	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
539301 - R&M - Irrigation	546.40	1,000.00	453.60	43,850.97	11,000.00	(32,850.97)	12,000.00
Total Landscaping Maintenance	**14,592.40**	**17,583.33**	**2,990.93**	**227,431.75**	**193,416.63**	**(34,015.12)**	**211,000.00**
Facility Maintenance							

Anthem Park Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
529202 - R&M - Gates	-	166.67	166.67	-	1,833.37	1,833.37	2,000.00
529303 - Entry & Walls Maintenance	-	83.33	83.33	-	916.63	916.63	1,000.00
538101 - Contracts - Aquatic Maintenance	1,180.00	1,180.00	-	12,980.00	12,980.00	-	14,160.00
538102 - Contracts - Wetland Monitoring	360.00	120.00	(240.00)	1,080.00	1,320.00	240.00	1,440.00
538103 - Contracts - Fountain	900.00	219.00	(681.00)	1,800.00	2,409.00	609.00	2,628.00
539302 - R&M - Fountain	-	208.33	208.33	2,007.20	2,291.63	284.43	2,500.00
539303 - R&M - Pressure Washing	180.00	166.67	(13.33)	180.00	1,833.37	1,653.37	2,000.00
539402 - Misc - Holiday Lights & Decorations	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
539990 - Miscellaneous - Contigency (Facility Maint)	1,612.46	667.92	(944.54)	24,466.39	7,347.12	(17,119.27)	8,015.00
579301 - Contract - Pool Service	1,450.00	1,700.00	250.00	13,950.00	18,700.00	4,750.00	20,400.00
579401 - Pool Permit	-	27.08	27.08	-	297.88	297.88	325.00
579501 - R&M - Pool	-	166.67	166.67	17,765.19	1,833.37	(15,931.82)	2,000.00
579504 - R&M - Athletic Facilities	120.00	125.00	5.00	4,465.40	1,375.00	(3,090.40)	1,500.00
Total Facility Maintenance	**5,802.46**	**4,955.67**	**(846.79)**	**78,694.18**	**54,512.37**	**(24,181.81)**	**59,468.00**
Capital Improvement Program							
539901 - Capital Improvements	-	1,000.00	1,000.00	29,025.95	11,000.00	(18,025.95)	12,000.00
Total Capital Improvement Program	**-**	**1,000.00**	**1,000.00**	**29,025.95**	**11,000.00**	**(18,025.95)**	**12,000.00**
Reserves							
539801 - Increase in Reserves Persuant to Reserve Study	-	3,245.00	3,245.00	-	35,695.00	35,695.00	38,940.00
539821 - Reserve Study	-	333.33	333.33	-	3,666.63	3,666.63	4,000.00
Total Reserves	**-**	**3,578.33**	**3,578.33**	**-**	**39,361.63**	**39,361.63**	**42,940.00**
Total Expense	**70,510.92**	**74,866.69**	**4,355.77**	**877,162.30**	**823,533.59**	**(53,628.71)**	**898,400.16**
Operating Net Total	**(68,502.28)**	**(.01)**	**(68,502.27)**	**60,974.81**	**(.11)**	**60,974.92**	**-**

Anthem Park Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
301 - Debt Service 2016 A1 Fund Income							
Income							
325201 - Special Assessments - On-Roll	-	50,747.40	(50,747.40)	625,366.76	558,221.40	67,145.36	608,968.80
325204 - Special Assessments - Prepayment Income/Partial Prepayments (For DS issuances)	-	-	-	8,027.27	-	8,027.27	-
361100 - Interest	1,172.63	-	1,172.63	12,467.13	-	12,467.13	-
Total Income	**1,172.63**	**50,747.40**	**(49,574.77)**	**645,861.16**	**558,221.40**	**87,639.76**	**608,968.80**
Total Income	**1,172.63**	**50,747.40**	**(49,574.77)**	**645,861.16**	**558,221.40**	**87,639.76**	**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	**1,172.63**	**50,747.40**	**(49,574.77)**	**(6,601.34)**	**(43,597.36)**	**36,996.02**	**7,150.04**
Net Total	**(67,329.65)**	**50,747.39**	**(118,077.04)**	**54,373.47**	**(43,597.47)**	**97,970.94**	**7,150.04**

Anthem Park Community Development District

Bank Register Report 8/1/2026 - 8/31/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #4977					
	Balance as of 8/1/2026				**$65,069.85**
8/4/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
8/4/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
8/6/2026	Stantec Consulting Services Inc.	Invoice ACH	R		($1,718.25)
8/6/2026	Kai Connected LLC CDD	Invoice ACH	R		($24.98)
8/6/2026	Stantec Consulting Services Inc.	Invoice ACH	R		($355.50)
8/6/2026	Kai Connected LLC CDD	Invoice ACH	R		($41.98)
8/6/2026	Stantec Consulting Services Inc.	Invoice ACH	R		($523.50)
8/6/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($96.93)
8/6/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($319.42)
8/6/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($93.35)
8/6/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($93.35)
8/6/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($35.20)
8/6/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($93.35)
8/6/2026	Toho Water Authority - Duplicate Payment of the July Toho bill for Account 41923	Invoice (Expense/AutoDraft)	R	WIRE080626	($567.77)
8/7/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($499.37)
8/11/2026	Spectrum Business	Invoice (Expense/AutoDraft)	R		($95.00)
8/11/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
8/11/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
8/11/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
8/11/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
8/12/2026	Kai Connected LLC CDD	Invoice ACH	R		($14,210.98)
8/12/2026	Kai Connected LLC CDD	Invoice ACH	R		($599.37)
8/14/2026	Engage PEO - BOS MTG 08/05/26	Invoice (Expense/AutoDraft)	R	H126714	($911.20)
8/17/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($19.56)
8/17/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($29.38)
8/17/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($320.22)
8/17/2026	return of retainer vesta dispute - recovery of prior year expense	Misc Deposit	R	1227	$1,916.40
8/18/2026	Spectrum Business	Invoice (Expense/AutoDraft)	R		($101.76)
8/18/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
8/18/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
8/20/2026	Kilinski Van Wyk PLLC	Invoice Check	R	10022	($91.50)

