

***ANTHEM PARK COMMUNITY  
DEVELOPMENT DISTRICT***

***Agenda Package***

***Board of Supervisors  
Meeting***

***Date & Time:***

***Thursday  
May 10, 2018  
6:00 P.M.***

***Location:***

***Anthem Park  
Clubhouse  
2090 Continental Street  
St. Cloud, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Anthem Park Community Development District

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## DPFG Management & Consulting, LLC

[X] 1060 Maitland Center Commons, Suite 340  
Maitland, Florida 32751  
321-263-0134

[ ] 15310 Amberly Drive, Suite 175  
Tampa, Florida 33647  
813-374-9105

May 3, 2018

## Anthem Park Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development District is scheduled for **Thursday, May 10, 2018 at 6:00 p.m.** at the **Anthem Park Clubhouse**, 2090 Continental Street, St. Cloud, Florida.

*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 balance of the agenda is routine in nature. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Ms. Comings-Thibault*

Patricia Comings-Thibault  
District Manager

cc: Attorney  
Engineer  
District Records

District: **ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT**  
Date of Meeting: **Thursday, May 10, 2018**  
Time: **6:00 P.M.**  
Location: **Anthem Park Clubhouse**  
2090 Continental Street  
St. Cloud, Florida

Call In Number: 712.775.7031  
Code: 109-516-380

## ***AGENDA***

### **I. Roll Call**

### **II. Audience Comments**

### **III. Presentations**

#### **A. Yellowstone Landscape Exhibit 1**

- Proposal for Irrigation Repairs - \$102.46
- Ratification of January Repairs - \$969.65
- Yellowstone Grade Sheet
  - a) Clubhouse – 93%
  - b) Parks – 92.4%
  - b) ROW – 93%

#### **B. Amenity Manager Report & Police Report Exhibit 2**

- Amenity Manager Report
- Police Call Report and Officer Summary

### **IV. Administration Items:**

#### **A. Approval of the Minutes of March 9, 2018 Meeting Exhibit 3**

#### **B. Acceptance of the Unaudited March 2018 Financial Statements Exhibit 4**

### **V. Business Matters**

#### **A. Presentation of the Osceola County Supervisor of Elections Registered Voter Count – 1,176 Exhibit 5**

#### **B. Acceptance of Resignation of Supervisor Camacho Exhibit 6**

#### **C. Consideration of Resolution **2018-02**, Calling for a General Election Exhibit 7**

#### **D. Consideration of Proposal for Roof Repairs – Received \$24,971.88 Exhibit 8**

- CTR Roofing - \$43,800
- Nationwide Roofing - \$34,777.94
- Don Schmidt - \$35, 950

#### **E. Consideration of Proposal for Garbage Receptacles Exhibit 9**

**V. Business Matters (continued)**

- F. Consideration of Proposal for Concrete Repair of Sidewalk Exhibit 10
- BR Concrete - \$1,735
  - On Demand – *to be distributed*

- G. Consideration of Resolution **2018-03**, Approving the Proposed Budget For Fiscal Year 2018/2019 Exhibit 11

**VI. Staff Reports**

A. Manager

B. Attorney

C. Engineer Report

**VII. Supervisor Requests**

**VIII. Adjournment**

# EXHIBIT 1



## Enhancement Proposal

Job Name: April Minor Irrigation Repairs For Wall Timer  
Property Name: Anthem Park CDD  
Client: Anthem Park CDD C/O DPFG  
Address: 1060 Maitland Center Commons Suite 340  
City/State/Zip: Maitland FL. 32751  
Phone: \_\_\_\_\_

Proposal #  
Date: May 3, 2018

Yellowstone Landscape will complete the work described below:

### Description

Minor Irrigation repairs for the month of April on the wall timer

Rainbird 1806.	3	\$	9.32	\$	27.96
Rainbird rotor.	1	\$	16.10	\$	16.10
Rainbird nozzle.	6	\$	1.40	\$	8.40
Labor to repair parts	1	\$	50.00	\$	50.00

<b>TOTAL PRICE</b>				<b>\$</b>	<b>102.46</b>
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### ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

Client:

Prepared by:

*Jon Cook*

Date:

Date: May 3, 2018

#### Internal Use Only

Project Number:	District: Davenport
PO Reference:	Date Work Completed:



## Enhancement Proposal

Job Name: April Irrigation Repairs For Pedastal Timer  
Property Name: Anthem Park CDD  
Client: Anthem Park CDD C/O DPFG  
Address: 1060 Maitland Center Commons Suite 340  
City/State/Zip: Maitland FL. 32751  
Phone: \_\_\_\_\_

Proposal #  
Date: May 3, 2018

Yellowstone Landscape will complete the work described below:

### Description

Irrigation repairs for the month of April on the pedastal timer

Rainbird 1806.	6	\$	9.32	\$	55.92
Rainbird rotor.	2	\$	16.10	\$	32.20
Rainbird nozzle.	13	\$	1.40	\$	18.20
Labor to repair parts	2	\$	50.00	\$	75.00
<b>TOTAL PRICE</b>					<b>\$ 181.32</b>

### ACCEPTANCE OF TERMS

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Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

Client:

Prepared by:

*Jon Cook*

Date:

Date: May 3, 2018

#### Internal Use Only

Project Number:	District: Davenport
PO Reference:	Date Work Completed:



## Enhancement Proposal

Job Name: April Major Irrigation Repairs For Wall Timer  
Property Name: Anthem Park CDD  
Client: Anthem Park CDD C/O DPFG  
Address: 1060 Maitland Center Commons Suite 340  
City/State/Zip: Maitland FL. 32751  
Phone: \_\_\_\_\_

Proposal #  
Date: May 3, 2018

Yellowstone Landscape will complete the work described below:

### Description

Locate and diagnose multiple shorts in the 2 wire system that is not allowing half of the system to run

DBRY Splice Kit.	30	\$	2.69	\$	80.70
Labor to repair parts	6	\$	50.00	\$	300.00
<b>TOTAL PRICE</b>					<b>\$ 380.70</b>

### ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

Client:

Prepared by:

*Jon Cook*

Date:

Date: May 3, 2018

Internal Use Only	
Project Number:	District: Davenport
PO Reference:	Date Work Completed:





**YELLOWSTONE**  
LANDSCAPE

Start Time

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A  
B  
C  
D

Run Days

Mo Tu We Th Fr Sa Su  
Mo Tu We Th Fr Sa Su  
Mo Tu We Th Fr Sa Su  
Mo Tu We Th Fr Sa Su

Property: Anthem Rock

Date: 4-25-18

Tech: \_\_\_\_\_

Controller: Wall Clock

Page: \_\_\_\_\_ of \_\_\_\_\_

Zone	Type	1806	1812	Nozzle	5004	Other
1	S					
2	S					
3	S					
4	S					
5	S					1/2 Street L
6	S					
7	S					
8	S					
9	S					
10	S					
11	S					
12	S					
13						ALARM
14						ALARM
15	S					
16	S					
17	S					
18	S					
19						ALARM
20						ALARM
21						ALARM
22						ALARM
23						ALARM
24						ALARM
25						ALARM
26	R					
27	R					
28	R					
29	R					
30	S					
31	R					
32	R					
33	R					

Notes:



**YELLOWSTONE**  
LANDSCAPE

Start Time

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

A

B

C

D

Run Days

Mo Tu We Th Fr Sa Su

Mo Tu We Th Fr Sa Su

Mo Tu We Th Fr Sa Su

Mo Tu We Th Fr Sa Su

Property: \_\_\_\_\_

Date: \_\_\_\_\_

Tech: \_\_\_\_\_

Controller: \_\_\_\_\_

Page: \_\_\_\_\_ of \_\_\_\_\_

Zone	Type	1806	1812	Nozzle	5004	Other
1	34	S				
2	35					ALARM
3	36					ALARM
4	37	S				
5	38	R				
6	39	S				
7	40					ALARM
8	41					ALARM
9	42					ALARM
10	43					ALARM
11	44					ALARM
12	45					ALARM
13	46					ALARM
14	47					ALARM
15	48					ALARM
16	49					ALARM
17	50					ALARM
18	51					ALARM
19	52					ALARM
20	53					ALARM
21	54					ALARM
22	55					ALARM
23	56	R				1- Bubbler
24	57	R				
25	58					ALARM
26	59					ALARM
27	60	R				1- Bubbler
28	61	R				
29	62	R				
30	63	R				
31	64	R				Broken flex line
32	65	R				
BB	66	R				

Notes: 67 R

68 R



**YELLOWSTONE**  
LANDSCAPE

Start Time

\_\_\_\_\_

A

\_\_\_\_\_

B

\_\_\_\_\_

C

\_\_\_\_\_

D

Run Days

Mo Tu We Th Fr Sa Su

Mo Tu We Th Fr Sa Su

Mo Tu We Th Fr Sa Su

Mo Tu We Th Fr Sa Su

Property: Anthem Park

Date: 4-26-18

Tech: \_\_\_\_\_

Controller: Pedestal

Page: \_\_\_\_\_ of \_\_\_\_\_

Zone	Type	1806	1812	Nozzle	5004	Other
1	✓ S					
2	✓ R					
3	✓ S					
4	✓ S					
5	✓ R					
6	✓ R					
7	✓ R					
8	✓ R					
9	✓ R					
10						
11	✓ R					
12	✓ R					
13	✓ R					
14	✓ R					
15	✓ R					
16	✓ R					
17	✓ R					
18	✓ S					
19	✓ S					
20	✓ R					
21	✓ S					
22	✓ S					
23	✓ S					
24	✓ S					
25	✓ S	111		111		
26	✓ R					
27	✓ S					
28	✓ S			1111		
29	✓ S					
30	✓ R					
31	✓ S					
32	✓ S					
33	✓ R					

Notes:



**YELLOWSTONE**  
HDSCAPE

Start Time

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A  
B  
C  
D

Run Days

Mo Tu We Th Fr Sa Su  
Mo Tu We Th Fr Sa Su  
Mo Tu We Th Fr Sa Su  
Mo Tu We Th Fr Sa Su

Property: \_\_\_\_\_  
Date: \_\_\_\_\_  
Tech: \_\_\_\_\_

Controller: \_\_\_\_\_  
Page: \_\_\_\_\_ of \_\_\_\_\_

Zone	Type	1806	1812	Nozzle	5004	Other
1	34 R					
2	35 R					
3	36 S					
4	37 S	1		1		
5	38 S					
6	39 S					
7	40 S					
8	41 S					
9	42 S					
10	43 S					
11	44 R					
12	45 R					
13	46 S					
14	47 R					
15	48 R					
16	49 S	1		1		
17	50 R					
18	51 S					
19	52 R					
20	53 ALARM					
21	54 R					
22	55 S					
23	56 S					
24	57 R					
25	58 S					
26	59 S					
27	60 R					
28	61 S					
29						
30						
31						
32						
33						

Notes:



## Enhancement Proposal

Job Name: January Major Repairs For Pedastal Timer  
Property Name: Anthem Park CDD  
Client: Anthem Park CDD C/O DPFG  
Address: 1060 Maitland Center Commons Suite 340  
City/State/Zip: Maitland FL. 32751  
Phone:

Proposal #  
Date: February 9, 2018

Yellowstone Landscape will complete the work described below:

### Description

Major repairs for pedastal timer for the month of January

ICD100 Decoder.	3	\$ 169.77	\$ 509.31
Hunter Node.	1	\$ 181.90	\$ 181.90
Hunter Solenoid.	2	\$ 14.22	\$ 28.44
Labor to repair parts	5	\$ 50.00	\$ 250.00

