

ANTHEM PARK CDD
FISCAL YEAR 2022-2023 ADOPTED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2022 YTD-MARCH	FY 2022 ADOPTED	FY 2023 ADOPTED	VARIANCE 2022 TO 2023
1 REVENUE				
2 SPECIAL ASSESSMENTS - ON-ROLL	\$ 744,255	\$ 773,187	\$ 837,892	64,705
3 INTEREST	622	2,000	2,000	-
4 OTHER MISCELLANEOUS REVENUE & INSURANCE PROCEEDS	55,361	-	-	-
5 ASSESSMENT EXCESS FEES		-	-	-
6 CLUBHOUSE RENTAL	420	4,000	4,000	-
7 GATE ACCESS CARD		-	-	-
8 INSURANCE PROCEEDS		-	-	-
9 FUND BALANCE FORWARD		-	-	-
10 AMOUNTS ALLOCATED FROM RESERVES FOR CAPITAL IMPROVEMENTS		-	-	-
11 TOTAL REVENUE	800,658	779,187	843,892	64,705
12				
13 EXPENDITURES				
14 GENERAL ADMINISTRATIVE:				
15 SUPERVISORS' COMPENSATION	5,600	12,000	12,000	-
16 PAYROLL TAXES	428	918	918	-
17 PAYROLL SERVICE FEE	300	700	700	-
18 DISTRICT MANAGEMENT	11,436	21,672	22,992	1,320
19 ADMINISTRATIVE SERVICES	2,709	5,418	5,748	330
20 ACCOUNTING SERVICES	8,127	16,254	16,742	488
21 GENERAL OPERATING EXPENSES	2,602	5,204	5,521	317
22 WEBSITE HOSTING & MANAGEMENT	1,515	2,015	2,015	-
23 AUDITING SERVICES	-	3,700	4,150	450
24 LEGAL ADVERTISING	1,219	1,250	3,000	1,750
25 MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	249	500	500	-
26 REGULATORY & PERMIT FEE	175	175	175	-
27 ENGINEERING SERVICES	-	3,000	5,000	2,000
28 LEGAL SERVICES	6,267	18,000	18,000	-
29 MASS MAILING	-	-	-	-
30 SALES TAX	-	-	-	-
31 TOTAL GENERAL ADMINISTRATION	40,627	90,806	97,461	6,655
32				
33 FINANCIAL ADMINISTRATIVE				
34 INSURANCE:				
35 INSURANCE	19,144	20,220	23,931	3,711
36 TOTAL INSURANCE	19,144	20,220	23,931	3,711
37				
38 ASSESSMENT ADMINISTRATION:				
39 COUNTY ASSESSMENT COLLECTION FEES	316	300	300	-
40 ASSESSMENT ADMINISTRATION	8,663	8,663	8,924	261
41 TOTAL ASSESSMENT ADMINISTRATION	8,979	8,963	9,224	261
42				
43 DEBT SERVICE ADMINISTRATION:				
44 ARBITRAGE REBATE CALCULATION	-	650	650	-
45 TRUSTEES FEES	-	3,772	3,750	(22)