Anthem Park Community Development District

Bank Register Report 8/1/2026 - 8/31/2026

Date	Description	Type	R	Check No	Amount
8/20/2026	POOL SERVICES ORLANDO, Inc	Invoice Check	R	10023	($591.00)
8/20/2026	Kai Connected LLC CDD	Invoice ACH	R		($183.87)
8/20/2026	Kilinski Van Wyk PLLC	Invoice Check	R	10022	($1,690.50)
8/20/2026	Kai Connected LLC CDD	Invoice ACH	R		($48.76)
8/20/2026	POOL SERVICES ORLANDO, Inc	Invoice Check	R	10023	($6,674.00)
8/20/2026	POOL SERVICES ORLANDO, Inc	Invoice Check	R	10023	($1,450.00)
8/20/2026	Kai Connected LLC CDD	Invoice ACH	R		($242.43)
8/20/2026	GCM Best Services Corp	Invoice Check	R	10024	($1,460.00)
8/20/2026	Kai Connected LLC CDD	Invoice ACH	R		($5,433.04)
8/20/2026	OSCEOLA NEWS GAZETTE	Invoice Check		10025	($990.56)
8/20/2026	Stantec Consulting Services Inc.	Invoice ACH	R		($655.81)
8/20/2026	Kilinski Van Wyk PLLC	Invoice Check	R	10022	($1,857.00)
8/25/2026	GEM SUPPLY CO.	Invoice Check	R	10026	($288.39)
8/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($1,981.12)
8/25/2026	POOL SERVICES ORLANDO, Inc	Invoice Check	R	10027	($1,450.00)
8/25/2026	AG Hillsborough, LLC	Invoice Check	R	10028	($1,324.41)
8/25/2026	GEM SUPPLY CO.	Invoice Check	R	10026	($97.74)
8/25/2026	Steadfast Alliance, LLC	Invoice Check	R	10029	($1,180.00)
8/25/2026	OSCEOLA COUNTY PROPERTY APPRAISER	Invoice Check	R	10030	($830.58)
8/27/2026	Transfer from MMA BU #8433 - to transfer GF allocation for FY26 on roll assessments 7/29/26	Transfer In	R	ACH	$23.30
8/27/2026	Transfer from MMA BU #8433 - To transfer GF allocation for on roll assessments 6/16/26	Transfer In	R	ACH	$12,058.65
8/27/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($351.64)
8/31/2026	August Interest	Interest	R	ACH	$150.40
8/31/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($304.57)
8/31/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($1,237.20)
8/31/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($1,136.33)
8/31/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
				Total	**($40,250.92)**
				Balance as of 8/31/2026	**$24,818.93**

MMA BU #8433

	Balance as of 8/1/2026				**$279,267.97**
8/27/2026	Transfer to Operating VNB #4977 - to transfer GF allocation for FY26 on roll assessments 7/29/26	Transfer Out	R	ACH	($23.30)

Anthem Park Community Development District

Bank Register Report 8/1/2026 - 8/31/2026

Date	Description	Type	R	Check No	Amount
8/27/2026	Transfer to Operating VNB #4977 - To transfer GF allocation for on roll assessments 6/16/26	Transfer Out	R	ACH	($12,058.65)
8/31/2026	August Interest	Interest	R	ACH	$759.48
				Total	**($11,322.47)**
				Balance as of 8/31/2026	**$267,945.50**

Reserve BU #1399

	Balance as of 8/1/2026				**$393,924.64**
8/31/2026	August Interest	Interest	R	ACH	$1,077.30
				Total	**$1,077.30**
				Balance as of 8/31/2026	**$395,001.94**

Reserve BU #7089

	Balance as of 8/1/2026				**$252,656.48**
8/31/2026	August Interest	Interest	R	ACH	$21.46
				Total	**$21.46**
				Balance as of 8/31/2026	**$252,677.94**

Trust 2016 A1 Debt Service Reserve Account

	Balance as of 8/1/2026				**$277,453.13**
8/1/2026	August Interest	Interest	R	ACH	$777.42
8/4/2026	Transfer to Trust 2016 A2 Revenue Account - INCOME TRANSFER TO 266137008	Transfer Out	R	ACH	($777.42)
				Total	**$0.00**
				Balance as of 8/31/2026	**$277,453.13**

Trust 2016 A1 Prepayment Account

	Balance as of 8/1/2026				**$9,305.39**
8/1/2026	August Interest	Interest	R	ACH	$26.07
8/4/2026	Transfer to Trust 2016 A2 Revenue Account - INCOME TRANSFER TO 266137008	Transfer Out	R	ACH	($26.07)
				Total	**$0.00**
				Balance as of 8/31/2026	**$9,305.39**

Trust 2016 A2 Debt Service Reserve Account

	Balance as of 8/1/2026				**$25,753.13**
8/1/2026	August Interest	Interest	R	ACH	$72.16
8/4/2026	Transfer to Trust 2016 A2 Revenue Account - INCOME TRANSFER TO 266137008	Transfer Out	R	ACH	($72.16)
				Total	**$0.00**
				Balance as of 8/31/2026	**$25,753.13**

Anthem Park Community Development District

Bank Register Report 8/1/2026 - 8/31/2026

Date	Description	Type	R	Check No	Amount
Trust 2016 A2 Prepayment Account					
	Balance as of 8/1/2026				**$2,821.18**
8/1/2026	August Interest	Interest	R	ACH	$7.90
8/4/2026	Transfer to Trust 2016 A2 Revenue Account - INCOME TRANSFER TO 266137008	Transfer Out	R	ACH	($7.90)
				Total	**$0.00**
				Balance as of 8/31/2026	**$2,821.18**
Trust 2016 A2 Revenue Account					
	Balance as of 8/1/2026				**$103,205.32**
8/1/2026	August Interest	Interest	R	ACH	$289.08
8/4/2026	Transfer from Trust 2016 A1 Debt Service Reserve Account - INCOME TRANSFER TO 266137008	Transfer In	R	ACH	$777.42
8/4/2026	Transfer from Trust 2016 A1 Prepayment Account - INCOME TRANSFER TO 266137008	Transfer In	R	ACH	$26.07
8/4/2026	Transfer from Trust 2016 A2 Debt Service Reserve Account - INCOME TRANSFER TO 266137008	Transfer In	R	ACH	$72.16
8/4/2026	Transfer from Trust 2016 A2 Prepayment Account - INCOME TRANSFER TO 266137008	Transfer In	R	ACH	$7.90
				Total	**$1,172.63**
				Balance as of 8/31/2026	**$104,377.95**

