

ANTHEM PARK CDD
FISCAL YEAR 2023-2024 ADOPTED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2023 ADOPTED	FY 2024 ADOPTED	VARIANCE 2023 TO 2024
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON-ROLL	\$ 837,892	\$ 884,952	47,061
3 INTEREST	2,000	2,000	-
4 OTHER MISCELLANEOUS REVENUE & INSURANCE PROCEEDS	-	-	-
5 CLUBHOUSE RENTAL	4,000	4,000	-
6 GATE ACCESS CARD	-	-	-
7 TOTAL REVENUE	843,892	890,952	47,061
8 EXPENDITURES			
9 GENERAL ADMINISTRATIVE:			
11 SUPERVISORS' COMPENSATION	12,000	12,000	-
12 PAYROLL TAXES	918	918	-
13 PAYROLL SERVICE FEE	700	700	-
14 DISTRICT MANAGEMENT	22,992	22,992	-
15 ADMINISTRATIVE SERVICES	5,748	5,748	-
16 ACCOUNTING SERVICES	16,742	16,742	-
17 GENERAL OPERATING EXPENSES	5,521	5,521	-
18 WEBSITE HOSTING & MANAGEMENT	2,015	2,015	-
19 AUDITING SERVICES	4,150	4,150	-
20 LEGAL ADVERTISING	3,000	1,500	(1,500)
21 MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500	500	-
22 REGULATORY & PERMIT FEE	175	175	-
23 ENGINEERING SERVICES	5,000	6,500	1,500
24 LEGAL SERVICES	18,000	18,000	-
25 MASS MAILING	-	1,000	1,000
26 SALES TAX	-	-	-
27 TOTAL GENERAL ADMINISTRATION	97,461	98,461	1,000
28 FINANCIAL ADMINISTRATIVE			
29 INSURANCE:			
31 INSURANCE	23,931	26,324	2,393
32 TOTAL INSURANCE	23,931	26,324	2,393
33 ASSESSMENT ADMINISTRATION:			
35 COUNTY ASSESSMENT COLLECTION FEES	300	300	-
36 ASSESSMENT ADMINISTRATION	8,924	8,924	-
37 TOTAL ASSESSMENT ADMINISTRATION	9,224	9,224	-
38 DEBT SERVICE ADMINISTRATION:			
40 ARBITRAGE REBATE CALCULATION	650	650	-
41 TRUSTEES FEES	3,750	3,750	-
42 DISSEMINATION AGENT	5,150	5,150	-

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	FY 2023 ADOPTED	FY 2024 ADOPTED	VARIANCE 2023 TO 2024
43 TOTAL DEBT SERVICE ADMINISTRATION	9,550	9,550	-
44			
45 UTILITIES:			
46 UTILITY - ELECTRICITY	27,810	35,000	7,190
47 UTILITY - STREETLIGHTS	179,220	184,597	5,377
48 WATER - RECLAIMED	22,000	22,000	-
49 UTILITY - WATER	8,550	11,000	2,450
50 TOTAL UTILITIES	237,580	252,597	15,017
51			
52 SECURITY:			
53 SECURITY SYSTEM - CONTRACT	6,648	6,648	-
54 SECURITY SYSTEM - MONITORING	500	500	-
55 SECURITY - OTHER (ACCESS CARDS, REPAIRS)	500	500	-
56 SECURITY - PROTECTION ONE - BASKETBALL COURT	948	948	-
57 SECURITY - GUARD/POLICE PATROL	22,833	22,833	-
58 TOTAL SECURITY	31,429	31,429	-
59			
60 FIELD OFFICE ADMINISTRATION:			
61 AMENITY MANAGEMENT CONTRACT	116,117	116,524	407
62 AMENITY MANAGEMENT - CLUBHOUSE RENTALS REIMBURSEMENTS	3,771	3,771	-
63 CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,980	4,980	-
64 CLUBHOUSE OFFICE SUPPLIES	8,000	8,000	-
65 CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,500	1,500	-
66 PEST CONTROL & TERMITE BOND	648	648	-
67 MISCELLANEOUS (False Alarm & CH Special/Meeting)	400	400	-
68 CLUBHOUSE FACILITY MAINTENANCE	5,000	5,000	-
69 CLUBHOUSE LIGHTING REPLACEMENT	500	500	-
70 TOTAL FIELD OFFICE ADMINISTRATION	140,916	141,323	407
71			
72 LANDSCAPE MAINTENANCE:			
73 LANDSCAPE MAINTENANCE - CONTRACT	168,552	168,552	-
74 LANDSCAPE REPLACEMENT	5,000	10,000	5,000
75 TREE TRIMMING	3,000	3,000	-
76 IRRIGATION REPAIRS & MAINTENANCE	8,000	12,000	4,000
77 LANDSCAPE MISCELLANEOUS (MULCH)	-	-	-
78 TOTAL LANDSCAPING MAINTENANCE	184,552	193,552	9,000
79			
80 FACILITY MAINTENANCE:			
81 LAKE MANAGEMENT	9,156	10,000	844
82 WETLAND MONITORING	1,440	1,440	-
83 FOUNTAIN SERVICE CONTRACT	2,628	2,628	-
84 FOUNTAIN REPAIRS & MAINTENANCE	3,000	3,500	500