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46 DISSEMINATION AGENT	5,000	5,000	5,150	150
47 TOTAL DEBT SERVICE ADMINISTRATION	5,000	9,422	9,550	128
48				
49 TOTAL FINANCIAL ADMINISTRATIVE	33,123	38,605	42,705	4,100
50				
51 UTILITIES:				
52 UTILITY - ELECTRICITY	14,975	27,000	27,810	810
53 UTILITY - STREETLIGHTS	88,227	174,000	179,220	5,220
54 WATER - RECLAIMED	6,957	22,000	22,000	-
55 UTILITY - WATER	4,136	8,100	8,550	450
56 TOTAL UTILITIES	114,295	231,100	237,580	6,480
57				
58 SECURITY:				
59 SECURITY SYSTEM - CONTRACT - ENVERA	1,757	5,556	6,648	1,092
60 SECURITY SYSTEM - MONITORING - GUARDIAN	239	456	500	44
61 SECURITY - OTHER (ACCESS CARDS, REPAIRS)		500	500	-
62 SECURITY - PROTECTION ONE - BASKETBALL COURT		948	948	-
63 SECURITY - GUARD/POLICE PATROL	8,819	22,833	22,833	-
64 TOTAL SECURITY	10,815	30,293	31,429	1,136
65				
66 FIELD OFFICE ADMINISTRATION:				
67 AMENITY MANAGEMENT CONTRACT	46,035	105,561	116,117	10,556
68 AMENITY MANAGEMENT - CLUBHOUSE RENTALS REIMBURSEMENTS	704	3,771	3,771	-
69 CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	2,466	4,500	4,980	480
70 CLUBHOUSE OFFICE SUPPLIES	3,932	1,700	8,000	6,300
71 CLUBHOUSE FACILITY JANITORIAL SUPPLIES	-	1,500	1,500	-
72 PEST CONTROL & TERMITE BOND	324	608	648	40
73 MISCELLANEOUS (False Alarm & CH Special/Meeting)	378	400	400	-
74 CLUBHOUSE FACILITY MAINTENANCE	1,481	5,000	5,000	-
75 CLUBHOUSE LIGHTING REPLACEMENT		500	500	-
76 GENERAL OPERATING EXPENSE		-	-	-
77 TOTAL FIELD OFFICE ADMINISTRATION	55,320	123,540	140,916	17,376
78				
79 LANDSCAPE MAINTENANCE:				
80 LANDSCAPE MAINTENANCE - CONTRACT	69,207	160,428	168,552	8,124
81 LANDSCAPE REPLACEMENT	4,136	5,000	5,000	-
82 TREE TRIMMING	-	1,000	3,000	2,000
83 IRRIGATION REPAIRS & MAINTENANCE	-	8,000	8,000	-
84 LANDSCAPE MISCELLANEOUS (MULCH)	-	-	-	-
85 R&M - LANDSCAPE IRRIGATION	-	-	-	-
86 TOTAL LANDSCAPING MAINTENANCE	73,343	174,428	184,552	10,124
87				
88 FACILITY MAINTENANCE:				
89 LAKE MANAGEMENT	3,991	4,200	9,156	4,956
90 WETLAND MONITORING	720	1,440	1,440	-

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		FY 2022 YTD-MARCH	FY 2022 ADOPTED	FY 2023 ADOPTED	VARIANCE 2022 TO 2023
91	FOUNTAIN SERVICE CONTRACT	-	-	2,628	2,628
92	FOUNTAIN REPAIRS & MAINTENANCE	212	1,000	3,000	2,000
93	GATE MAINTENANCE & REPAIR	507	1,000	1,000	-
94	ENTRY & WALLS MAINTENANCE	-	1,000	1,000	-
95	DECORATIVE LIGHT MAINTENANCE	-	1,500	1,500	-
96	POWERWASH	1,618	750	2,000	1,250
97	POOL SERVICE - CONTRACT	7,000	15,300	19,200	3,900
98	POOL MAINTENANCE & REPAIR	-	2,000	2,000	-
99	POOL PERMIT	-	325	325	-
100	ATHLETIC FACILITIES MAINTENANCE & EQUIPMENT REPAIR	568	1,500	1,500	-
101	MISCELLANEOUS - CONTINGENCY-FIELD	1,765	1,000	4,000	3,000
102	SIGNAGE	-	-	-	-
103	DRAIN BASIN	-	-	-	-
104	TOTAL FACILITY MAINTENANCE	16,382	31,015	48,749	17,734
105					
106	CAPITAL IMPROVEMENT PROGRAM:				
107	CAPITAL IMPROVEMENT	4,105	5,000	5,000	-
108	CLUBHOUSE & POOL FURNITURE REPLACEMENT	-	-	-	-
109	CLUBHOUSE FACILITY REPAIR & MAINTENANCE	-	-	-	-
110	PLAYGROUND	-	-	-	-
111	MISCELLANEOUS	-	-	-	-
112	TOTAL CAPITAL IMPROVEMENT PROGRAM	4,105	5,000	5,000	-
113					
114	RESERVES				
115	INCREASE IN RESERVES PURSUANT TO RESERVE STUDY	53,000	54,400	55,500	1,100
116	INCREASE IN FUND BALANCE	-	-	-	-
117	DECREASE RESERVE CAPITAL IMPROVEMENTS (SEE ITEMS ALLOWED BELOW)	-	-	-	-
118	TOTAL RESERVES	53,000	54,400	55,500	1,100
119					
120	TOTAL EXPENDITURES	401,011	779,187	843,892	64,704
121					
122	EXCESS OF REV. OVER/(UNDER) EXPEND.	399,647	-	-	-
123					
124	FUND BALANCE - BEGINNING, UNAUDITED		480,523	534,923	(54,400)
125	INCREASE IN RESERVES FY 2020		54,400	55,500	(1,100)
126	DECREASE IN RESERVE CAPITAL IMPROVEMENTS		-	-	-
127	DECREASE FUND BALANCE FORWARD		-	-	-
128	FUND BALANCE - ENDING		534,923	590,423	(55,500)