Anthem Park Community Development District

Bank Account Reconciliation for Period 8/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #4977	36,710.13	-11,891.20	24,818.93	24,818.93	Balanced
Reserve BU #1399	395,001.94	0.00	395,001.94	395,001.94	Balanced
MMA BU #8433	267,945.50	0.00	267,945.50	267,945.50	Balanced
Reserve BU #7089	252,677.94	0.00	252,677.94	252,677.94	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	104,377.95	0.00	104,377.95	104,377.95	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
8/20/2026	OSCEOLA NEWS GAZETTE	10025	-990.56
8/25/2026	POOL SERVICES ORLANDO, Inc	10027	-1,450.00
8/25/2026	AG Hillsborough, LLC	10028	-1,324.41
8/25/2026	OSCEOLA COUNTY PROPERTY APPRAISER	10030	-830.58
		Total Operating VNB #4977	**-11,891.20**

Reconciled Items

Anthem Park Community Development District

Bank Account Reconciliation for Period 8/31/2026

Date	Description	Check No	Amount
Operating VNB #4977			
8/17/2026	return of retainer vesta dispute - recovery of prior year expense	1227	1,916.40
8/27/2026	Transfer from MMA BU #8433 - to transfer GF allocation for FY26 on roll assessments 7/29/26		23.30
8/27/2026	Transfer from MMA BU #8433 - To transfer GF allocation for on roll assessments 6/16/26		12,058.65
8/31/2026	August Interest		150.40
7/27/2026	Steadfast Alliance, LLC	10021	-900.00
7/27/2026	Steadfast Alliance, LLC	10021	-1,180.00
8/4/2026	St. Cloud Police Department		-233.20
8/4/2026	St. Cloud Police Department		-233.20
8/6/2026	Stantec Consulting Services Inc.	ACH	-1,718.25
8/6/2026	Kai Connected LLC CDD	ACH	-24.98
8/6/2026	Stantec Consulting Services Inc.	ACH	-355.50
8/6/2026	Kai Connected LLC CDD	ACH	-41.98
8/6/2026	Stantec Consulting Services Inc.	ACH	-523.50
8/6/2026	Toho Water Authority		-96.93
8/6/2026	Toho Water Authority		-319.42
8/6/2026	Toho Water Authority		-93.35
8/6/2026	Toho Water Authority		-93.35
8/6/2026	Toho Water Authority		-35.20
8/6/2026	Toho Water Authority		-93.35
8/6/2026	Toho Water Authority - Duplicate Payment of the July Toho bill for Account 41923	WIRE080626	-567.77
8/7/2026	Toho Water Authority		-499.37
8/11/2026	Spectrum Business		-95.00
8/11/2026	St. Cloud Police Department		-233.20
8/11/2026	St. Cloud Police Department		-233.20
8/11/2026	St. Cloud Police Department		-233.20
8/11/2026	St. Cloud Police Department		-233.20
8/12/2026	Kai Connected LLC CDD	ACH	-14,210.98
8/12/2026	Kai Connected LLC CDD	ACH	-599.37
8/14/2026	Engage PEO - BOS MTG 08/05/26	H126714	-911.20
8/17/2026	ORLANDO UTILITIES COMMISSION		-19.56
8/17/2026	ORLANDO UTILITIES COMMISSION		-29.38
8/17/2026	ORLANDO UTILITIES COMMISSION		-320.22
8/18/2026	Spectrum Business		-101.76
8/18/2026	St. Cloud Police Department		-233.20
8/18/2026	St. Cloud Police Department		-233.20
8/20/2026	Kilinski Van Wyk PLLC	10022	-91.50
8/20/2026	POOL SERVICES ORLANDO, Inc	10023	-591.00

Anthem Park Community Development District

Bank Account Reconciliation for Period 8/31/2026

Date	Description	Check No	Amount
8/20/2026	Kai Connected LLC CDD	ACH	-183.87
8/20/2026	Kilinski Van Wyk PLLC	10022	-1,690.50
8/20/2026	Kai Connected LLC CDD	ACH	-48.76
8/20/2026	POOL SERVICES ORLANDO, Inc	10023	-6,674.00
8/20/2026	POOL SERVICES ORLANDO, Inc	10023	-1,450.00
8/20/2026	Kai Connected LLC CDD	ACH	-242.43
8/20/2026	GCM Best Services Corp	10024	-1,460.00
8/20/2026	Kai Connected LLC CDD	ACH	-5,433.04
8/20/2026	Stantec Consulting Services Inc.	ACH	-655.81
8/20/2026	Kilinski Van Wyk PLLC	10022	-1,857.00
8/25/2026	GEM SUPPLY CO.	10026	-288.39
8/25/2026	Kai Connected LLC CDD	ACH	-1,981.12
8/25/2026	GEM SUPPLY CO.	10026	-97.74
8/25/2026	Steadfast Alliance, LLC	10029	-1,180.00
8/27/2026	Toho Water Authority		-351.64
8/31/2026	Toho Water Authority		-304.57
8/31/2026	Toho Water Authority		-1,237.20
8/31/2026	Toho Water Authority		-1,136.33
8/31/2026	St. Cloud Police Department		-233.20
		Total Operating VNB #4977	**-37,735.37**

MMA BU #8433

8/31/2026	August Interest		759.48
8/27/2026	Transfer to Operating VNB #4977 - to transfer GF allocation for FY26 on roll assessments 7/29/26		-23.30
8/27/2026	Transfer to Operating VNB #4977 - To transfer GF allocation for on roll assessments 6/16/26		-12,058.65
		Total MMA BU #8433	**-11,322.47**