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	FY 2023 ADOPTED	FY 2024 ADOPTED	VARIANCE 2023 TO 2024
85 GATE MAINTENANCE & REPAIR	1,000	2,000	1,000
86 ENTRY & WALLS MAINTENANCE	1,000	1,000	-
87 DECORATIVE LIGHT MAINTENANCE	1,500	1,500	-
88 POWERWASH	2,000	2,000	-
89 POOL SERVICE - CONTRACT	19,200	25,000	5,800
90 POOL MAINTENANCE & REPAIR	2,000	2,000	-
91 POOL PERMIT	325	325	-
92 ATHLETIC FACILITIES MAINTENANCE & EQUIPMENT REPAIR	1,500	1,500	-
93 MISCELLANEOUS - CONTINGENCY-FIELD	4,000	10,000	6,000
94 FACILITY MAINTENANCE - OTHER			
95 TOTAL FACILITY MAINTENANCE	48,749	62,893	14,144
96			
97 CAPITAL IMPROVEMENT PROGRAM:			
98 CAPITAL IMPROVEMENT	5,000	5,000	-
99 CLUBHOUSE & POOL FURNITURE REPLACEMENT	-	-	-
100 CLUBHOUSE FACILITY REPAIR & MAINTENANCE	-	-	-
101 PLAYGROUND	-	-	-
102 MISCELLANEOUS	-	-	-
103 TOTAL CAPITAL IMPROVEMENT PROGRAM	5,000	5,000	-
104			
105 RESERVES			
106 INCREASE IN RESERVES PURSUANT TO RESERVE STUDY	55,500	56,600	1,100
107 RESERVE STUDY		4,000	4,000
108 TRANSFER OUT (RESERVE MM)	-	-	-
109 TOTAL RESERVES	55,500	60,600	5,100
110			
111 TOTAL EXPENDITURES	843,892	890,952	47,061
112			
113 EXCESS OF REV. OVER/(UNDER) EXPEND.	-	-	-
114			
115 FUND BALANCE - BEGINNING, UNAUDITED	653,624	709,124	55,500
116 INCREASE IN RESERVES	55,500	56,600	1,100
117 DECREASE IN RESERVE CAPITAL IMPROVEMENTS	-	-	-
118 DECREASE: FUND BALANCE FORWARD	-	-	-
119 FUND BALANCE - ENDING	709,124	765,724	56,600