**TOTAL PRICE** \$ **969.65**

### ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

Client:

Chairman

Date:

04-23-2018

Prepared by:

Jon Cook

Date:

February 9, 2018

Internal Use Only	
Project Number:	District: Davenport
PO Reference:	Date Work Completed:



## Enhancement Proposal

Job Name: January Minor Repairs For Pedastal Timer  
Property Name: Anthem Park CDD  
Client: Anthem Park CDD C/O DPFG  
Address: 1060 Maitland Center Commons Suite 340  
City/State/Zip: Maitland FL. 32751  
Phone: \_\_\_\_\_

Proposal #  
Date: February 9, 2018

Yellowstone Landscape will complete the work described below:

### Description

Minor repairs for pedastal timer for the month of January

Rainbird 1806.	2	\$	9.32	\$	18.64
Rainbird rotor.	2	\$	16.10	\$	32.20
Rainbird nozzle.	4	\$	1.40	\$	5.60
Bubbler.	2	\$	2.33	\$	4.66
Misc. Fitting.	4	\$	0.52	\$	2.08
Labor to repair parts	2	\$	50.00	\$	75.00

**TOTAL PRICE** \$ **138.18**

### ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

Client: \_\_\_\_\_

Chairman

Date: 04-23-2018

Prepared by: \_\_\_\_\_

Jon Cook

Date: February 9, 2018

Internal Use Only	
Project Number:	District: Davenport
PO Reference:	Date Work Completed:





Start Time

Run Days

_____	A	Mo	Tu	We	Th	Fr	Sa	Su
_____	B	Mo	Tu	We	Th	Fr	Sa	Su
_____	C	Mo	Tu	We	Th	Fr	Sa	Su
_____	D	Mo	Tu	We	Th	Fr	Sa	Su

Property: Anthem park  
 Date: 1-5-18  
 Tech: \_\_\_\_\_

Controller: pedestal  
 Page: 2 of 2

Zone	Type	1806	1812	Nozzle	5004	Other
1 34	R					
2 35	B					
3 36	R					
4 37	R					
5 38	S					
6 39	S					
7 40	?					
8 41	S					Solenoid fixed
9 42	S					
10 43	S					
11 44	S					
12 45	S					
13 46	S					
14 47	R					
15 48	R					
16 49	S					
17 50	R					
18 51	S	1				Fixed
19 52	R					
20 53						ALARM
21 54	R					
22 55	S					
23 56	S					
24 57	R					
25 58	B					
26 59	S					
27 60	R					
28 61	S					
29 62	R					
30 63						
31						
32						
33						

Notes:



# YELLOWSTONE LANDSCAPE

Start Time

7:00 PM

A

B

C

D

Run Days

Mo Tu We Th Fr Sa Su

Mo Tu We Th Fr Sa Su

Mo Tu We Th Fr Sa Su

Mo Tu We Th Fr Sa Su

Property: Artham Bush

Date: 1-5-18

Tech: \_\_\_\_\_

Controller: Frederick

Page: 1 of 2

Zone	Type	1806	1812	Nozzle	5004	Other
1	S	1				FIXED
2	R					
3	R					
4	S					
5	R					ALARM! new Decoder fixed
6	R					? New Decoder fixed
7	R					Replaced broken solenoid
8	R					Replaced broken solenoid
9	R					? NOTES
10	R					ALARM! new solenoid fixed
11	R					
12	R					
13	R					
14	R				2	broken flex fixed
15	R					broken flex fixed
16	R					
17	R					
18	S					
19	S					ALARM new Decoder fixed
20	R					
21	S					
22						
23						CONSTRUCTION company new fixed
24	?					
25	S					
26	S					
27	R					
28	S					
29	S					
30	S					
31	R					
32	S					
33	S					

Notes: zone 9 is on a battery/NOVE and needs to be replaced (Done)



# ANTHEM PARK – Clubhouse

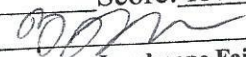
## MONTHLY LANDSCAPE MAINTENANCE VISUAL SCORECARD

A. LANDSCAPE MAINTENANCE – Common Areas/Roadways	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	5		
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	15		
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	5		
WEED CONTROL – TURF AREAS (reasonably free of weeds)	10		
TURF INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10		
PLANT FERTILITY (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing)	5	-4	-1 pool plants have yellow and brown leaves -1 uneven shrubs in front of clubhouse -2 dying/non thriving plants in front of and behind clubhouse
WEED CONTROL – BED AREAS (reasonably free of weeds)	10	-2	-1 weeds at pool -1 weeds in front of clubhouse
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10		
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	10		
CLEANLINESS (debris free, leaf litter, landscape debris)	10	-4	-2 Lining of water behind the pool is littered -2 excessive garbage in shrubs at pool
MULCHING (distributed appropriately, bare areas, recommended is 3")	5		
WATER/IRRIGATION MANAGEMENT	15		
PRIOR MAINTENANCE ITEMS ADDRESSED, SCHEDULED ITEMS ARE HAPPENING AS CALENDARED	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		

DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

Date 5/2/18 Score: 135 Failure is at 124

Inspector Signature:   
(Promote Consistent Maintenance – Landscape Failure at 86%. Deduction based on Quality of Maintenance)




# ANTHEM PARK – Parks

## MONTHLY LANDSCAPE MAINTENANCE VISUAL SCORECARD

A. LANDSCAPE MAINTENANCE – Common Areas/Roadways	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	5	-3	-1 clumpy grass at Sunset Park -1 clumpy grass at dog park -1 clumpy grass at cdd area on Nathan Hale
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	15		
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	5		
WEED CONTROL – TURF AREAS (reasonably free of weeds)	10		
TURF INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10		
PLANT FERTILITY (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing)	5	-1	-1 dying shrub at Patriot Park
WEED CONTROL – BED AREAS (reasonably free of weeds)	10	-2	-2 Patriot Park weeds
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10		
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	10		
CLEANLINESS (debris free, leaf litter, landscape debris)	10	-4	-2 litter at Patriot Park -2 litter at Sunset Park
MULCHING (distributed appropriately, bare areas, recommended is 3")	5		
WATER/IRRIGATION MANAGEMENT	15		
PRIOR MAINTENANCE ITEMS ADDRESSED, SCHEDULED ITEMS ARE HAPPENING AS CALENDARED	5	-1	-1 mowing not even on both sides of walking path at Sunset Park

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

Date 5/2/18 Score: 134 Failure is at 124

Inspector Signature: 

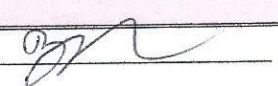
(Promote Consistent Maintenance – Landscape Failure at 86%. Deduction based on Quality of Maintenance)



**ANTHEM PARK – Row Area**  
**MONTHLY LANDSCAPE MAINTENANCE VISUAL SCORECARD**

<b>A. LANDSCAPE MAINTENANCE – Common Areas/Roadways</b>	<b>VALUE</b>	<b>DEDUCTION</b>	<b>REASON FOR DEDUCTION</b>
<b>TURF MOW</b> (grass height, patterns changed, free of grass clumps and landscape debris)	5		
<b>TURF FERTILITY</b> (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	15		
<b>TURF EDGING</b> (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	5		
<b>WEED CONTROL – TURF AREAS</b> (reasonably free of weeds)	10		
<b>TURF INSECT/DISEASE CONTROL</b> (monitor for pests, disease, fungus)	10		
<b>PLANT FERTILITY</b> (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing)	5	-2	-2 dying shrubs in alley between houses
<b>WEED CONTROL – BED AREAS</b> (reasonably free of weeds)	10	-3	-2 weeds in alley between houses -1 weeds at entrance
<b>PLANT BED INSECT/DISEASE CONTROL</b> (monitor for pests, disease, fungus)	10		
<b>PRUNING &amp; TREE TRIMMING</b> (15 feet over roadways, 8 feet sidewalks and elsewhere)	10		
<b>CLEANLINESS</b> (debris free, leaf litter, landscape debris)	10	-5	-2 garbage at Lexington -2 garbage in alley between houses -1 garbage on Capital
<b>MULCHING</b> (distributed appropriately, bare areas, recommended is 3")	5		
<b>WATER/IRRIGATION MANAGEMENT</b>	15		
<b>PRIOR MAINTENANCE ITEMS ADDRESSED, SCHEDULED ITEMS ARE HAPPENING AS CALENDARED</b>	5		

<b>B. SEASONAL COLOR/PERENNIAL MAINTENANCE</b>	<b>VALUE</b>	<b>DEDUCTION</b>	<b>REASON FOR DEDUCTION</b>
<b>VIGOR/APPEARANCE</b>	10		
<b>INSECT/DISEASE CONTROL</b>	10		
<b>DEADHEADING/PRUNING</b>	10		
<b>MAXIMUM VALUE</b>	145		

Date 5/2/18 Score: 135 Failure is at 124 Signature: 

# EXHIBIT 2



## Amenity Center Management Report

Date of Meeting: May 2018

Submitted by: Maria Agosta

### ***Facility Discussion and Project for February and March***

- **Project Timeline (recently completed or to be completed in May)**
  - a. **Dog stations**
  - b. **Touch up paint around clubhouse**
- **Call report**
- **New Security Company Summary**
- **Yellowstone grade sheets**
- **Fountain Park – door sealed**
- **New Garbage Pails and adding to rotation**
- **Roof Estimates – see attached**
- **Concrete estimate – see attached**
- **Fence Repair – completed May 9th**
- **Alligators – 4 removed in April**