Reserve BU #1399

8/31/2026	August Interest		1,077.30
		Total Reserve BU #1399	**1,077.30**

Reserve BU #7089

8/31/2026	August Interest		21.46
		Total Reserve BU #7089	**21.46**

Trust 2016 A1 Debt Service Reserve Account

8/1/2026	August Interest		777.42

Anthem Park Community Development District

Bank Account Reconciliation for Period 8/31/2026

Date	Description	Check No	Amount
8/4/2026	Transfer to Trust 2016 A2 Revenue Account - INCOME TRANSFER TO 266137008		-777.42
	Total Trust 2016 A1 Debt Service Reserve Account		**0.00**

Trust 2016 A1 Prepayment Account

8/1/2026	August Interest		26.07
8/4/2026	Transfer to Trust 2016 A2 Revenue Account - INCOME TRANSFER TO 266137008		-26.07
	Total Trust 2016 A1 Prepayment Account		**0.00**

Trust 2016 A2 Debt Service Reserve Account

8/1/2026	August Interest		72.16
8/4/2026	Transfer to Trust 2016 A2 Revenue Account - INCOME TRANSFER TO 266137008		-72.16
	Total Trust 2016 A2 Debt Service Reserve Account		**0.00**

Trust 2016 A2 Prepayment Account

8/1/2026	August Interest		7.90
8/4/2026	Transfer to Trust 2016 A2 Revenue Account - INCOME TRANSFER TO 266137008		-7.90
	Total Trust 2016 A2 Prepayment Account		**0.00**

Trust 2016 A2 Revenue Account

8/1/2026	August Interest		289.08
8/4/2026	Transfer from Trust 2016 A1 Debt Service Reserve Account - INCOME TRANSFER TO 266137008		777.42
8/4/2026	Transfer from Trust 2016 A1 Prepayment Account - INCOME TRANSFER TO 266137008		26.07
8/4/2026	Transfer from Trust 2016 A2 Debt Service Reserve Account - INCOME TRANSFER TO 266137008		72.16
8/4/2026	Transfer from Trust 2016 A2 Prepayment Account - INCOME TRANSFER TO 266137008		7.90
	Total Trust 2016 A2 Revenue Account		**1,172.63**

EXHIBIT 13

AGENDA



Financial Reporting Package

Anthem Park Community Development District

Period Ending: 09/30/2026

Anthem Park Community Development District

Balance Sheet as of 9/30/2026

Assets	Operating	301 - Debt Service 2016 A1 Fund	Total
Cash - Operating			
101001 - Operating VNB #4977	$7,201.33		$7,201.33
Total Cash - Operating	**$7,201.33**		**$7,201.33**
Cash - Money Market, Reserves and Other			
101101 - MMA BU #8433	$242,530.76		$242,530.76
101201 - Reserve BU #7089	$209,069.59		$209,069.59
101202 - Reserve BU #1399	$389,699.77		$389,699.77
Total Cash - Money Market, Reserves and Other	**$841,300.12**		**$841,300.12**
Accounts Receivable & Other Assets			
155000 - Prepaid Items	$41,623.21		$41,623.21
156900 - Deposits - Non-Current	$240.00		$240.00
Total Accounts Receivable & Other Assets	**$41,863.21**		**$41,863.21**
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		$23,034.38	$23,034.38
151107 - Series 2016 A2 Prepayment Account		$5,539.93	$5,539.93
151108 - Series 2016 A2 Revenue Account		$131,689.74	$131,689.74
Total Investments		**$447,022.57**	**$447,022.57**
Total Assets	**$890,364.66**	**$447,022.57**	**$1,337,387.23**

Anthem Park Community Development District

Balance Sheet as of 9/30/2026

Liabilities / Equity	Operating	301 - Debt Service 2016 A1 Fund	Total
Current Liability			
202000 - Accounts Payable	$92,026.99		$92,026.99
220000 - Deposits Held	$400.00		$400.00
Total Current Liability	**$92,426.99**		**$92,426.99**
Fund Balance			
280000 - Fund Balance - Nonspendable	$41,862.21		$41,862.21
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	$230,872.54		$230,872.54
Total Fund Balance	**$815,746.63**	**$452,438.89**	**$1,268,185.52**
Net Change in Fund Balance			
33750 - Net Income	($17,808.96)	($5,416.32)	($23,225.28)
Total Net Change in Fund Balance	**($17,808.96)**	**($5,416.32)**	**($23,225.28)**
Total Liabilities / Equity	**$890,364.66**	**$447,022.57**	**$1,337,387.23**