**ANTHEM PARK CDD
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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	DPFG	22,992	The District receives Management services as part of the agreement; Anticiptes a 3% increase for the year
ADMINISTRATIVE SERVICES (Recording)	DPFG	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	DPFG	16,742	Pursuant to the contract for accounting services related to the District; Anticiptes a 3% increase for the year
GENERAL OPERATING EXPENSES	DPFG	5,521	Pursuant to contract for general operating expenditures; Anticiptes a 3% increase for the year
WEB-SITE HOSTING & MANAGEMENT	Campus Suite	2,015	Campus Suite - \$900 includes website compliance and remediation of 750 documents as well as DPFG remediation mitigation - \$500. Additional \$250 for any unknown remediation of documents
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. (5/11/22)
LEGAL ADVERTISING	OLANDO SENTINEL	3,000	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation. In FY 2021 District spent \$4,645; FY 22 spent \$1200 to date; (RFPs avg. \$500/ea.; \$2000 for Assement Public Hearing; Meetings avg. \$300/ea.) Avg. spend yearly over past 5 years = \$2,784. Represents a 140% increase over last year based on actual spending trends
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	5,000	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments; Engineer requested increase of 67% based on recent activity. (Updated May 2022)
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; No change (confirmed 5/2/22)
INSURANCE	EGIS INSURANCE	23,931	Annual , inclusive of Amenity Center for general liability, property and officer and director insurance. Confirmed with insurance agent. EGIS updated/confirmed April 2022; represents an 18.35% increase over last year.
COUNTY ASSESSMENT COLLECTION FEES	OSCEOLA COUNTY	300	County Assessment collection fees - goes to Osceola County Property Appraiser
ASSESSMENT ADMINISTRATION	DPFG	8,924	Anticiptes a 3% increase for the year
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 (updated 5/11/22)
DISSEMINATION AGENT	DPFG	5,150	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure. Anticiptes a 3% increase for the year
UTILITY - ELECTRICITY	ORLANO UTILITIES	27,810	Electricity for 4 meters located two located at 2090 Contnental Street, 1800 Remembrance, 2100 Blk Even Kissimmee Park Road; incorporates 3% increase as confirmed by OUC
UTILITY - STREETLIGHTS	ORLANO UTILITIES	179,220	Approximately \$14,500 monthly for contract with OUC for 365 streetlights; incorporates 3% increase as confirmed by OUC. 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	8,550	For non reclaimed water; assumes a 3% increase
SECURITY SYSTEM - CONTRACT - ENVERA and ADT		6,648	Pool monitoring \$1,389/a quarter PLUS Amenity Center Monitoring \$91/mo.; 19.65% inc. over FY 22 budgeted \$5,556
SECURITY SYSTEM - MONITORING	Guardian	500	Security at the amenity center room; incr. to \$40.05/month since Nov. 2021
SECURITY - ACCESS CARDS		500	Miscellaneous as needed (nothing spent from this in last 2 years);