### ***Amenity Management***

- We had 6 parties in April
- We have 6 parties in May

### ***Resident Requests and Upcoming Events***

- **Easter Egg Hunt – March 31<sup>st</sup>**
- **Summer Event in July**



# COMMUNICATIONS

## ANTHEM PARK

APRIL 2018

Call Time	Event ID	Rpt #	Nature	Notes
04/01/2018 18:53:3	2018091167		911 OPEN LINE	SECOND 911 CALL, FEM STAYED ON THE LINE AND ADV NO EMERGENCY HER PHONE IS MESSING UP [04/01/18 18:57:
04/13/2018 09:33:5	2018103072		ATTEMPT TO CONTACT	{A10} ADV MAKE CTC WITH SGT BAKKER OR ANOTHER SGT IN THE PD TO MAKE CTC WITH COMPL [04/13/18 10:03:38
04/29/2018 08:55:0	2018119070		BARKING DOG	2 small dogs dug a hole under the fence and snuck out. I made contact with the owner of the animals wh
04/30/2018 06:55:3	2018120039		BUSINESS CONTACT	
04/19/2018 23:47:4	2018109283		BUSINESS CONTACT	
04/16/2018 08:10:5	2018106046		BUSINESS CONTACT	
04/07/2018 10:53:2	2018097061		BUSINESS CONTACT	
04/03/2018 10:12:0	2018093062		BUSINESS CONTACT	
04/03/2018 15:04:5	2018093129	18001702	CHILD MOLESTING	{B7} QH/QI ON NELSO RIVERA PER [04/03/18 20:15:47 LHAND1612] DCF CALLED FOR JOINT RESPONSE ON THIS LO
04/30/2018 15:07:4	2018120161		CITIZEN ASSIST	Comp said he will return in a little while because he had to leave to pick up a child at school. [04/
04/26/2018 16:45:1	2018116159		CITIZEN ASSIST	SON NOT ON SCENE REQUESTING INFO ON TRESPASS OF SUBJ [04/26/18 16:59:06 RICHARDH] [EPD] Caller Statem
04/17/2018 13:58:3	2018107108		CITIZEN ASSIST	
04/13/2018 18:36:5	2018103190	18001905	CITIZEN ASSIST	Ref. report 18001903 Imene Pierre was voluntarily transported to Park Place in reference to several su
04/07/2018 10:08:2	2018097056		CITIZEN ASSIST	Male subject who does not have belongings here or established residence changed the locks. Advised th
04/21/2018 19:30:0	2018111166		CIVIL MATTER	comp advised her husbands cusin is staying with them for a year now and she wants them out. comp advi
04/14/2018 21:46:4	2018104152		CIVIL MATTER	IGNORE LAST COMMENT [04/14/18 21:57:39 SSTRE2007] ASK OCSO FOR A K9 UNIT [04/14/18 21:56:31 SSTRE200
04/24/2018 08:19:5	2018114067		DRUGS	a10 adv of call holding and en route to handle it [04/24/18 08:32:28 JEFFM] COMP REQUESTS TO SEE A SG
04/08/2018 11:08:5	2018098074	18001800	DRUGS	[A2-TRANSPORT] {A2} End Mileage: 41324.0 [04/08/18 12:00:22 BBATS1959] [A2-TRANSPORT] {A2} Beg Mileag
04/03/2018 01:51:0	2018093006	18001687	DRUGS	UDTS: {B5} At the Jail [04/03/18 02:49:26 MDODD1814] UDTS: {B6} Wrecker on Scene [04/03/18 02:42:24
04/26/2018 16:49:3	2018116160		DUPLICATE CALL	[EPD] Questions: 11. Susp DOT unk. 15. No children at loc. 16. Alcohol/drugs not invl. [04/2
04/16/2018 17:40:3	2018106204		DUPLICATE CALL	[EPD] Questions: 13. Child(ren) on scene, age(s): 9 14. Loc of child(ren): AT HOME 15. Alcoho
04/24/2018 02:35:0	2018114023		EXTRA PATROL	
04/25/2018 13:56:4	2018115136	18002125	FRAUD	compl called back and adv that teiluy moreno has a different phone number and it is 407 705 7865 [04/
04/03/2018 09:43:5	2018093057		HARASSMENT	Spoke with comp who advised her ex-husband had been leaving inappropriate texts and phone calls. She
04/13/2018 13:34:5	2018103115	18001898	INFORMATION	
04/08/2018 01:33:5	2018098008		INTELLIGENCE LED POLICING	{B5} ANTHEM PARK [04/08/18 01:34:03 LHAND1612]
04/26/2018 10:48:3	2018116076	18002140	INVESTIGATION SUPPLEMENTAL	COM REQ TO SEE OFC MANNING IN THE PD LOBBY IN REF TO 18-002125 [04/26/18 10:49:04 FGONZ1602]
04/25/2018 19:43:0	2018115207		INVESTIGATION SUPPLEMENTAL	{B6} OFC SPOKE TO COMP VIA PHONE AND ADV HER SHE NEEDS TO MAKE CTC WITH OFC MANNING TOMORROW [04/25/1
04/16/2018 15:27:2	2018106168		INVESTIGATION SUPPLEMENTAL	Comp request to see an Officer at the PD lobby in reference to cad call 2018065194 [04/16/18 15:30:11
04/13/2018 15:08:4	2018103135		INVESTIGATION SUPPLEMENTAL	
04/04/2018 16:52:3	2018094192		INVESTIGATION SUPPLEMENTAL	NOTIFIED OFC OF CALL [04/04/18 16:59:06 TGEOR1945] Comp is the parent of Sebastian and req to speak t
04/26/2018 17:57:3	2018116175		JUVENILE PROBLEM	Ian was removed from property and released to his mother Marilyn Cruz. Ian is moving to PR tomorrow 4/

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04/11/2018 19:56:3	2018101182	JUVENILE PROBLEM	[EPD] Dispatch Code: 123B02 Response: 1P Questions: 2. Vict caller on scene. 5. Subj age: 17
04/13/2018 08:45:0	2018103062	LOST/FOUND PROPERTY	Compl. advised she lost her DL somewhere between Publix (West) and Walmart. Compl. just wanted an even
04/06/2018 18:00:1	2018096173	MENTALLY ILL PERSON	Made contact with Nass, (austistic child) he advised the other kids in the group home were bothering h
04/30/2018 06:20:4	2018120036	MINOR TRAFFIC VIOLATION COMPL	Caller complained about stop sign violators in his neighborhood. I advised I would patrol the area in
04/12/2018 04:37:1	2018102022	18001872 MISSING PERSON AT RISK	L0490104 CLEAR NAM/HERNANDEZ CRUZ, IAN GABRIEL NIC/M754469812 --FCIC ACKNOWLEDGEMENT-- CLEAR ACCEPTED
04/15/2018 20:57:4	2018105147	NON URGENT LOCK IN OUT	[EPD] Dispatch Code: 125B02 Response: 1P Questions: 2. 2nd pty caller on scene. 3. Veh invl.
04/27/2018 20:42:4	2018117201	PARKING COMPLAINT	COMP DOES NOT WANT CTC [04/27/18 20:45:11 LCARN1725] [EPD] Dispatch Code: 132B02 Response: 1P Questio
04/12/2018 19:31:5	2018102171	PARKING COMPLAINT	Comp advised she cannot get out of her driveway because of the residents of 1900 Banner parking in fro
04/12/2018 21:13:0	2018102193	18001888 PAST DAMAGE VANDALISM	THE DAMAGE WAS TO HIS BEH LEFT PARKED AT HIS RESIDENCE TODAY [04/12/18 21:16:45 HEATHERM] [EPD] Dispa
04/16/2018 19:23:0	2018106226	PAST FAMILY DISTURBANCE	comp was just advising that her adult son left the house on his own accord and she was locking the doo
04/12/2018 21:13:1	2018102194	18001887 PAST FRAUD DECEPTION	COMP IS AT THE PD REQ TO MEET WITH AN OFC [04/12/18 21:20:59 LCARN1725] SGT NOTIFIED [04/12/18 21:20
04/13/2018 17:37:2	2018103174	18001903 PHYSICAL DOMESTIC DISTURBANCE	[FIRE] (R32) 1 PT REFUSAL WILL BE BAKER ACT [04/13/18 18:29:41 MWELS1962] [FIRE] (R32) ONE PT REFUSAL
04/04/2018 14:27:0	2018094152	18001720 PHYSICAL DOMESTIC DISTURBANCE	{B7} 21560 [04/04/18 19:45:37 DFISC1710] {B7} ENDING MILEAGE 21528.0 [04/04/18 19:16:12 DFISC1710] [
04/27/2018 16:52:2	2018117156	POLICE CALL	
04/19/2018 08:03:1	2018109074	REPOSSESSION	OWNER IS AWARE, VEH TAKEN TO 2421 SILVER METEOR DR, ORLANDO. REPO COMPANY IS CERTIFIED ASSET MANAGEMEN
04/25/2018 13:02:2	2018115125	RESD BURGLARY INTRUSION	ALARM COMPANY MADE CTC WITH RESIDENT RETURNING HOME ADV IT WAS HIS DOG [04/25/18 13:06:46 RICHARDH] [
04/22/2018 12:54:3	2018112097	RESD BURGLARY INTRUSION	[EPD] Questions: 5. Drop time: 1251 6. Owner's phone #: 5702339638 7. Keyholder to be cont
04/17/2018 20:45:1	2018107196	RESIDENTIAL HOLD UP PANIC	[EPD] Questions: 5. Drop time: 2043 6. Owner's phone #: 9175723594 Comments: -- resident na
04/14/2018 17:36:4	2018104119	RESIDENTIAL HOLD UP PANIC	oper called. left voicemail [04/14/18 17:44:32 SKROK1613] {B5} CALL EC AND ADV THAT DOORWAY TO THE GA
04/30/2018 04:57:4	2018120033	SPECIAL DETAIL	
04/30/2018 14:56:0	2018120152	SUPPLEMENTAL OTHER	COMP REQ TO SPK TO OFC MANNING BY PX REF TO REPORT 18-002125 [04/30/18 14:57:53 RICHARDH] [EPD] Dispa
04/25/2018 12:59:2	2018115123	SUPPLEMENTAL OTHER	Made multiple attempts to contact Diaz, I was unsuccessful. [04/25/18 13:10:38 Unit:A3] [EPD] Dispatch
04/13/2018 22:45:2	2018103228	SUPPLEMENTAL OTHER	made contact with pierre who wanted to know if her mother was ok at park place. i advised she was drop
04/11/2018 12:42:4	2018101108	SUPPLEMENTAL SUSPECT	on friday [04/11/18 12:58:28 CONNIE] ofc advised comp is going to follow up with ofc badman [04/11/1
04/26/2018 23:32:5	2018116229	SUSPICIOUS INCIDENT	checked backyard and outside of house. No one located. Comp advised he heard a noise and thought someo
04/20/2018 07:47:1	2018110050	SUSPICIOUS PERSON	Checked Nolte north on on Old Canoe Creek road up to the Police Department and Lexington to Betsy Ross
04/04/2018 06:44:0	2018094033	SUSPICIOUS PERSON	I checked he area and spoke to two citizens who did not see anything. I also checked the park and did
04/24/2018 02:30:1	2018114022	SUSPICIOUS VEHICLE	Interior of the vehicle contained new staff training manuals for "Creative Kids World" vehicle appears
04/15/2018 01:24:2	2018105012	SUSPICIOUS VEHICLE	
04/15/2018 00:38:4	2018105006	SUSPICIOUS VEHICLE	No vehicles matching the description were observed in the area of 4720 Nathan Hale. [04/15/18 01:13:5
04/10/2018 10:50:3	2018100110	SUSPICIOUS VEHICLE	Vehicle is legally parked and regestered. [04/10/18 11:20:23 Unit:A6] COMP REQUESTS TO SEE AN OFC AT
04/09/2018 16:28:4	2018099152	18001824 SUSPICIOUS VEHICLE	
04/29/2018 09:09:5	2018119073	TRAFFIC	
04/24/2018 18:48:5	2018114176	TRAFFIC	
04/24/2018 02:45:3	2018114026	TRAFFIC	
04/17/2018 15:31:1	2018107143	TRAFFIC	
04/12/2018 15:30:2	2018102119	TRAFFIC	

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04/03/2018 13:29:3	2018093106	TRAFFIC	
04/04/2018 07:29:5	2018094052	18001706	TRAFFIC INCIDENT NO INJURY [EPD] Questions: 12. Exact veh loc: IN DRIVEWAY AND STREET [04/04/18 07:32:16 SKROK1613] [EPD] Veh
04/30/2018 10:44:0	2018120099	TRAFFIC STOP	ROAD AND BRIDGE EXP TAG [04/30/2018 10:44:08 JEFFM]
04/27/2018 18:21:4	2018117165	TRAFFIC STOP	GRN MERZ REF EXPIRED TAG [04/27/2018 18:21:49 SSTRE2007]
04/26/2018 01:02:0	2018116006	TRAFFIC STOP	BLK 4DR EQUIP [04/26/2018 01:02:08 LCARN1725]
04/25/2018 06:42:0	2018115045	TRAFFIC STOP	TCD [04/25/2018 06:42:04 RICHARDH]
04/24/2018 20:47:2	2018114197	TRAFFIC STOP	BLK NISSAN FOR EQUIP [04/24/2018 20:47:26 NCOLE2020]
04/20/2018 21:28:1	2018110238	TRAFFIC STOP	JEEP EQUIP [04/20/2018 21:28:15 LHAND1612]
04/19/2018 20:22:3	2018109230	TRAFFIC STOP	BLK MOT REF BLUE LIGHTS [04/19/2018 20:22:34 NCOLE2020]
04/14/2018 06:37:3	2018104026	TRAFFIC STOP	RED DODGE RED LIGHT [04/14/2018 06:37:35 SKROK1613]
04/11/2018 13:38:1	2018101117	TRAFFIC STOP	IMPROPER PASSING [04/11/18 13:38:57 CONNIE] SIL HOND [04/11/2018 13:38:15 CONNIE]
04/15/2018 14:01:2	2018105096	TRESPASSING UNWANTED	property manager was not on scene, just a resident, who had called the property manager. I made conta
04/10/2018 17:13:1	2018100185	TRESPASSING UNWANTED	COMP REQ TO CANCEL THEY GAINED ACCESS THE VEH [04/10/18 17:45:05 LILYVETTE] Subj was an older white
04/12/2018 07:53:4	2018102037	18001873	UNWANTED PERSON
04/24/2018 18:10:5	2018114172	VERBAL DISTURBANCE	Made ctc with both parties who adv they go into an argument with eachother that was all verbal. Both p
04/16/2018 17:37:4	2018106202	VERBAL DISTURBANCE	mother was not allowing son back in the house because of his temper. 18yo Son advised that his 10 yo b

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# EXHIBIT 3

**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 Friday, March 9, 2018 at 9:00 a.m. at the Anthem Park Clubhouse 2090 Continental Street, St. Cloud, Florida, 34769.