**ANTHEM PARK CDD
FISCAL YEAR 2023-2024 ADOPTED BUDGET
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
SUPERVISORS' COMPENSATION		12,000	Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting.
PAYROLL TAXES	FICA & SUTA	918	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll.
PAYROLL SERVICES	INNOVATION	700	Approximately \$50 per payroll and 1x yearly fee of \$50
DISTRICT MANAGEMENT	Vesta	22,992	The District receives Management services as part of the agreement; Anticiptes a 3% increase for the year
ADMINISTRATIVE SERVICES (Recording)	Vesta	5,748	Governmental agency coordination, maintenance contract administration, overall support and recording services prusuant to Chapter 190; Anticiptes a 3% increase for the year
ACCOUNTING SERVICES	Vesta	16,742	Pursuant to the contract for accounting services related to the District.
GENERAL OPERATING EXPENSES	Vesta	5,521	Pursuant to contract for general operating expenditures.
WEB-SITE HOSTING & MANAGEMENT	Campus Suite	2,015	
AUDITING SERVICES	DMHB	4,150	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter. District will need to go out for RFP next year, or request contract renewal with current vendor.
LEGAL ADVERTISING	OLANDO SENTINEL	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
MISCELLANEOUS	BANK UNITED	500	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
REGULATORY & PERMIT FEE		175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
ENGINEERING SERVICES	CARDNO	6,500	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments;
LEGAL SERVICES	GARGANESE, et al.	18,000	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
MASS MAILING		1,000	
INSURANCE	EGIS INSURANCE	26,324	Annual , inclusive of Amenity Center for general liability, property and officer and director insurance. Confirmed with insurance agent.
COUNTY ASSESSMENT COLLECTION FEES	OSCEOLA COUNTY	300	County Assessment collection fees - goes to Osceola County Property Appraiser
ASSESSMENT ADMINISTRATION	Vesta	8,924	
ARBITRAGE REBATE CALCULATION	LLS TAX SOLUTIONS	650	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code.
TRUSTEES FEES	US BANK	3,750	Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2013, Series 2014, Series 2016 and Series 2017
DISSEMINATION AGENT	Vesta	5,150	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure.
UTILITY - ELECTRICITY	ORLANO UTILITIES	35,000	Electricity for 4 meters located two located at 2090 Contnental Street, 1800 Remembrance, 2100 Blk Even Kissimmee Park Road;
UTILITY - STREETLIGHTS	ORLANO UTILITIES	184,597	Contract with OUC for 365 streetlights; Does NOT include 52 streetlights from TOWNHOMES
WATER - RECLAIMED	TOHO Water Authority	22,000	Water provided for 7 reclaimed water meters;
UTILITY - WATER	TOHO Water Authority	11,000	For non reclaimed water.
SECURITY SYSTEM - CONTRACT		6,648	Pool monitoring PLUS Amenity Center Monitoring
SECURITY SYSTEM - MONITORING		500	Security at the amenity center room
SECURITY - ACCESS CARDS		500	Miscellaneous as needed
SECURITY - PROTECTION ONE - BASKETBALL COURT		948	Security monitoring \$79/mo of basketball court

**ANTHEM PARK CDD
FISCAL YEAR 2023-2024 ADOPTED BUDGET
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
SECURITY - PATROL SERVICES	City of St. Cloud	22,833	Security; St. Cloud PD charges \$35/hr (min. 4 hours) for off-duty deputy + expenses
AMENITY MANAGEMENT CONTRACT	VESTA	116,524	Amenity Manager - 40 hours, Facilities Manager part time (increase of 4 hours per week) and pool monitoring of 48 hours per week from Memorial to Labor Day.
AMENITY MANAGEMENT - CLUBHOUSE RENTALS		3,771	Payment for monitoring clubhouse party rentals and lock up
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	SPECTRUM	4,980	
CLUBHOUSE OFFICE SUPPLIES		8,000	Misc as needed
CLUBHOUSE FACILITY JANITORIAL SUPPLIES		1,500	Misc as needed
PEST CONTROL & TERMITE BOND	TRULY NOLEN	648	
MISCELLANEOUS		400	Items such as signage, etc
CLUBHOUSE FACILITY MAINTENANCE		5,000	Repairs of clubhouse facilities as needed
CLUBHOUSE LIGHTING REPLACEMENT		500	Misc lighting needs
LANDSCAPE MAINTENANCE - CONTRACT	YELLOWSTONE	168,552	
LANDSCAPE REPLACEMENT	YELLOWSTONE	10,000	For misc replenishment
TREE TRIMMING	YELLOWSTONE	3,000	
IRRIGATION REPAIRS & MAINTENANCE	YELLOWSTONE	12,000	
MULCH	YELLOWSTONE	-	Included above
LAKE MANAGEMENT	SOLITUDE	10,000	
WETLAND MONITORING	BIOTECH CONSULTING	1,440	
FOUNTAIN SERVICE CONTRACT	SOLITUDE	2,628	
FOUNTAIN REPAIRS & MAINTENANCE	VARIOUS	3,500	As needed for fountain repair
GATE MAINTENANCE & REPAIR		2,000	repairs at pool and basketball gates
ENTRY & WALLS MAINTENANCE		1,000	As needed; nothing spent in FY 2021 or 2022
DECORATIVE LIGHT MAINTENANCE		1,500	
POWERWASH		2,000	Estimated for additional pressure washing
POOL SERVICE - CONTRACT	Bluescape Pools	25,000	
POOL MAINTENANCE & REPAIR	Bluescape Pools	2,000	
POOL MONITORING		-	included in Vesta contract
POOL PERMIT	GOVT.	325	
ATHLETIC FACILITIES MAINTENANCE & FITNESS EQUIPMENT REPAIR		1,500	Miscellaneous as needed. Sand is \$1,500 annually
MISCELLANEOUS - CONTINGENCY-FIELD		10,000	
CAPITAL IMPROVEMENT		5,000	
RESERVES		56,600	2016 Reserve Study calls for this amount
RESERVE STUDY		4,000	Last reserve study completed in 2016