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FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
SECURITY - PROTECTION ONE - BASKETBALL COURT		948	Security monitoring \$79/mo of basketball court (Not spending money currently from 5/2/21); contract expired 2021
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	116,117	Amenity Manager - 40 hours, Facilities Manager part time (increae of 4 hours per week) and pool monitoring of 48 hours per week from Memorial to Labor Day. Represents 10% increase over FY 22 Budgeted amt. of \$105,561.
AMENITY MANAGEMENT - CLUBHOUSE RENTALS		3,771	Payment for monitoring clubhouse party rentals and lock up
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	SPECTRUM	4,980	Approximately \$415 per month; represresnt a 10.67% increase of FY 22 budgeted amt. of \$4,500.
CLUBHOUSE OFFICE SUPPLIES		8,000	Misc as needed (spent \$3,900 this year already; spent \$8,900 last year from this line item); represents a 371% increase over last year based on actual spending trends
CLUBHOUSE FACILITY JANITORIAL SUPPLIES		1,500	Misc as needed
PEST CONTROL & TERMITE BOND	TRULY NOLEN	648	\$162/quarter
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	Year 4 pricing, per contract (dated 12/1/2019); contract expires 11/1/23
LANDSCAPE REPLACEMENT	YELLOWSTONE	5,000	For misc replenishment
TREE TRIMMING	YELLOWSTONE	3,000	as needed, should be scheduled (not spent in two years, sinc 2020 (spent \$1600)
IRRIGATION REPAIRS & MAINTENANCE	YELLOWSTONE	8,000	Spent \$4000 last year...
MULCH	YELLOWSTONE	-	Included above
LAKE MANAGEMENT	SOLITUDE	9,156	Contract is at \$350 per month; March prices DOUBLED to \$762.72
WETLAND MONITORING	BIOTECH CONSULTING	1,440	\$360/quarter
FOUNTAIN SERVICE CONTRACT	SOLITUDE	2,628	bi-monthly maintenance (\$438 every two months)
FOUNTAIN REPAIRS & MAINTENANCE	VARIOUS	3,000	As needed for fountain repair (in 2021 spent \$2,980); inc. from \$1000
GATE MAINTENANCE & REPAIR		1,000	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; 2021 spent \$2,200; this year spent \$1,600 to date; represents 167% increase based on spending trends
POOL SERVICE - CONTRACT	Bluescape Pools	19,200	new price - monthly \$1600 as of 4/2022; Was \$1275/Mo. 25.5% increase over FY 22 (\$15,300)
POOL MAINTENANCE & REPAIR	Bluescape Pools	2,000	REPAIRS AS NEEDED (Spent 25% through April)
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		4,000	as needed; Spent \$2650 for Pet Waste Stations in 2021; line item was at \$1000.
CAPITAL IMPROVEMENT		5,000	enhancements to gazebos at Sunset Park and outside the basketball court
RESERVES		55,500	Reserve Study calls for this amount
RESERVES BALANCE FORWARD FOR NOTED PROJECTS		-	

STATEMENT 2
ANTHEM PARK CDD
FISCAL YEAR 2022-2023 ADOPTED ASSESSMENT SCHEDULE

TOTAL ASSESSMENT O&M BUDGET	\$837,892
COLLECTION COSTS & DISC. @ 6%	\$53,482
TOTAL O&M ASSMT	<u>\$891,374</u>

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
Undeveloped Tract M	96	0	0.7	67.200	7.75%	\$69,081	\$720
Undeveloped Tract G&F	171	0	0.8	136.800	15.78%	\$140,630	\$822
Tri-plex	105	93	0.8	84	9.69%	\$86,352	\$822
Townhome	99	99	0.9	89.1	10.28%	\$91,594	\$925
Single Family 50'	410	389	1	410	47.28%	\$421,478	\$1,028
Single Family 80'	50	46	1.6	80	9.23%	\$82,240	\$1,645
	<u>931</u>	<u>627</u>		<u>867.1</u>	<u>100.00%</u>	<u>\$891,374</u>	

UNIT TYPE	O&M PER UNIT	DEBT SERVICE PER UNIT ⁽²⁾	TOTAL ASSMT/UNIT ⁽³⁾	FY2022 ASSMT/UNIT	VARIANCE	MONTHLY VARIANCE	PERCENT VARIANCE
Undeveloped Tract M			\$69,081	\$63,754	\$5,327	\$444	8.36%
Undeveloped Tract G&F			\$140,630	\$129,785	\$10,845	\$904	8.36%
Tri-plex	\$822	\$849.80	\$1,672	\$1,609	\$63	\$5	3.94%
Townhome	\$925	\$956.02	\$1,881	\$1,810	\$71	\$6	3.94%
Single Family 50'	\$1,028	\$1,062.25	\$2,090	\$2,011	\$79	\$7	3.94%
Single Family 80'	\$1,645	\$1,699.60	\$3,344	\$3,218	\$127	\$11	3.94%

⁽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 coll

⁽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 di

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DEBT SERVICE REQUIREMENT, SERIES 2016A1 & A-2

	SERIES 2016A-1	SERIES 2016A-2	TOTAL FY22 BUDGET
REVENUE			
SPECIAL ASSESSMENTS - ON-ROLL (GROSS)	\$ 593,045	\$ 72,028	\$ 665,073
LESS: DISCOUNT ASSESSMENTS	(23,722)	(2,881)	(26,603)
TOTAL REVENUE	569,323	69,147	638,470
EXPENDITURES			
COUNTY - ASSESSMENT COLLECTION FEES	11,861	1,441	13,301
INTEREST EXPENSE			
May 1, 2023	103,559	15,556	119,116
November 1, 2023	99,184	14,813	113,997
PRINCIPAL RETIREMENT			
May 1, 2023	350,000	35,000	385,000
TOTAL EXPENDITURES	564,605	66,809	631,414
EXCESS OF REVENUE OVER (UNDER) EXPENDITURE	\$ 4,719	\$ 2,338	\$ 7,056