**FIRST ORDER OF BUSINESS – Roll Call**

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Kenneth Williams	Board Supervisor, Chairman
Gerald Harrington	Board Supervisor, Vice Chairman
Jorge Arturo Arce	Board Supervisor, Assistant Secretary
Blair Possenriede	Board Supervisor, Assistant Secretary
Miguel Camacho	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager
Greg Johnson	District Counsel
Maria Agosta	Facility Manager, Vesta
Heather Alexander	Vesta
Zach Higgenbotham	Yellowstone

*The following is a summary of the discussions and actions taken at the March 9, 2018 Anthem Park CDD Board of Supervisors meeting.*

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Presentations**

**A. Yellowstone Landscape Schedule Discussion**

➤ Yellowstone Grade Sheet

a) Parks – 95%

b) ROW – 94%

Ms. Comings-Thibault asked for a timeline on replacing the dead plants. Per Mr. Higgenbotham, the plants are being replaced on Tuesday, March 13, 2018.

**B. Amenity Manager Report & Police Report**

➤ Amenity Manager Report

➤ Police Call Report and Officer Summary

○ Fence

On a MOTION by Mr. Camacho, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board approved the Chapco Fence <b>Option A</b> for the Anthem Park Community Development District.
--

- Ms. Comings-Thibault asks for a motion to keep the basketball court open. Mr. Harrington says NAY.

On a MOTION by Ms. Possenriede, SECONDED by Mr. Camacho, WITH Mr. Arce and Mr. Williams voting Aye and Mr. Harrington voting Nay, the Board approved the basketball courts remaining open and address on a monthly basis for the Anthem Park Community Development District.

#### **FOURTH ORDER OF BUSINESS – Administration Items**

##### **A. Approval of the Minutes from February 9, 2018 Regular Meeting**

On a MOTION by Mr. Williams, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board approved the February 9, 2018 Regular Meeting minutes for the Anthem Park Community Development District.

##### **B. Acceptance of the Unaudited January 2018 Financial Statements**

On a MOTION by Ms. Possenriede, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board approved the **Unaudited January 2018 Financial Statements** for the Anthem Park Community Development District.

#### **FIFTH ORDER OF BUSINESS – Business Matters**

##### **A. Discussion of Letter to Welsh Contracting regarding Irrigation Repairs**

##### **B. Consideration of Volleyball Court Proposals**

- New England Sports Facility Sales 1 - \$1,743.00
- New England Sports Facility Sales 2 - \$1,827.00
- Anthem Sports Proposal 1 - \$891.82
- Anthem Sports Proposal 2 - \$1,643.76

*This item is tabled until more research is conducted.*

#### **SIXTH ORDER OF BUSINESS – Staff Reports**

##### **A. District Manager**

The April meeting is cancelled.

##### **B. Attorney**

There being none, next item followed.

##### **C. Engineer Report**

There being none, next item followed.

#### **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

There being none, next item followed.

#### **EIGHTH ORDER OF BUSINESS – Adjournment**

On a MOTION by Mr. Williams, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board adjourned the meeting for the Anthem Park Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

\_\_\_\_\_  
Printed Name

Title: ☐ Chairman ☐ Vice Chairman

# EXHIBIT 4

# **Anthem Park Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending  
March 31, 2018**

**Anthem Park CDD**  
**Balance Sheet**  
**March 31, 2018**

	<b>General Fund</b>	<b>Series 2016 Debt Service</b>	<b>Consolidated Total</b>
<b><u>ASSETS:</u></b>			
CASH - O&M Checking Accts.	\$ 334,647	\$ -	\$ 334,647
MMK ACCOUNT	295,848	-	295,848
DEBIT CARD	1,999	-	1,999
INVESTMENTS:			-
SBA POOL A	39,430	-	39,430
REVENUE FUND	-	564,175	564,175
RESERVE TRUST FUND	-	317,613	317,613
INTEREST FUND	-	2	2
PREPAYMENT FUND	-	9	9
COST OF ISSUANCE	-	-	-
DEPOSITS - UTILITIES	240	-	240
ACCOUNTS RECEIVABLE	349	-	349
ON ROLL ASSESSMENTS RECEIVABLE	101,764	102,458	204,222
DUE FROM OTHER FUNDS	-	-	-
<b>TOTAL ASSETS</b>	<b><u>\$ 774,277</u></b>	<b><u>\$ 984,257</u></b>	<b><u>\$ 1,758,534</u></b>
<b><u>LIABILITIES:</u></b>			
ACCOUNTS PAYABLE	\$ 19,132	\$ -	\$ 19,132
DEFERRED REVENUE ON-ROLL	101,764	102,458	204,222
DUE TO OTHER FUNDS	-	-	-
ACCRUED INTEREST PAYABLE	-	-	-
<b><u>FUND BALANCES:</u></b>			
NON-SPENDABLE ( DEPOSITS & PREPAID)	240	-	240
RESTRICTED FOR:			-
DEBT SERVICE	-	881,799	881,799
TWO MONTHS OPERATING CAPITAL	117,948	-	117,948
ASSIGNED:			-
FY 2016 RESERVE	47,400	-	47,400
FY 2017 RESERVE	48,300	-	48,300
FY 2018 RESERVE	49,300	-	49,300
DECREASE IN RENEWAL & REPLACEMENT RESEI	(55,183)	-	(55,183)
UNASSIGNED:	445,376	-	445,376
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b><u>\$ 774,277</u></b>	<b><u>\$ 984,257</u></b>	<b><u>\$ 1,758,534</u></b>



# ANTHEM PARK CDD

## General Fund

### Statement of Revenue, Expenses and Change in Fund Balance For the period from October 1, 2017 through March 31, 2018

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 630,269	\$ 567,242	\$ 528,599	\$ (38,643)
INTEREST	2,000	1,000	1,109	109
CLUBHOUSE RENTAL	4,000	2,000	3,721	1,721
ACCESS CARDS	-	-	80	80
MISCELLANEOUS	-	-	4,100	4,100
INSURANCE PROCEEDS	-	-	24,972	24,972
LESS: ASSESSMENT DISCOUNT (4%)	-	-	-	-
FUND BALANCE FORWARD	127,760	-	-	-
AMOUNTS ALLOCATED FROM RESERVES FOR CAPITAL IMPROVEMENTS	55,183	-	-	-
<b>TOTAL REVENUE</b>	<b>819,212</b>	<b>570,242</b>	<b>562,581</b>	<b>(7,661)</b>
<b>EXPENDITURES</b>				
<b>GENERAL ADMINISTRATION:</b>				
SUPERVISORS' COMPENSATION	12,000	6,000	5,600	400
PAYROLL TAXES	918	459	431	28
PAYROLL SERVICE FEE	700	350	353	(3)
DISTRICT MANAGEMENT	20,640	10,320	10,320	-
ADMINISTRATIVE SERVICES	5,160	2,580	2,580	-
GENERAL OPERATING EXPENSES	4,956	2,478	2,478	-
WEBSITE HOSTING & MANAGEMENT	2,000	1,000	1,002	(2)
ACCOUNTING SERVICES	15,480	7,740	7,740	-
AUDITING SERVICES	4,450	-	-	-
LEGAL ADVERTISING	1,000	528	528	-
MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500	250	1	249
REGULATORY & PERMIT FEE	175	175	175	-
ENGINEERING SERVICES	3,000	-	-	-
LEGAL SERVICES	15,000	6,341	6,341	-
<b>TOTAL GENERAL ADMINISTRATION</b>	<b>85,979</b>	<b>38,221</b>	<b>37,549</b>	<b>672</b>
<b>FINANCIAL ADMINISTRATIVE</b>				
<b>INSURANCE:</b>				
INSURANCE (Liability, Property and Casualty)	20,240	20,240	18,655	1,585
<b>TOTAL INSURANCE</b>	<b>20,240</b>	<b>20,240</b>	<b>18,655</b>	<b>1,585</b>
<b>ASSESSMENT ADMINISTRATION:</b>				
ASSESSMENT ADMINISTRATION	8,250	8,250	8,250	-
COUNTY ASSESSMENT COLLECTION FEES	300	300	301	(1)
<b>TOTAL ASSESSMENT ADMINISTRATION</b>	<b>8,550</b>	<b>8,550</b>	<b>8,551</b>	<b>(1)</b>
<b>DEBT SERVICE ADMINISTRATION:</b>				
DISSIMINATION AGENT	5,000	5,000	5,000	-
ARBITRAGE REBATE CALCULATION	650	650	650	-
TRUSTEE FEES	3,772	3,772	3,457	315
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>9,422</b>	<b>9,422</b>	<b>9,107</b>	<b>315</b>
<b>TOTAL FINANCIAL ADMINISTRATIVE</b>	<b>38,212</b>	<b>38,212</b>	<b>36,313</b>	<b>1,899</b>
<b>UTILITIES:</b>				
ELECTRICITY SERVICES	27,000	13,500	14,196	(696)
STREETLIGHTS - UTILITY	174,000	87,000	85,766	1,234
WATER - RECLAIMED	26,900	13,450	8,806	4,644
WATER UTILITY	8,100	4,050	1,884	2,166
<b>TOTAL UTILITIES</b>	<b>236,000</b>	<b>118,000</b>	<b>110,652</b>	<b>7,348</b>
<b>SECURITY:</b>				
SECURITY SYSTEM - CONTRACT - ENVERA	5,556	2,778	4,167	(1,389)
SECURITY SYSTEM - MONITORING - GUARDIAN	456	228	190	38
SECURITY - ACCESS CARDS	500	289	289	-
SECURITY - PROTECTION ONE - BASKETBALL COURT	948	553	550	3
SECURITY - POLICE PATROL	23,000	11,500	2,078	9,422
<b>TOTAL SECURITY</b>	<b>30,460</b>	<b>15,348</b>	<b>7,274</b>	<b>8,074</b>