**ANTHEM PARK CDD
FISCAL YEAR 2023-2024 ADOPTED BUDGET
ASSESSMENT ALLOCATION**

TOTAL ASSESSMENT O&M BUDGET	\$884,952
COLLECTION COSTS & DISC. @ 6%	\$56,486
TOTAL O&M ASSMT	\$941,439

UNIT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				
	O&M	DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M ASSESSMENT	O&M PER UNIT
Tri-plex	105	93	0.8	84	9.69%	\$91,202	\$869
Townhome	99	99	0.9	89.1	10.28%	\$96,739	\$977
Single Family 50'	410	389	1	410	47.28%	\$445,150	\$1,086
Single Family 80'	50	46	1.6	80	9.23%	\$86,859	\$1,737
Tract M Multifamily	48	0	0.71	67.2	7.75%	\$72,961	\$1,520
Tract G Multifamily	128	0	0.94	136.8	15.78%	\$148,528	\$1,160
	840	627		867.1	100.00%	\$941,439	

UNIT TYPE	O&M PER UNIT	DEBT SERVICE PER UNIT ⁽²⁾	FY 2024 ASSMT/UNIT ⁽³⁾	FY 2023 ASSMT/UNIT	VARIANCE	MONTHLY VARIANCE	PERCENT VARIANCE
Tri-plex	\$869	\$849.80	\$1,718	\$1,672	\$46	\$4	2.8%
Townhome	\$977	\$956.02	\$1,933	\$1,881	\$52	\$4	2.8%
Single Family 50'	\$1,086	\$1,062.25	\$2,148	\$2,090	\$58	\$5	2.8%
Single Family 80'	\$1,737	\$1,699.60	\$3,437	\$3,344	\$92	\$8	2.8%
Undeveloped Tract M			\$72,961	\$69,081			
Undeveloped Tract G&F			\$148,528	\$140,630			

⁽¹⁾ Reflects the total number of lots with Series 2016 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2016 bond issuance. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts

⁽³⁾ Annual assessments that will appear on the November, 2022 County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**ANTHEM PARK CDD
FISCAL YEAR 2023-2024 ADOPTED BUDGET
DEBT SERVICE REQUIREMENT, SERIES 2016A1 & A-2**

	SERIES 2016A-1	SERIES 2016A-2	TOTAL FY 2024
REVENUE			
SPECIAL ASSESSMENTS - ON-ROLL	\$ 557,463	\$ 63,688	\$ 621,150
TOTAL REVENUE	557,463	63,688	621,150
EXPENDITURES			
INTEREST EXPENSE			
May 1, 2024	99,184	13,756	112,941
November 1, 2024	94,684	13,013	107,697
PRINCIPAL RETIREMENT			
May 1, 2024	360,000	35,000	395,000
TOTAL EXPENDITURES	553,869	61,769	615,638
EXCESS OF REVENUE OVER (UNDER) EXPENDITURE	\$ 3,594	\$ 1,919	\$ 5,513