Anthem Park Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
325201 - Special Assessments - On-Roll	-	73,746.05	(73,746.05)	888,924.48	884,952.16	3,972.32	884,952.16
361100 - Interest	1,938.40	1,120.63	817.77	39,471.03	13,448.00	26,023.03	13,448.00
362000 - Rents And Royalties	-	-	-	1,640.00	-	1,640.00	-
369900 - Miscellaneous Revenues	-	-	-	10,040.00	-	10,040.00	-
Total Income	**1,938.40**	**74,866.68**	**(72,928.28)**	**940,075.51**	**898,400.16**	**41,675.35**	**898,400.16**
Total Income	**1,938.40**	**74,866.68**	**(72,928.28)**	**940,075.51**	**898,400.16**	**41,675.35**	**898,400.16**
Operating Expense							
General Administration							
513001 - P/R - Board Of Supervisors	800.00	1,000.00	200.00	11,400.00	12,000.00	600.00	12,000.00
513002 - Payroll Taxes	61.20	76.50	15.30	860.90	918.00	57.10	918.00
513003 - Payroll Processing Fees	50.00	58.37	8.37	611.20	700.00	88.80	700.00
513101 - Professional Services - Management Consulting Services	1,666.67	1,666.63	(.04)	20,000.04	20,000.00	(.04)	20,000.00
513102 - Professional Services - Accounting Services	1,250.00	1,250.00	-	15,000.00	15,000.00	-	15,000.00
513105 - Professional Services - Administrative Service	272.57	266.63	(5.94)	3,205.83	3,200.00	(5.83)	3,200.00
513106 - Professional Services - Auditing Services	4,500.00	345.87	(4,154.13)	4,500.00	4,150.00	(350.00)	4,150.00
513107 - Professional Services - Engineering Services	3,753.55	666.63	(3,086.92)	16,242.77	8,000.00	(8,242.77)	8,000.00
513108 - Professional Services - Legal Services	3,503.60	1,500.00	(2,003.60)	26,636.50	18,000.00	(8,636.50)	18,000.00
513201 - Legal Advertisements	84.40	125.00	40.60	3,436.35	1,500.00	(1,936.35)	1,500.00
513204 - Regulatory And Permit Fees	-	14.62	14.62	635.94	175.00	(460.94)	175.00
513208 - Postage And Printing	20.70	83.37	62.67	20.70	1,000.00	979.30	1,000.00
513209 - Website Compliance (dev & hosting)	166.92	167.88	.96	2,013.93	2,015.00	1.07	2,015.00
513291 - General Operating Expenses	587.62	300.00	(287.62)	3,887.62	3,600.00	(287.62)	3,600.00
513292 - Misc. (Bank Fees, Brochures, etc.)	397.38	41.63	(355.75)	1,597.71	500.00	(1,097.71)	500.00
Total General Administration	**17,114.61**	**7,563.13**	**(9,551.48)**	**110,049.49**	**90,758.00**	**(19,291.49)**	**90,758.00**
Insurance							
513202 - Insurance	3,129.58	3,500.00	370.42	37,554.96	42,000.00	4,445.04	42,000.00
Total Insurance	**3,129.58**	**3,500.00**	**370.42**	**37,554.96**	**42,000.00**	**4,445.04**	**42,000.00**
Assessment Administration							
513210 - County Assessment Collection Fee	-	25.00	25.00	-	300.00	300.00	300.00
513211 - Assessment Administration	416.66	416.63	(.03)	5,830.50	5,000.00	(830.50)	5,000.00
Total Assessment Administration	**416.66**	**441.63**	**24.97**	**5,830.50**	**5,300.00**	**(530.50)**	**5,300.00**
Debt Administration							
517101 - Dissemination Agent	333.33	333.37	.04	3,999.96	4,000.00	.04	4,000.00
517102 - Trustee Fees	604.68	417.15	(187.53)	4,996.10	5,006.13	10.03	5,006.13

Anthem Park Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
517103 - Arbitrage	-	141.63	141.63	-	1,700.00	1,700.00	1,700.00
Total Debt Administration	**938.01**	**892.15**	**(45.86)**	**8,996.06**	**10,706.13**	**1,710.07**	**10,706.13**
Utilities							
531101 - Electricity (Irrigation & Pond Pumps)	3,974.10	3,583.37	(390.73)	39,973.43	43,000.00	3,026.57	43,000.00
531201 - Streetpole Lighting	16,447.31	15,383.05	(1,064.26)	188,090.70	184,596.60	(3,494.10)	184,596.60
533101 - Water	614.61	-	(614.61)	1,889.09	-	(1,889.09)	-
533201 - Potable Water	1,061.57	916.63	(144.94)	15,721.04	11,000.00	(4,721.04)	11,000.00
533301 - Reclaim Water	(101.73)	1,833.37	1,935.10	34,176.55	22,000.00	(12,176.55)	22,000.00
Total Utilities	**21,995.86**	**21,716.42**	**(279.44)**	**279,850.81**	**260,596.60**	**(19,254.21)**	**260,596.60**
Security							
529102 - Contracts - Security Cameras & Monitoring Equipment	-	41.63	41.63	40.99	500.00	459.01	500.00
529103 - Contracts - Roving Patrols	2,098.80	2,083.37	(15.43)	24,256.51	25,000.00	743.49	25,000.00
529201 - Security - Other (Repair/Access Cards)	-	41.63	41.63	1,086.30	500.00	(586.30)	500.00
Total Security	**2,098.80**	**2,166.63**	**67.83**	**25,383.80**	**26,000.00**	**616.20**	**26,000.00**
Field Office Administration							
579231 - Utility - Amenity Center Internet Service	196.76	415.00	218.24	3,374.14	4,980.00	1,605.86	4,980.00
579305 - Contract - Amenity Center Pest Control	-	54.00	54.00	-	648.00	648.00	648.00
579306 - Contract - Amenity Management	9,936.00	9,936.00	-	119,232.00	119,232.00	-	119,232.00
579601 - Amenity Center Office/Janitorial Supplies	80.50	125.00	44.50	566.34	1,500.00	933.66	1,500.00
579602 - Misc. Amenity Center Repairs & Maintenance	1,849.21	333.37	(1,515.84)	5,642.09	4,000.00	(1,642.09)	4,000.00
579604 - Amenity Center Office Supplies	-	83.37	83.37	434.50	1,000.00	565.50	1,000.00
579605 - Amenity Management - Clubhouse Rental Reimb.	-	314.24	314.24	-	3,771.43	3,771.43	3,771.43
579606 - Clubhouse Lighting Replacement	-	41.63	41.63	-	500.00	500.00	500.00
579901 - Miscellaneous (Field Off Admin)	623.98	166.63	(457.35)	3,475.70	2,000.00	(1,475.70)	2,000.00
Total Field Office Administration	**12,686.45**	**11,469.24**	**(1,217.21)**	**132,724.77**	**137,631.43**	**4,906.66**	**137,631.43**
Landscaping Maintenance							
539101 - Contracts - Landscaping Maintenance	14,046.00	14,333.37	287.37	168,552.00	172,000.00	3,448.00	172,000.00
539201 - Landscape Replacement & Replenishment	-	833.37	833.37	20,038.78	10,000.00	(10,038.78)	10,000.00
539202 - Landscape - Mulch	-	1,166.63	1,166.63	9,036.00	14,000.00	4,964.00	14,000.00
539203 - Landscape - Tree/Palm Trimming	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
539301 - R&M - Irrigation	-	1,000.00	1,000.00	43,850.97	12,000.00	(31,850.97)	12,000.00
Total Landscaping Maintenance	**14,046.00**	**17,583.37**	**3,537.37**	**241,477.75**	**211,000.00**	**(30,477.75)**	**211,000.00**
Facility Maintenance							