# ANTHEM PARK CDD

## General Fund

### Statement of Revenue, Expenses and Change in Fund Balance For the period from October 1, 2017 through March 31, 2018

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
<b>FIELD OFFICE ADMINISTRATION:</b>				
AMENITY MANAGEMENT CONTRACT	95,330	47,665	39,775	7,890
AMENITY MANAGEMENT - CLUBHOUSE RENTALS	3,771	1,886	1,784	102
AMENITY MANAGEMENT - REIMBURSEMENTS	-	-	-	-
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,380	2,190	2,521	(331)
CLUBHOUSE OFFICE SUPPLIES	1,700	850	313	537
CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,500	750	640	110
PEST CONTROL & TERMITE BOND	552	138	276	(138)
MISCELLANEOUS	400	200	250	(50)
CLUBHOUSE FACILITY MAINTENANCE	5,000	2,500	524	1,976
CLUBHOUSE LIGHTING REPLACEMENT	500	250	300	(50)
<b>TOTAL FIELD OFFICE ADMINISTRATION</b>	<b>113,133</b>	<b>56,429</b>	<b>46,383</b>	<b>10,046</b>
<b>LANDSCAPING MAINTENANCE:</b>				
LANDSCAPE MAINTENANCE - CONTRACT	137,305	68,653	68,652	1
LANDSCAPE REPLACEMENT	22,000	11,000	12,359	(1,359)
TREE TRIMMING	1,000	-	-	-
IRRIGATION - REPAIRS & MAINTENANCE	12,300	6,150	3,142	3,008
LANDSCAPE MISCELLANEOUS	-	-	-	-
<b>TOTAL LANDSCAPING MAINTENANCE</b>	<b>172,605</b>	<b>85,803</b>	<b>84,153</b>	<b>1,650</b>
<b>FACILITY MAINTENANCE:</b>				
LAKE MANAGEMENT	4,572	2,286	2,162	124
WETLAND MONITORING	1,440	720	720	-
FOUNTAIN SERVICE CONTRACT	800	200	400	(200)
FOUNTAIN REPAIRS & MAINTENANCE	1,000	500	735	(235)
GATE REPAIRS & MAINTENANCE	1,000	500	-	500
ENTRY & WALLS MAINTENANCE	1,000	500	5,300	(4,800)
DECORATIVE LIGHT MAINTENANCE	1,500	750	-	750
POWERWASH	1,800	900	400	500
POOL SERVICE CONTRACT	13,800	6,900	6,900	-
POOL REPAIRS & MAINTENANCE	3,000	1,500	975	525
POOL MONITORING	-	-	-	-
POOL PERMIT	325	-	-	-
ATHLETIC FACILITIES REPAIRS & MAINTENANCE	600	300	149	151
MISCELLANEOUS - CONTINGENCY - EXPENSE	2,500	1,250	1,261	(11)
<b>TOTAL FACILITY MAINTENANCE</b>	<b>33,337</b>	<b>16,306</b>	<b>19,002</b>	<b>(2,696)</b>
<b>CAPITAL IMPROVEMENT PROGRAM:</b>				
CAPITAL IMPROVEMENTS	5,000	-	-	-
<b>TOTAL CAPITAL IMPROVEMENT PROGRAM</b>	<b>5,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>RESERVES</b>				
INCREASE IN RESERVES FY 2019	49,300	-	-	-
RESERVE CAPITAL IMPROVEMENTS	55,183	-	-	-
<b>TOTAL RESERVES</b>	<b>104,483</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>819,212</b>	<b>368,318</b>	<b>341,326</b>	<b>26,993</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>201,924</b>	<b>221,255</b>	<b>19,332</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>201,924</b>	<b>221,255</b>	<b>19,332</b>
FUND BALANCE - BEGINNING	394,030	394,030	432,125	432,125
INCREASE IN REESRVES FY 2018 & 2019	49,300	-	-	-
DECREASE IN RESERVE CAPITAL IMPROVEMENTS	(55,183)	-	-	-
LESS: FUND BALANCE FORWARD	(127,760)	-	-	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 260,387</b>	<b>\$ 595,954</b>	<b>\$ 653,380</b>	<b>\$ 451,457</b>

Reserve Expenditure Components	
FY 2015 - Tennis Courts, Surface Replacement	\$ 10,200
FY 2016 - Split System	10,404
Reserve Study Update	1,800
FY 2017 - Furniture	10,612
Pool Finish	44,571
Concrete Sidewalks, Partial	13,944
<b>Total Replacement Expenses from Reserves</b>	<b>\$ 91,531</b>

**ANTHEM PARK CDD**  
**DEBT SERVICE 2016 A1 & 2016 A2**  
**STATEMENT OF REVENUE, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**For the period from October 1, 2017 through March 31, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 593,750	\$ 390,688	\$ 532,204 (a)	\$ 141,517
INTEREST--INVESTMENT	-	-	1,743	1,743
MISCELLANEOUS REVENUE	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(23,750)	-	-	-
<b>TOTAL REVENUE</b>	<b>570,000</b>	<b>390,688</b>	<b>533,947</b>	<b>143,260</b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	11,875	-	-	-
INTEREST EXPENSE (MAY & NOV 2018)	238,706	-	-	-
PRINCIPAL RETIREMENT (MAY 2018)	315,000	-	-	-
COST OF ISSUANCE	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>565,581</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFER-IN	-	-	-	-
TRANSFER-OUT	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURE</b>	<b>4,419</b>	<b>390,688</b>	<b>533,947</b>	<b>143,260</b>
FUND BALANCE - BEGINNING	-	-	347,851	347,851
<b>FUND BALANCE - ENDING</b>	<b>\$ 4,419</b>	<b>\$ 390,688</b>	<b>\$ 881,798</b>	<b>\$ 491,111</b>

**ANTHEM PARK**  
**Community Development District**  
**Operating Accounts Reconciliations**  
**March 31, 2018**

	<u>BANK UNITED</u>
Balance Per Bank Statement	\$ 336,181.52
Less: Outstanding Checks	(1,534.20)
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 334,647.32</u></b>
Beginning Bank Balance Per Books	\$ 392,780.80
Cash Receipts & Credits	15,051.40
Cash Disbursements	(73,184.88)
<b><i>Balance Per Books</i></b>	<b><u>\$ 334,647.32</u></b>

**ANTHEM PARK CDD  
CHECK REGISTER  
FY2018**

DATE	CHECK NO.	PAYEE	DEPOSIT	PAYMENT	BANK UNITED BALANCE
<b>EOY Balance</b>					<b>109,798.45</b>
10/01/2017	1652	DPFG MANAGEMENT & CONSULTING, LLC	Special Assessment - FY 2018, Dissimulation, CDD Mgmt October	17,270.00	92,528.45
10/02/2017	1653	AMERICAN ECO SYSTEM, INC	Trash & Debris Removal & Lake and Pond Maint - October	381.00	92,147.45
10/02/2017	1654	BRIGHT HOUSE	9/25-10/24 - Cable	124.30	92,023.15
10/02/2017	1655	EGIS INSURANCE ADVISORS, LLC	Insurance - FY 2018	18,655.00	73,368.15
10/02/2017	1656	ENVERA	10/1-12/31 - Pool Monitoring	1,389.00	71,979.15
10/02/2017	1657	PROTECTION ONE ALARM MONITORING, INC	9/30-10/29 Monitoring	78.95	71,900.20
10/03/2017	1658	BRIGHT HOUSE	10/1-10/31 - Cable/Internet	234.00	71,666.20
10/03/2017	1659	TRONE	Legal Ad	279.42	71,386.78
10/03/2017	1660	US Bank	Trustee Fees	3,771.25	67,615.53
10/03/2017	1661	VESTA PROPERTY SERVICES, INC.	Void: Amenity Mgmt - October	0.00	67,615.53
10/10/2017	ACH10102017	CITY OF ST CLOUD POLICE DEPARTMENT	9/29/17 - Vehicle	20.00	67,595.53
10/10/2017	ACH10102017	JOSE NATER	9/29/17 - Patrol	120.00	67,475.53
10/10/2017	ACH10102017	KOMMANDER	Admin Fee	8.40	67,467.13
10/12/2017	1662	BLUESCAPE POOLS & SPAS	Pool Maint - October	1,400.00	66,067.13
10/12/2017	1663	CITY OF ST CLOUD	8/24-9/27 - Water & Water Reclaimed	2,365.07	63,702.06
10/12/2017	1664	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee	175.00	63,527.06
10/12/2017	1665	GARGANESE WEISS & D'AGRESTA	Legal Svcs - Aug/Sept	367.50	63,159.56
10/12/2017	1666	ORLANDO SENTINEL	Legal Ad	264.42	62,895.14
10/12/2017	1667	ORLANDO UTILITIES COMMISSION	7/26-9/28 - Electricity & Streetlight - September	16,764.95	46,130.19
10/12/2017	1668	PROTECTION ONE ALARM MONITORING, INC	10/30-11/29 - Monitoring	78.95	46,051.24
10/12/2017	1669	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - October	5,423.91	40,627.33
10/12/2017	1670	YELLOWSTONE LANDSCAPE	Landscape Maint - October & Storm Clean Up	18,742.92	21,884.41
10/16/2017		KOMMANDER	Refund for Incorrect Security Charge	169.60	22,054.01
10/18/2017	1671	MARIA AGOSTA	Party Closures - September (5)	234.75	21,819.26
10/19/2017	1672	BIO-TECH CONSULTING, INC	Wetland Maint - September	360.00	21,459.26
10/19/2017	1673	GUARDIAN PROTECTION SERVICES, INC	10/7-11/6 - Monitoring	37.07	21,422.19
10/20/2017	1674	FLORIDA DEPT OF REVENUE	3rd Qtr. 2017	231.00	21,191.19
10/24/2017		ANTHEM PARK CDD	Rentals/Misc	700.00	21,891.19
10/24/2017	ACH10242017	PAYCHEX - P/R	P/R Fees	65.50	21,825.69
10/24/2017	10107DD	BLAIR POSSENRIEDE	BOS Mtg - 10/12/17	184.70	21,640.99
10/24/2017	10106	GERALD HARRINGTON	BOS Mtg - 10/12/17	184.70	21,456.29
10/24/2017	10105DD	JORGE ARCE	BOS Mtg - 10/12/17	184.70	21,271.59
10/24/2017	ACH10242017	PAYCHEX - P/R	BOS Mtg - 10/12/17	92.20	21,179.39
10/27/2017	1675	BRIGHT HOUSE	10/25-11/24 - Internet	124.30	21,055.09
10/27/2017	1008	ANTHEM PARK	Transfer to Operating	50,000.00	71,055.09
10/31/2017		OSCEOLA COUNTY TAX COLLECTOR	Tax Collections & Interest	7,131.68	78,186.77
10/31/2017		BANK UNITED	Interest	7.86	78,194.63
<b>10/31/2017 EOM Balance</b>			<b>58,009.14</b>	<b>89,612.96</b>	<b>78,194.63</b>
11/01/2017	1676	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - November	4,020.00	74,174.63
11/01/2017	ACH11012017	CITY OF ST CLOUD POLICE DEPARTMENT	10/20/17 - Car Fee	20.00	74,154.63
11/01/2017	ACH11012017	KOMMANDER	10/20/17 - Admin Fee	8.40	74,146.23
11/01/2017	ACH11012017	STEPHEN R. UBERTACCIO	10/20/17 - Patrol	120.00	74,026.23
11/06/2017	1678	YELLOWSTONE LANDSCAPE	Landscape Maint - August	13,142.92	60,883.31
11/06/2017		BANK UNITED	Funds Transfer	600.00	60,283.31
11/07/2017	1679	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - November	6,452.67	53,830.64
11/07/2017	1680	YELLOWSTONE LANDSCAPE	Landscape Maint - November	13,142.92	40,687.72
11/09/2017	1681	AMERICAN ECO SYSTEM, INC	Debris Removal - November & Frntn Maint - November 3rd Qtr	285.00	40,402.72
11/09/2017	1682	BLUESCAPE POOLS & SPAS	Pool Maint - October	2,375.00	38,027.72
11/09/2017	1683	ORLANDO UTILITIES COMMISSION	9/14-10/30 - Electricity	16,783.00	21,244.72
11/09/2017	1684	CITY OF ST CLOUD	96-10/26 - Water	1,036.05	20,208.67
11/09/2017	1685	BRIGHT HOUSE	11/1-11/30 - Cable/Internet/Phone	235.64	19,973.03
11/09/2017	1686	GARGANESE WEISS & D'AGRESTA	Legal Svcs - October	1,005.94	18,967.09
11/09/2017	1687	GEM SUPPLY CO.	Supplies	131.72	18,835.37
11/09/2017	1688	YELLOWSTONE LANDSCAPE	Irrigation Repairs - Wall Clock & Pedestal Clock	1,708.05	17,127.32
11/09/2017		Osceola Tax Collector	6/1-11/1 - Tax Collectionss (Installments)	6,979.28	24,106.60
11/13/2017	1689	MARIA AGOSTA	Party Closures (8) - October	375.60	23,731.00
11/15/2017	ACH11152017	PAYCHEX - P/R	P/R Fee	90.70	23,640.30
11/15/2017	10111DD	BLAIR POSSENRIEDE	BOS Mtg - 11/3/17	184.70	23,455.60
11/15/2017	10110	GERALD HARRINGTON	BOS Mtg - 11/3/17	184.70	23,270.90
11/15/2017	10108DD	JORGE ARCE	BOS Mtg - 11/3/17	184.70	23,086.20
11/15/2017	10112DD	KENNETH WILLIAMS	BOS Mtg - 11/3/17	184.70	22,901.50
11/15/2017	10109DD	MIGUEL CAMACHO	BOS Mtg - 11/3/17	184.70	22,716.80
11/15/2017	ACH11152017	PAYCHEX - P/R	BOS Mtg - 11/3/17	153.40	22,563.40
11/16/2017	1690	ANTHEM PARK CDD	Tax Collections Distribution c/o US Bank	7,079.42	15,483.98
11/16/2017	1691	McGEE'S PLUMBING AND BACKFLOW TESTING	Back Flow Test	39.95	15,444.03
11/17/2017	1692	ORLANDO UTILITIES COMMISSION	9/28-10/30 - 2100 Blk Even Kissimmee Park Rd	26.36	15,417.67
11/20/2017	1693	GUARDIAN PROTECTION SERVICES, INC	11/7-12/6 - Monitoring	37.07	15,380.60
11/20/2017		ANTHEM PARK CDD	Rentals/Misc	1,255.00	16,635.60
11/20/2017	ACH11202017	CLAUDE CAMPBELL	11/17-17 - Patrol	120.00	16,515.60
11/20/2017	ACH11202017	KOMMANDER	Admin Fee	8.40	16,507.20
11/20/2017	ACH11202017	ST. CLOUD POLICE DEPARTMENT	Vehicle Fee	20.00	16,487.20
11/22/2017	1694	LLS TAX SOLUTIONS, INC	Arbitrage	650.00	15,837.20
11/22/2017	1695	VESTA PROPERTY SERVICES, INC.	FY 2017 - Additional	5,222.00	10,615.20
11/22/2017	1696	YELLOWSTONE LANDSCAPE	Wire Repair/Install Battery Timers	1,156.12	9,459.08
11/24/2017		Osceola Tax Collector	11/1-11/15 - Tax Collections	72,032.78	81,491.86
11/27/2017	ACH11272017	ANTHONY MONDELLO	11/25/17 - Patrol	120.00	81,371.86
11/27/2017	ACH11272017	KOMMANDER	Admin Fee	8.40	81,363.46
11/27/2017	ACH11272017	ST. CLOUD POLICE DEPARTMENT	Vehicle Fee	20.00	81,343.46
11/28/2017	1697	BRIGHT HOUSE	11/25-12/24 - Internet	124.30	81,219.16
11/30/2017		BANK UNITED	Interest	8.41	81,227.57
<b>11/30/2017 EOM Balance</b>			<b>80,275.47</b>	<b>77,242.53</b>	<b>81,227.57</b>
12/01/2017	1698	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - December	4,020.00	77,207.57
12/01/2017		PAYCHEX - P/R	Paychex refund for overcharge	35.20	77,242.77
12/05/2017	ACH12052017	CITY OF ST CLOUD POLICE DEPARTMENT	12/2/17 - Patrol Car	20.00	77,222.77
12/05/2017	ACH12052017	KOMMANDER	12/5/17 - Admin Svcs	8.40	77,214.37
12/05/2017	ACH12052017	STEPHEN R. UBERTACCIO	12/5/17 - Patrol	120.00	77,094.37