**ANTHEM PARK CDD
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-1
DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/2021						6,430,000
5/1/2022	340,000	2.25%	107,384	447,384		6,090,000
11/1/2022		2.25%	103,559	103,559	550,944	6,090,000
5/1/2023	350,000	2.50%	103,559	453,559		5,740,000
11/1/2023		2.50%	99,184	99,184	552,744	5,740,000
5/1/2024	360,000	2.50%	99,184	459,184		5,380,000
11/1/2024		2.50%	94,684	94,684	553,869	5,380,000
5/1/2025	370,000	3.00%	94,684	464,684		5,010,000
11/1/2025		3.00%	89,134	89,134	553,819	5,010,000
5/1/2026	380,000	3.00%	89,134	469,134		4,630,000
11/1/2026		3.00%	83,434	83,434	552,569	4,630,000
5/1/2027	395,000	3.13%	83,434	478,434		4,235,000
11/1/2027		3.13%	77,263	77,263	555,697	4,235,000
5/1/2028	410,000	3.50%	77,263	487,263		3,825,000
11/1/2028		3.50%	70,088	70,088	557,350	3,825,000
5/1/2029	420,000	3.50%	70,088	490,088		3,405,000
11/1/2029		3.50%	62,738	62,738	552,825	3,405,000
5/1/2030	430,000	3.50%	62,738	492,738		2,975,000
11/1/2030		3.50%	55,213	55,213	547,950	2,975,000
5/1/2031	455,000	3.50%	55,213	510,213		2,520,000
11/1/2031		3.50%	47,250	47,250	557,463	2,520,000
5/1/2032	470,000	3.75%	47,250	517,250		2,050,000
11/1/2032		3.75%	38,438	38,438	555,688	2,050,000
5/1/2033	485,000	3.75%	38,438	523,438		1,565,000
11/1/2033		3.75%	29,344	29,344	552,781	1,565,000
5/1/2034	505,000	3.75%	29,344	534,344		1,060,000
11/1/2034		3.75%	19,875	19,875	554,219	1,060,000
5/1/2035	525,000	3.75%	19,875	544,875		535,000
11/1/2035		3.75%	10,031	10,031	554,906	535,000
5/1/2036	535,000	3.75%	10,031	545,031		-
Total	\$ 6,430,000		\$ 1,867,853	\$ 8,297,853	\$ 8,297,853	

Max. Annual Debt Service: 557,463

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

**ANTHEM PARK CDD
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-2
DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/2023						595,000
5/1/2024	35,000	4.25%	13,756	48,756		560,000
11/1/2024		4.25%	13,013	13,013	61,769	560,000
5/1/2025	35,000	4.25%	13,013	48,013		525,000
11/1/2025		4.25%	12,269	12,269	60,281	525,000
5/1/2026	40,000	4.25%	12,269	52,269		485,000
11/1/2026		4.25%	11,419	11,419	63,688	485,000
5/1/2027	40,000	4.25%	11,419	51,419		445,000
11/1/2027		4.25%	10,569	10,569	61,988	445,000
5/1/2028	40,000	4.75%	10,569	50,569		405,000
11/1/2028		4.75%	9,619	9,619	60,188	405,000
5/1/2029	45,000	4.75%	9,619	54,619		360,000
11/1/2029		4.75%	8,550	8,550	63,169	360,000
5/1/2030	45,000	4.75%	8,550	53,550		315,000
11/1/2030		4.75%	7,481	7,481	61,031	315,000
5/1/2031	45,000	4.75%	7,481	52,481		270,000
11/1/2031		4.75%	6,413	6,413	58,894	270,000
5/1/2032	50,000	4.75%	6,413	56,413		220,000
11/1/2032		4.75%	5,225	5,225	61,638	220,000
5/1/2033	50,000	4.75%	5,225	55,225		170,000
11/1/2033		4.75%	4,038	4,038	59,263	170,000
5/1/2034	55,000	4.75%	4,038	59,038		115,000
11/1/2034		4.75%	2,731	2,731	61,769	115,000
5/1/2035	55,000	4.75%	2,731	57,731		60,000
11/1/2035		4.75%	1,425	1,425	59,156	60,000
5/1/2036	60,000	4.75%	1,425	61,425	61,425	-
Total	\$ 595,000		\$ 199,256	\$ 794,256	\$ 794,256	

Max. Annual Debt Service: 63,688

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.