Anthem Park Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
529202 - R&M - Gates	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
529303 - Entry & Walls Maintenance	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
538101 - Contracts - Aquatic Maintenance	2,360.00	1,180.00	(1,180.00)	15,340.00	14,160.00	(1,180.00)	14,160.00
538102 - Contracts - Wetland Monitoring	-	120.00	120.00	1,080.00	1,440.00	360.00	1,440.00
538103 - Contracts - Fountain	(675.00)	219.00	894.00	1,125.00	2,628.00	1,503.00	2,628.00
539302 - R&M - Fountain	2,515.00	208.37	(2,306.63)	4,522.20	2,500.00	(2,022.20)	2,500.00
539303 - R&M - Pressure Washing	-	166.63	166.63	180.00	2,000.00	1,820.00	2,000.00
539402 - Misc - Holiday Lights & Decorations	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
539990 - Miscellaneous - Contigency (Facility Maint)	2,056.69	667.88	(1,388.81)	26,523.08	8,015.00	(18,508.08)	8,015.00
579301 - Contract - Pool Service	1,200.00	1,700.00	500.00	15,150.00	20,400.00	5,250.00	20,400.00
579401 - Pool Permit	-	27.12	27.12	-	325.00	325.00	325.00
579501 - R&M - Pool	115.01	166.63	51.62	17,880.20	2,000.00	(15,880.20)	2,000.00
579504 - R&M - Athletic Facilities	724.50	125.00	(599.50)	5,189.90	1,500.00	(3,689.90)	1,500.00
Total Facility Maintenance	**8,296.20**	**4,955.63**	**(3,340.57)**	**86,990.38**	**59,468.00**	**(27,522.38)**	**59,468.00**
Capital Improvement Program							
539901 - Capital Improvements	-	1,000.00	1,000.00	29,025.95	12,000.00	(17,025.95)	12,000.00
Total Capital Improvement Program	**-**	**1,000.00**	**1,000.00**	**29,025.95**	**12,000.00**	**(17,025.95)**	**12,000.00**
Reserves							
539801 - Increase in Reserves Persuant to Reserve Study	-	3,245.00	3,245.00	-	38,940.00	38,940.00	38,940.00
539821 - Reserve Study	-	333.37	333.37	-	4,000.00	4,000.00	4,000.00
Total Reserves	**-**	**3,578.37**	**3,578.37**	**-**	**42,940.00**	**42,940.00**	**42,940.00**
Total Expense	**80,722.17**	**74,866.57**	**(5,855.60)**	**957,884.47**	**898,400.16**	**(59,484.31)**	**898,400.16**
Operating Net Total	**(78,783.77)**	**.11**	**(78,783.88)**	**(17,808.96)**	**-**	**(17,808.96)**	**-**

Anthem Park Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
301 - Debt Service 2016 A1 Fund Income							
Income							
325201 - Special Assessments - On-Roll	-	50,747.40	(50,747.40)	625,366.76	608,968.80	16,397.96	608,968.80
325204 - Special Assessments - Prepayment Income/Partial Prepayments (For DS issuances)	-	-	-	8,027.27	-	8,027.27	-
361100 - Interest	1,185.02	-	1,185.02	13,652.15	-	13,652.15	-
Total Income	**1,185.02**	**50,747.40**	**(49,562.38)**	**647,046.18**	**608,968.80**	**38,077.38**	**608,968.80**
Total Income	**1,185.02**	**50,747.40**	**(49,562.38)**	**647,046.18**	**608,968.80**	**38,077.38**	**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	**1,185.02**	**50,747.40**	**(49,562.38)**	**(5,416.32)**	**7,150.04**	**(12,566.36)**	**7,150.04**
Net Total	**(77,598.75)**	**50,747.51**	**(128,346.26)**	**(23,225.28)**	**7,150.04**	**(30,375.32)**	**7,150.04**

Anthem Park Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #4977					
	Balance as of 9/1/2026				**$24,818.93**
9/1/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($741.32)
9/1/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($84.37)
9/1/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($14,936.95)
9/1/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($913.70)
9/1/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($389.68)
9/1/2026	ORLANDO UTILITIES COMMISSION	Invoice (Expense/AutoDraft)	R		($1,246.64)
9/1/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
9/1/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
9/8/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
9/8/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
9/8/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
9/10/2026	Transfer from Reserve BU #7089 - Transfer funds to pay bills	Transfer In	R	ACH	$50,000.00
9/11/2026	Spectrum Business	Invoice (Expense/AutoDraft)	R		($95.00)
9/14/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
9/14/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
9/18/2026	Kai Connected LLC CDD	Invoice ACH	R		($41.98)
9/18/2026	POOL SERVICES ORLANDO, Inc	Invoice Check	R	10032	($220.00)
9/18/2026	Greenlee Law,PLLC	Invoice Check	R	10033	($93.60)
9/18/2026	Kai Connected LLC CDD	Invoice ACH	R		($18.00)
9/18/2026	Kai Connected LLC CDD	Invoice ACH	R		($24.98)
9/18/2026	GCM Best Services Corp	Invoice Check	R	10034	($724.50)
9/18/2026	Yellowstone Landscape Inc	Invoice ACH	R		($546.40)
9/18/2026	ProPet Distributors	Invoice Check	R	10035	($625.98)
9/18/2026	Kilinski Van Wyk PLLC	Invoice Check	R	10036	($1,287.00)
9/18/2026	Yellowstone Landscape Inc	Invoice ACH	R		($14,046.00)
9/18/2026	Spectrum Business	Invoice (Expense/AutoDraft)	R		($101.76)
9/21/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
9/21/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
9/24/2026	AL FIX IT ALL LLC	Invoice ACH	R		($180.00)
9/24/2026	AL FIX IT ALL LLC	Invoice ACH	R		($120.00)
9/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($30.44)

Anthem Park Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
9/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($18.39)
9/25/2026	Stantec Consulting Services Inc.	Invoice ACH	R		($1,631.75)
9/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($595.87)
9/25/2026	Steadfast Alliance, LLC	Invoice Check	R	10037	($900.00)
9/25/2026	Steadfast Alliance, LLC	Invoice Check	R	10037	($1,180.00)
9/25/2026	Kilinski Van Wyk PLLC	Invoice Check	R	10038	($3,503.60)
9/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($14,210.98)
9/28/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
9/28/2026	St. Cloud Police Department	Invoice (Expense/AutoDraft)	R		($233.20)
9/30/2026	Kai Connected LLC CDD	Invoice ACH	R		($2,993.79)
9/30/2026	September Interest	Interest	R	ACH	$136.89
9/30/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($93.35)
9/30/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($427.72)
9/30/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($93.35)
9/30/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($995.54)
9/30/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($93.35)
9/30/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($258.03)
9/30/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($152.76)
9/30/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($207.72)
9/30/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($360.24)
9/30/2026	Toho Water Authority	Invoice (Expense/AutoDraft)	R		($93.35)
9/30/2026	Engage PEO - BOS meeting 9/30/2026	Invoice (Expense/AutoDraft)	R		($911.20)
				Total	**($17,617.60)**
				Balance as of 9/30/2026	**$7,201.33**