**ANTHEM PARK CDD  
CHECK REGISTER  
FY2018**

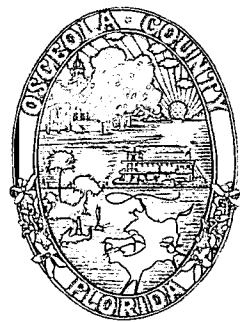
DATE	CHECK NO.	PAYEE	DEPOSIT	PAYMENT	BANK UNITED BALANCE	
12/07/2017		BANK UNITED	Funds Transfer	515.00	76,579.37	
12/08/2017	1699	ORLANDO UTILITIES COMMISSION	Electricity and Streetlights	16,722.20	59,857.17	
12/11/2017	1700	ANTHEM PARK CDD	Tax Collection Distribution c/o US Bank	36,138.78	23,718.39	
12/11/2017	1701	BLUESCAPE POOLS & SPAS	Pool Maint - December	650.00	23,068.39	
12/11/2017	1702	ENVERA	1/1-3/31 - Pool Monitoring	1,289.00	21,779.39	
12/11/2017	1703	GARGANESE WEISS & D'AGRESTA	Legal Svcs - November	1,618.44	20,160.95	
12/11/2017	1704	LAKE & WETLAND MANAGEMENT	Lake Maint - December	350.00	19,810.95	
12/11/2017	1705	PROTECTION ONE ALARM MONITORING, INC	11/30-12/29 - Monitoring	78.95	19,732.00	
12/11/2017	1706	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - December	6,974.65	12,757.35	
12/12/2017	ACH 1212201	AGNEL HERRERA	12/8/17 - Patrol	120.00	12,637.35	
12/12/2017		CITY OF ST CLOUD POLICE DEPARTMENT	12/8/17 - Car Fee	20.00	12,617.35	
12/12/2017		KOMMANDER	12/8/17 - Admin Fee	8.40	12,608.95	
12/13/2017	10116DD	BLAIR POSSENRIEDE	BOS Mtg - 12/8/17	184.70	12,424.25	
12/13/2017	10115	GERALD HARRINGTON	BOS Mtg - 12/8/17	184.70	12,239.55	
12/13/2017	10113DD	JORGE ARCE	BOS Mtg - 12/8/17	184.70	12,054.85	
12/13/2017	10117DD	KENNETH WILLIAMS	BOS Mtg - 12/8/17	184.70	11,870.15	
12/13/2017	10114DD	MIGUEL CAMACHO	BOS Mtg - 12/8/17	184.70	11,685.45	
12/13/2017	ACH12132017	PAYCHEX - P/R	BOS Mtg - 12/8/17	153.40	11,532.05	
12/13/2017	ACH12132017	PAYCHEX - P/R	P/R Fee	55.50	11,476.55	
12/14/2017		ANTHEM PARK	Rentals/Misc	860.00	12,336.55	
12/15/2017	1707	BRIGHT HOUSE	12/1-12/31 - Cable/Internet	235.64	12,100.91	
12/15/2017	1708	MARIA AGOSTA	Party Closures (6) November	281.70	11,819.21	
12/15/2017	1709	WALL BROS. CONSTRUCTION, LLC	Repair Brick Wall (Accident)	4,100.00	7,719.21	
12/15/2017	1710	GUARDIAN PROTECTION SERVICES, INC	12/7-1/6 - Monitoring	37.07	7,682.14	
12/15/2017		Osceola Tax Collector	11/16-11/30/17 - Tax Collections	913,707.53	921,389.67	
12/22/2017	1711	BIO-TECH CONSULTING, INC	Wetland Monitoring	360.00	921,029.67	
12/22/2017	1712	BRIGHT HOUSE	12/25-1/24 - Internet	124.30	920,905.37	
12/22/2017	1713	CITY OF ST CLOUD	Water & Wter Reclaimed	3,347.95	917,557.42	
12/22/2017	1714	LAKE & WETLAND MANAGEMENT	Lake Maint - December	350.00	917,207.42	
12/22/2017	1715	PROTECTION ONE ALARM MONITORING, INC	12/30-1/29 - Alarm Monitoring	78.95	917,128.47	
12/22/2017	1716	TRONE	Legal Ads	528.18	916,600.29	
12/22/2017	1717	YELLOWSTONE LANDSCAPE	Landscape Maint - December	13,142.92	903,457.37	
12/28/2017		Osceola Tax Collector	12/1-12/15/17 Tax Collections	27,932.89	931,390.26	
12/28/2017		STATE FARM	Insurance reimbursement	4,100.00	935,490.26	
12/28/2017	1718	MARIA AGOSTA	Party Closures (8) - December	375.60	935,114.66	
12/28/2017	1719	TRULY NOLEN OF AMERICA, INC	Pest Control - Qtrly	138.00	934,976.66	
12/31/2017		BANK UNITED	Interest	70.84	935,047.50	
12/31/2017			EOM Balance	946,706.46	DPFG789	935,047.50
01/01/2018	1720	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - January	4,020.00	931,027.50	
01/11/2018		BANK UNITED	Funds Transfer	385.00	930,642.50	
01/12/2018	1721	BRIGHT HOUSE	1/1-1/31 - Cable/Internet	235.64	930,406.86	
01/12/2018	1722	ORLANDO UTILITIES COMMISSION	11/28-12/28 - Electricity & Dec streetlights	16,614.66	913,792.20	
01/12/2018	1723	PRO-PET DISTRIBUTORS	Pet Waste Bags	200.00	913,592.20	
01/12/2018	1724	YELLOWSTONE LANDSCAPE	Replace (4) Decoders & (1) Solenoid, Remove & Install Sod	4,139.14	909,453.06	
01/13/2018	ACH01132018	ANTHONY MILLER	1/12/18 - Patrol	120.00	909,333.06	
01/13/2018	ACH01132018	CITY OF ST CLOUD POLICE DEPARTMENT	1/12/18 - Vehicle Fee	20.00	909,313.06	
01/13/2018	ACH01132018	KOMMANDER	Admin Fee	8.40	909,304.66	
01/16/2018		Osceola Tax Collector	12/16-12/31 - Tax Collection	15,881.98	925,186.64	
01/17/2018	1725	BLUESCAPE POOLS & SPAS	Pool Maint - January	1,150.00	924,036.64	
01/17/2018	1726	GARGANESE WEISS & D'AGRESTA	Legal Svcs - December	916.80	923,119.84	
01/17/2018	1727	GUARDIAN PROTECTION SERVICES, INC	1/7-2/6 - Monitoring	37.07	923,082.77	
01/17/2018	1728	HURRICANE FENCING COMPANY, LLC	Fence Repairs (7 Posts)	1,200.00	921,882.77	
01/17/2018	1729	ORLANDO UTILITIES COMMISSION	11/21-12/31 - 2100 Blk Even Kissimmee Park Rd	26.36	921,856.41	
01/19/2018	1732	FLORIDA DEPT OF REVENUE	4th Qtr. 2017	83.65	921,772.76	
01/19/2018	ACH01192018	PAYCHEX - P/R	P/R Fee	194.25	921,578.51	
01/19/2018	10121DD	BLAIR POSSENRIEDE	BOS Mtg - 1/12/18	184.70	921,393.81	
01/19/2018	10120	GERALD HARRINGTON	BOS Mtg - 1/12/18	184.70	921,209.11	
01/19/2018	10118DD	JORGE ARCE	BOS Mtg - 1/12/18	184.70	921,024.41	
01/19/2018	10122DD	KENNETH WILLIAMS	BOS Mtg - 1/12/18	184.70	920,839.71	
01/19/2018	10119DD	MIGUEL CAMACHO	BOS Mtg - 1/12/18	184.70	920,655.01	
01/19/2018	ACH01192018	PAYCHEX - P/R	BOS Mtg - 1/12/18	153.40	920,501.61	
01/22/2018	1730	CITY OF ST CLOUD	Water	3,152.33	917,349.28	
01/22/2018	ACH01222018	CITY OF ST CLOUD POLICE DEPARTMENT	1/20/18 - Vehicle	20.00	917,329.28	
01/22/2018	ACH01222018	KOMMANDER	1/20/18 - Admin Fee	8.40	917,320.88	
01/22/2018	ACH01222018	STEPHEN R. UBERTACCIO	1/20/18 - Patrol	120.00	917,200.88	
01/25/2018	1731	BRIGHT HOUSE	1/25-2/24 - Internet - Courts	124.30	917,076.58	
01/26/2018		Osceola Tax Collector	Tax Collection - Interest	196.63	917,273.21	
01/26/2018	ACH01262018	ANTHONY MILLER	1/26/18 - Patrol	120.00	917,153.21	
01/26/2018	ACH01262018	CITY OF ST CLOUD POLICE DEPARTMENT	1/26/18 - Vehicle Fee	20.00	917,133.21	
01/26/2018	ACH01262018	KOMMANDER	1/26/18 - Admin Fee	8.40	917,124.81	
01/31/2018		BANK UNITED	Interest	118.81	917,243.62	
01/31/2018			EOM Balance	16,197.42	34,001.30	917,243.62
02/01/2018	1733	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - February	4,020.00	913,223.62	
02/01/2018	1734	ENVERA	1/1-3/31 - Monitoring (shorted pmnt)	100.00	913,123.62	
02/01/2018	1735	ANTHEM PARK CDD	Tax Collection Distribution c/o US Bank	480,486.72	432,636.90	
02/02/2018			Funds Transfer	462.00	432,174.90	
02/05/2018	1736	BRIGHT HOUSE	2/1-2/28 - Cable/Internet	235.96	431,938.94	
02/06/2018	1737	BLUESCAPE POOLS & SPAS	Pool Maint - February	1,150.00	430,788.94	
02/06/2018	1738	EXERCISE SYSTEMS, INC	Equipment Part	149.00	430,639.94	
02/06/2018	1739	PROTECTION ONE ALARM MONITORING, INC	1/30-2/27 - Monitoring	78.95	430,560.99	
02/06/2018	ACH02062018	CITY OF ST CLOUD POLICE DEPARTMENT	2/3/18 - Vehicle Fee	20.00	430,540.99	
02/06/2018	ACH02062018	KOMMANDER	2/3/18 - Admin Fee	8.40	430,532.59	
02/06/2018	ACH02062018	STEPHEN R. UBERTACCIO	2/3/18 - Patrol	120.00	430,412.59	
02/07/2018			Rentals	1,120.00	431,532.59	
02/09/2018	1740	GARGANESE WEISS & D'AGRESTA	Legal Svcs - January	1,163.44	430,369.15	
02/09/2018	1741	ORLANDO UTILITIES COMMISSION	12/13-1/15 - Ball Court	1,254.33	429,114.82	
02/09/2018	1742	LAKE & WETLAND MANAGEMENT	Lake Maint - February	350.00	428,764.82	

**ANTHEM PARK CDD  
CHECK REGISTER  
FY2018**

DATE	CHECK NO.	PAYEE	DEPOSIT	PAYMENT	BANK UNITED BALANCE	
02/09/2018	1743	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - February	6,974.65	421,790.17	
02/12/2018	1744	YELLOWSTONE LANDSCAPE	Landscape Maint - January	13,142.92	408,647.25	
02/14/2018			1/1-1/31/18 - Tax Collections	16,137.38	424,784.63	
02/15/2018	ACH02152018	PAYCHEX - P/R	P/R Fee	55.50	424,729.13	
02/15/2018	10126DD	BLAIR POSSENRIEDE	BOS Mtg - 2/9/18	184.70	424,544.43	
02/15/2018	10125	GERALD HARRINGTON	BOS Mtg - 2/9/18	184.70	424,359.73	
02/15/2018	10123DD	JORGE ARCE	BOS Mtg - 2/9/18	184.70	424,175.03	
02/15/2018	10127DD	KENNETH WILLIAMS	BOS Mtg - 2/9/18	184.70	423,990.33	
02/15/2018	10124DD	MIGUEL CAMACHO	BOS Mtg - 2/9/18	184.70	423,805.63	
02/15/2018	ACH02152018	PAYCHEX - P/R	BOS Mtg - 2/9/18	153.40	423,652.23	
02/16/2018	ACH02162018	ANTHONY MONDELLO	2/9/18 - Patrol	120.00	423,532.23	
02/16/2018	ACH02162018	CITY OF ST CLOUD POLICE DEPARTMENT	2/9/18 - Vehicle	20.00	423,512.23	
02/16/2018	ACH02162018	KOMMANDER	2/9/18 - Admin Fee	8.40	423,503.83	
02/16/2018	1745	CITY OF ST CLOUD	12/28-1/30 - Water	1,347.16	422,156.67	
02/16/2018	1746	MARIA AGOSTA	Party Closures (4) - January	187.80	421,968.87	
02/16/2018	1747	ORLANDO UTILITIES COMMISSION	12/28-1/30 - Electricity	15,793.78	406,175.09	
02/16/2018	1748	YELLOWSTONE LANDSCAPE	Landscape Maint - February	13,142.92	393,032.17	
02/22/2018			Rentals	560.00	393,592.17	
02/23/2018	1749	BRIGHT HOUSE	2/25-3/24 - Internet	124.30	393,467.87	
02/23/2018	ACH02232018	CITY OF ST CLOUD POLICE DEPARTMENT	2/17/18 - Car Fee	20.00	393,447.87	
02/23/2018	ACH02232018	KOMMANDER	2/17/18 - Admin Fee	8.40	393,439.47	
02/23/2018	ACH02232018	STEPHEN R. UBERTACCIO	2/17/18 - Patrol	120.00	393,319.47	
02/23/2018			Funds Transfer	600.00	392,719.47	
02/28/2018			Interest	61.33	392,780.80	
02/28/2018			EOM Balance	17,878.71	542,341.53	392,780.80
03/01/2018	1750	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - March	4,020.00	388,760.80	
03/02/2018	1751	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - January	6,974.65	381,786.15	
03/02/2018	1752	BLUESCAPE POOLS & SPAS	Pool Maint - March	1,150.00	380,636.15	
03/02/2018	1753	GUARDIAN PROTECTION SERVICES, INC	2/7-3/6 - Monitoring	37.07	380,599.08	
03/02/2018	1754	LAKE & WETLAND MANAGEMENT	Lake Maint - March	350.00	380,249.08	
03/02/2018	1755	PROTECTION ONE ALARM MONITORING, INC	2/28-3/29 - Monitoring	78.95	380,170.13	
03/02/2018	1756	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - March	6,974.65	373,195.48	
03/08/2018		ANTHEM PARK MASTOR HOA	Rental	45.00	373,240.48	
03/12/2018		Osceola Tax Collector	2/1-2/28/18 - Tax Collections	14,914.34	388,154.82	
03/12/2018	1757	AMERICAN ECO SYSTEM, INC	Ftnn Maint	200.00	387,954.82	
03/12/2018	1758	BRIGHT HOUSE	3/1-3/31 - Internet/Cable	235.96	387,718.86	
03/12/2018	1759	ORLANDO UTILITIES COMMISSION	Electricity	16,847.20	370,871.66	
03/12/2018	1760	OSCEOLA COUNTY PROPERTY APPRIASER	Collection Fee - 2017	300.77	370,570.89	
03/12/2018	1761	YELLOWSTONE LANDSCAPE	Landscape Maint - March	13,142.92	357,427.97	
03/13/2018	ACH03132018	CITY OF ST CLOUD POLICE DEPARTMENT	3/10/18 - Patrol Car	20.00	357,407.97	
03/13/2018	ACH03132018	CLAUDE CAMPBELL	3/10/18 - Patrol	120.00	357,287.97	
03/13/2018	ACH03132018	KOMMANDER	Admin Fee - 3/10/18	8.40	357,279.57	
03/13/2018	ACH03132018	PAYCHEX - P/R	P/R Fee	55.50	357,224.07	
03/13/2018	10131DD	BLAIR POSSENRIEDE	BOS Mtg - 3/9/18	184.70	357,039.37	
03/13/2018	10130	GERALD HARRINGTON	BOS Mtg - 3/9/18	184.70	356,854.67	
03/13/2018	10128DD	JORGE ARCE	BOS Mtg - 3/9/18	184.70	356,669.97	
03/13/2018	10132DD	KENNETH WILLIAMS	BOS Mtg - 3/9/18	184.70	356,485.27	
03/13/2018	10129DD	MIGUEL CAMACHO	BOS Mtg - 3/9/18	184.70	356,300.57	
03/13/2018	ACH03132018	PAYCHEX - P/R	BOS Mtg - 3/9/18	153.40	356,147.17	
03/16/2018	1762	ANTHEM PARK CDD	Tax Collection Distribution c/o US Bank	15,578.64	340,568.53	
03/16/2018	1763	CITY OF ST CLOUD	1/30-2/27 - Water	1,937.42	338,631.11	
03/16/2018	1764	GARGANESE WEISS & D'AGRESTA	Legal Svcs - February	1,635.94	336,995.17	
03/16/2018	1765	TRULY NOLEN OF AMERICA, INC	Pest Control - Qtrly	138.00	336,857.17	
03/20/2018	ACH03202018	JOSE NATER	3/16/18 - Patrol	120.00	336,737.17	
03/20/2018	ACH03202018	KOMMANDER	Admin Fee - 3/16/18	8.40	336,728.77	
03/20/2018	ACH03202018	ST. CLOUD POLICE DEPARTMENT	Car Fee - 3/16/18	20.00	336,708.77	
03/22/2018			Meeting Room	45.00	336,753.77	
03/23/2018	1766	AMERICAN ECO SYSTEM, INC	Ftnn Repairs (Lights & Bracket)	525.00	336,228.77	
03/23/2018	1767	BRIGHT HOUSE	3/25-4/24 - Internet	124.26	336,104.51	
03/27/2018	1768	MARIA AGOSTA	Party Closures (3) - February	140.85	335,963.66	
03/27/2018	1769	PRO-PET DISTRIBUTORS	Pet Waste Bags	600.00	335,363.66	
03/27/2018	ACH03272018	CLAUDE CAMPBELL	3/24/18 - Patrol	120.00	335,243.66	
03/27/2018	ACH03272018	KOMMANDER	Admin Svcs - 3/24/18	8.40	335,235.26	
03/27/2018	ACH03272018	ST. CLOUD POLICE DEPARTMENT	Patrol Car - 3/24/18	20.00	335,215.26	
03/30/2018		BANK UNITED	Funds Transfer	615.00	334,600.26	
03/31/2018		BANK UNITED	Interest	47.06	334,647.32	
03/31/2018			EOM Balance	15,051.40	73,184.88	334,647.32

# EXHIBIT 5





MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

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April 16, 2018

Ms. Janet Johns  
DPFG Management & Consulting, LLC  
15310 Amberly Drive  
Suite 175  
Tampa, FL 33647

RE: Anthem Park Community Development District – Registered Voters

Dear Ms. Johns:

Thank you for your letter of March 12, 2018 requesting confirmation of the number of registered voters within the Anthem Park Community Development District as of April 15, 2018.