MMA BU #8433

	Balance as of 9/1/2026				**$267,945.50**
9/22/2026	ANTHEM PARK CDD c/o US BANK	Invoice Check	R	10001	($26,126.77)
9/30/2026	September Interest	Interest	R	ACH	$712.03
				Total	**($25,414.74)**
				Balance as of 9/30/2026	**$242,530.76**

Reserve BU #1399

	Balance as of 9/1/2026				**$395,001.94**
9/30/2026	September Interest	Interest	R	ACH	$1,071.59

Anthem Park Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
				Total	**$1,071.59**
				Balance as of 9/30/2026	**$396,073.53**

Reserve BU #7089

	Balance as of 9/1/2026				**$252,677.94**
9/10/2026	Transfer to Operating VNB #4977 - Transfer funds to pay bills	Transfer Out	R	ACH	($50,000.00)
9/30/2026	September Interest	Interest	R	ACH	$17.89
				Total	**($49,982.11)**
				Balance as of 9/30/2026	**$202,695.83**

Trust 2016 A1 Debt Service Reserve Account

	Balance as of 9/1/2026				**$277,453.13**
9/1/2026	September Interest	Interest	R	ACH	$783.58
9/2/2026	Transfer to Trust 2016 A2 Revenue Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008	Transfer Out	R	ACH	($783.58)
				Total	**$0.00**
				Balance as of 9/30/2026	**$277,453.13**

Trust 2016 A1 Prepayment Account

	Balance as of 9/1/2026				**$9,305.39**
9/1/2026	September Interest	Interest	R	ACH	$26.28
9/2/2026	Transfer to Trust 2016 A2 Revenue Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008	Transfer Out	R	ACH	($26.28)
				Total	**$0.00**
				Balance as of 9/30/2026	**$9,305.39**

Trust 2016 A2 Debt Service Reserve Account

	Balance as of 9/1/2026				**$25,753.13**
9/1/2026	September Interest	Interest	R	ACH	$72.73
9/1/2026	Transfer to Trust 2016 A2 Revenue Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008	Transfer Out	R	ACH	($72.73)
9/17/2026	Transfer to Trust 2016 A2 Prepayment Account - Transfer to Another Account via Transfer, DSR EXCESS TO PREPAYMENT	Transfer Out	R	ACH	($2,718.75)
				Total	**($2,718.75)**
				Balance as of 9/30/2026	**$23,034.38**

Trust 2016 A2 Prepayment Account

	Balance as of 9/1/2026				**$2,821.18**
9/1/2026	September Interest	Interest	R	ACH	$7.97

Anthem Park Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
9/2/2026	Transfer to Trust 2016 A2 Revenue Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008	Transfer Out	R	ACH	($7.97)
9/17/2026	Transfer from Trust 2016 A2 Debt Service Reserve Account - Transfer to Another Account via Transfer, DSR EXCESS TO PREPAYMENT	Transfer In	R	ACH	$2,718.75
				Total	**$2,718.75**
				Balance as of 9/30/2026	**$5,539.93**

Trust 2016 A2 Revenue Account

	Balance as of 9/1/2026				**$104,377.95**
9/1/2026	Transfer from Trust 2016 A2 Debt Service Reserve Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008	Transfer In	R	ACH	$72.73
9/1/2026	September Interest	Interest	R	ACH	$294.46
9/2/2026	Transfer from Trust 2016 A1 Debt Service Reserve Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008	Transfer In	R	ACH	$783.58
9/2/2026	Transfer from Trust 2016 A1 Prepayment Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008	Transfer In	R	ACH	$26.28
9/2/2026	Transfer from Trust 2016 A2 Prepayment Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008	Transfer In	R	ACH	$7.97
9/25/2026	- Miscellaneous Receipt via Check, CHECK NO 0000010001 ANTHEM PARK 2016 REV ACCT CHECK DTD 9/22/2026 TKMARUS	Misc Deposit	R	10001	$26,126.77
				Total	**$27,311.79**
				Balance as of 9/30/2026	**$131,689.74**

Anthem Park Community Development District

Bank Account Reconciliation for Period 9/30/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #4977	27,167.14	-19,965.81	7,201.33	7,201.33	Balanced
Reserve BU #1399	396,073.53	0.00	396,073.53	396,073.53	Balanced
MMA BU #8433	242,530.76	0.00	242,530.76	242,530.76	Balanced
Reserve BU #7089	202,695.83	0.00	202,695.83	202,695.83	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	23,034.38	0.00	23,034.38	23,034.38	Balanced
Trust 2016 A2 Prepayment Account	5,539.93	0.00	5,539.93	5,539.93	Balanced
Trust 2016 A2 Revenue Account	131,689.74	0.00	131,689.74	131,689.74	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
8/20/2026	OSCEOLA NEWS GAZETTE	10025	-990.56
9/8/2026	St. Cloud Police Department		-233.20
9/18/2026	Greenlee Law,PLLC	10033	-93.60
9/25/2026	Steadfast Alliance, LLC	10037	-900.00
9/25/2026	Steadfast Alliance, LLC	10037	-1,180.00
9/25/2026	Kilinski Van Wyk PLLC	10038	-3,503.60
9/30/2026	Kai Connected LLC CDD	ACH	-2,993.79
9/30/2026	Toho Water Authority		-93.35
9/30/2026	Toho Water Authority		-427.72
9/30/2026	Toho Water Authority		-93.35

Anthem Park Community Development District

Bank Account Reconciliation for Period 9/30/2026

Date	Description	Check No	Amount
9/30/2026	Toho Water Authority		-995.54
9/30/2026	Toho Water Authority		-93.35
9/30/2026	Toho Water Authority		-258.03
9/30/2026	Toho Water Authority		-152.76
9/30/2026	Toho Water Authority		-207.72
9/30/2026	Toho Water Authority		-360.24
9/30/2026	Toho Water Authority		-93.35
		Total Operating VNB #4977	**-19,965.81**

Reconciled Items

Date	Description	Check No	Amount
Operating VNB #4977			
9/10/2026	Transfer from Reserve BU #7089 - Transfer funds to pay bills		50,000.00
9/30/2026	September Interest		136.89
8/25/2026	POOL SERVICES ORLANDO, Inc	10027	-1,450.00
8/25/2026	AG Hillsborough, LLC	10028	-1,324.41
8/25/2026	OSCEOLA COUNTY PROPERTY APPRAISER	10030	-830.58
9/1/2026	ORLANDO UTILITIES COMMISSION		-741.32
9/1/2026	ORLANDO UTILITIES COMMISSION		-84.37
9/1/2026	ORLANDO UTILITIES COMMISSION		-14,936.95
9/1/2026	ORLANDO UTILITIES COMMISSION		-913.70
9/1/2026	ORLANDO UTILITIES COMMISSION		-389.68
9/1/2026	ORLANDO UTILITIES COMMISSION		-1,246.64
9/1/2026	St. Cloud Police Department		-233.20
9/1/2026	St. Cloud Police Department		-233.20
9/8/2026	St. Cloud Police Department		-233.20
9/8/2026	St. Cloud Police Department		-233.20
9/11/2026	Spectrum Business		-95.00
9/14/2026	St. Cloud Police Department		-233.20
9/14/2026	St. Cloud Police Department		-233.20
9/18/2026	Kai Connected LLC CDD	ACH	-41.98
9/18/2026	POOL SERVICES ORLANDO, Inc	10032	-220.00
9/18/2026	Kai Connected LLC CDD	ACH	-18.00
9/18/2026	Kai Connected LLC CDD	ACH	-24.98
9/18/2026	GCM Best Services Corp	10034	-724.50
9/18/2026	Yellowstone Landscape Inc	ACH	-546.40
9/18/2026	ProPet Distributors	10035	-625.98
9/18/2026	Kilinski Van Wyk PLLC	10036	-1,287.00

Anthem Park Community Development District

Bank Account Reconciliation for Period 9/30/2026

Date	Description	Check No	Amount
9/18/2026	Yellowstone Landscape Inc	ACH	-14,046.00
9/18/2026	Spectrum Business		-101.76
9/21/2026	St. Cloud Police Department		-233.20
9/21/2026	St. Cloud Police Department		-233.20
9/24/2026	AL FIX IT ALL LLC	ACH	-180.00
9/24/2026	AL FIX IT ALL LLC	ACH	-120.00
9/25/2026	Kai Connected LLC CDD	ACH	-30.44
9/25/2026	Kai Connected LLC CDD	ACH	-18.39
9/25/2026	Stantec Consulting Services Inc.	ACH	-1,631.75
9/25/2026	Kai Connected LLC CDD	ACH	-595.87
9/25/2026	Kai Connected LLC CDD	ACH	-14,210.98
9/28/2026	St. Cloud Police Department		-233.20
9/28/2026	St. Cloud Police Department		-233.20
9/30/2026	Engage PEO - BOS meeting 9/30/2026		-911.20
		Total Operating VNB #4977	**-9,542.99**

MMA BU #8433

9/30/2026	September Interest		712.03
9/22/2026	ANTHEM PARK CDD c/o US BANK	10001	-26,126.77
		Total MMA BU #8433	**-25,414.74**

Reserve BU #1399

9/30/2026	September Interest		1,071.59
		Total Reserve BU #1399	**1,071.59**

Reserve BU #7089

9/30/2026	September Interest		17.89
9/10/2026	Transfer to Operating VNB #4977 - Transfer funds to pay bills		-50,000.00
		Total Reserve BU #7089	**-49,982.11**

Trust 2016 A1 Debt Service Reserve Account

9/1/2026	September Interest		783.58
9/2/2026	Transfer to Trust 2016 A2 Revenue Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008		-783.58
		Total Trust 2016 A1 Debt Service Reserve Account	**0.00**

Trust 2016 A1 Prepayment Account

9/1/2026	September Interest		26.28

Anthem Park Community Development District

Bank Account Reconciliation for Period 9/30/2026

Date	Description	Check No	Amount
9/2/2026	Transfer to Trust 2016 A2 Revenue Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008		-26.28
	Total Trust 2016 A1 Prepayment Account		**0.00**

Trust 2016 A2 Debt Service Reserve Account

9/1/2026	September Interest		72.73
9/1/2026	Transfer to Trust 2016 A2 Revenue Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008		-72.73
9/17/2026	Transfer to Trust 2016 A2 Prepayment Account - Transfer to Another Account via Transfer, DSR EXCESS TO PREPAYMENT		-2,718.75
	Total Trust 2016 A2 Debt Service Reserve Account		**-2,718.75**

Trust 2016 A2 Prepayment Account

9/1/2026	September Interest		7.97
9/17/2026	Transfer from Trust 2016 A2 Debt Service Reserve Account - Transfer to Another Account via Transfer, DSR EXCESS TO PREPAYMENT		2,718.75
9/2/2026	Transfer to Trust 2016 A2 Revenue Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008		-7.97
	Total Trust 2016 A2 Prepayment Account		**2,718.75**

Trust 2016 A2 Revenue Account

9/1/2026	Transfer from Trust 2016 A2 Debt Service Reserve Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008		72.73
9/1/2026	September Interest		294.46
9/2/2026	Transfer from Trust 2016 A1 Debt Service Reserve Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008		783.58
9/2/2026	Transfer from Trust 2016 A1 Prepayment Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008		26.28
9/2/2026	Transfer from Trust 2016 A2 Prepayment Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 266137008		7.97
9/25/2026	- Miscellaneous Receipt via Check, CHECK NO 0000010001 ANTHEM PARK 2016 REV ACCT CHECK DTD 9/22/2026 TKMARUS	10001	26,126.77
	Total Trust 2016 A2 Revenue Account		**27,311.79**