The number of registered voters within the Anthem Park CDD is 1,176 as of April 15, 2018.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in cursive script that reads "Mary Jane Arrington".

Mary Jane Arrington  
Supervisor of Elections

*Vote  
osceola*

# EXHIBIT 6

## Patricia Comings-Thibault

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**From:** miguel camacho <camarod1313@gmail.com>  
**Sent:** Tuesday, April 10, 2018 9:48 AM  
**To:** Patricia Comings-Thibault  
**Subject:** Board Seat #1 ,resignation

Hi Pat, hope you are doing well, just to inform you, I have just sold my house . Purchesed new one in 55 plus community. We will be closing on 4/25/18/new home and 5/5/18 Anthem Park,  
Thanks a lot for your friendship and mentoring, I enjoyed my time working with you ,  
Best regards :  
Miguel Camacho

PD: please advise if I have to do anything @board of election, or if you will inform then

Sent from [Mail](#) for Windows 10

# EXHIBIT 7

## **RESOLUTION 2018-02**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD ON NOVEMBER 6, 2018.**

WHEREAS, the Anthem Park Community Development District ("District") is a local unit of special-purpose government established by City of St. Cloud, Florida Ordinance 2004-67-4 on June 24, 2004 pursuant to Chapter 190, F.S.;

WHEREAS, the District Board of Supervisors consists of five members; and

WHEREAS, Chapter 190, Section 190.006(8) F.S, provides for each supervisor to be entitled to receive an amount not to exceed \$200 per meeting of the Board of Supervisor and not to exceed \$4,800 per year per supervisor; and

WHEREAS, Florida Law provides for the election of members to specific terms and seat numbers for the Board of Supervisors of the Stonebrier Community Development District and calls for the election of three (3) members of the Board of Supervisors of said District for seat numbers and length of terms thereof:

Seat No.1, Currently held by Miguel Camacho  
Seat No.2, Currently held by Kenneth Williams  
Seat No.3, Currently held by Blair Possenriede

Length of term: Four-years  
Length of term: Four-years  
Length of term: Four-years

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

#### **SECTION ONE**

There is hereby called an election in the County of Osceola, State of Florida. Said election is to be held on November 6, 2018, for the purpose of having all of the qualified electors residing within the boundaries of said District to determine the members to serve as the Board of Supervisors of said District.

#### **SECTION TWO FS §99.061**

THE PERIOD OF QUALIFYING AS A CANDIDATE FOR A SUPERVISOR TO SAID DISTRICT SHALL BE FROM NOON JUNE 18, 2018 THROUGH NOON JUNE 22, 2018.

#### **SECTION THREE**

**FS§100.011, FS CHAPTERS 189, 190, 191, LOF 97-340 (where applicable)**

Said election shall be conducted according to the requirements of general law and law governing special district elections.

SECTION FOUR FS §100.011 AND §101.151

The election shall be held at the precinct polling places designated by the Supervisor of Elections in Osceola County, Florida. The polls shall be opened and closed as provided by law, and the ballot shall contain the names of the candidates to be voted upon.

SECTION FIVE FS 100.021

100.021 Notice of general election – The Department of State shall, in any year in which a general election is held, make out a notice stating what offices and vacancies are to be filled at the general election in the state, and in each county and district thereof. During the 30 days prior to the beginning of qualifying, the Department of State shall have the notice published two times in a newspaper of general circulation in each county; and, in counties in which there is no newspaper of general circulation, it shall send to the sheriff a notice of the offices and vacancies to be filled at such general election by the qualified voters of the sheriff's county or any district thereof, and the sheriff shall have at least five copies of the notice posted in conspicuous places in the county.

SECTION SIX §100.011

Election costs shall be the responsibility of the District pursuant to Florida Statute 100.011.

THE FOREGOING RESOLUTION WAS OFFERED BY SUPERVISOR \_\_\_\_\_  
who moved its adoption. The motion was seconded by Supervisor \_\_\_\_\_  
and upon being put to a vote, the vote was as follows:

AYE: Supervisors \_\_\_\_\_

NAY: Supervisors \_\_\_\_\_

This Resolution shall become effective upon its passage and the District's Secretary is authorized to provide the Osceola County Supervisor of Elections with a copy of this resolution on or before May 30, 2018.

THIS RESOLUTION IS DULY PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2018.

BOARD OF SUPERVISORS OF THE  
ANTHEM PARK COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

Title:

- ☐ Secretary  
☐ Assistant Secretary

Title:

- ☐ Chairperson  
☐ Vice Chairperson

# EXHIBIT 8

**Quality Counts!**

# CTR Roofing, LLC. PROPOSAL

## CTR Roofing, LLC.

406 MISSISSIPPI AVE  
ST. CLOUD, FL 34769  
407. 738. 1036 OFFICE  
407. 509. 8391 CELL  
[ctrqualityroofing@gmail.com](mailto:ctrqualityroofing@gmail.com)



CCC#1330399  
LIC#1326159

**Chris Thomas, Owner**

Date : 4/30/2018

Additional Notes:

ANTHEM PARK CLUBHOUSE  
2090 CONTINENTAL ST  
ST. CLOUD FL 34769  
[antheamparkcd@gmail.com](mailto:antheamparkcd@gmail.com)

407-556-2202 RE: MARIA AGOSTA

Salesperson:	Job:	Payment Terms:	Due Date:
Chris Thomas	RE-ROOF W/ARCHITECTURAL SHINGLES	CASH, PERSONAL CHECK, CREDIT CARD	UPON RECEIPT

\*10% LATE FEE After 30 Days of Receipt

*Customer Initial	DESCRIPTION OF WORK TO BE PERFORMED:	Line Total
-------------------	--------------------------------------	------------

*We hereby propose to furnish the materials and perform the labor for the completion of:*

*	Remove existing shingles. Inspect roof decking and bring to code as needed. Install 30 LB UL rated felt. Install new valley metal, plumber boots, and exhaust vents. Install limited lifetime architectural shingles in the color of:_____. Install cap, roofing cement on all flashings and 1 1/4" roofing nails, 6 per shingle. Remove all debris from site and magnetic sweep clean up.	\$43,800.00
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*	<b>ADDITIONAL CHARGES</b> may occur due to conditions of roofing underlayment that could not be seen at the time of inspection (e.g., wood rot, repair flashing, re-nail decking, etc.) If the charges exceed \$300.00, the home/business owner will be notified.	\$40.00 per Man Hr. Plus Materials
*	<b>ADDITIONAL CHARGES</b> may occur if TWO OR MORE layers of shingles are present at the time of tear off. (In some cases the estimator can not see additional layers of shingles at the time of the estimate).	\$50.00 per sq.
*	All materials are guaranteed as specified in the listed proposal description. The above said work will be performed in accordance with any drawings and/or written specifications submitted by the customer.	
*	*Owner is to carry fire, tornado, and other necessary insurance on above work. Workman's Compensation and Public Liability Insurance on the above work to be taken out by CTR Roofing, LLC.	

### ACCEPTANCE OF PROPOSAL:

*	The above materials, labor, specifications, and conditions are satisfactory. I hereby authorize CTR Roofing, LLC., to perform the work listed in this proposal and payment will be made as outlined above.	
*	Due to unforeseen circumstances such as, scheduling, inclement weather, etc., CTR Roofing can only provide an estimated time frame for work to begin. From the date this Proposal is received by office of CTR Roofing, your wait time is approximately: _____.	

**\*\*THIS PROPOSAL WILL BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS\*\***

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

\* Mandatory Customer Initial

TOTAL **\$43, 800.00**

**THANK YOU FOR CHOOSING YOUR LOCAL QUALITY ROOFER!**



# Estimate

for  
Maria Agoste  
2090 Continental St  
Saint Cloud, FL 34769-1841



Tyler Bruns  
407-908-4542  
1750 Mohave Ct St Cloud, FL 34772

Estimate No. EstimateID Issued on Tue Sep 26, 2017

Qty	Name	Description	Rate	Amount	Tax
273	Material	Material: Architectural Shingles	\$27.50	\$7,507.50	TAX
10	Material	Material: Synthetic Felt underlayment	\$79.00	\$790.00	NON
45	Material	Material: metal drip edge 6"total	\$6.00	\$270.00	TAX
5	Material: Shingle starter strips	Material :Shingle starter strips	\$40.00	\$200.00	TAX
7	Material	Material: vents Ridge & Pipe vents & Gooseneck vents	\$25.00	\$175.00	TAX
200	material	Material: 10" valley metal flashing	\$1.05	\$210.00	NON
8	Material	Material :Ridge cap materials	\$40.00	\$320.00	TAX
1	Dumpster	Dumpster	\$1,000.00	\$1,000.00	TAX
1	service	Service: Permit and inspection fees	\$0.00	\$0.00	NON
94	service	Service: Labor to remove and haul off roof debris,dump fees, and install new architectural Shingles (Standard weight)	\$251.00	\$23,594.00	NON

tax \$710.44  
estimated total \$34,776.94

# THANK YOU

for considering Nationwide Roofing & GC, LLC CCC1330921

## QUESTIONS? CONTACT US

Tyler@nationwideroofinggc.com  
407-908-4542

## TERMS & CONDITIONS

We accept payment by check, cash and credit. Please send checks to our main address or call with credit card info added service fee for credit cards.

NOTE: If any bad decking is discovered added cost of \$3 sqft for plywood or \$5LF for boards owner to confirm amount replacing.

# DON SCHMIDT CONTRACTING & ROOFING, INC.

COMMERCIAL \* RESIDENTIAL \* LICENSED \* BONDED \* INSURED

101 E. 13th St

Cert. Contractor No. CRC1331023

St. Cloud, FL 34769

Cert. Roofing No. CCC042852

**Ph. No. (407) 892-9884 Fax No. (407) 892-8881**

[www.donschmidtroofing.com](http://www.donschmidtroofing.com)

## PROPOSAL

PAGE 1 OF 4

DATE: 1/23/18

PROPOSAL SUBMITTED TO:

PHONE #: 407-556-2202

Anthem Park CDD – Attn: Maria Augusta

anthemparkcdd@gmail.com

ADDRESS:

JOB NAME:

**2090 Continental St.**

CITY, STATE, AND ZIP CODE:

JOB LOCATION:

St. Cloud, FL 34769

**Same**

Pull required roofing permit.

Remove, clean up and haul away one layer of roofing materials.

Includes renail existing wood decking to bring up to new Florida Hurricane Code (as required)

Dry-in with one layer of **synthetic underlayment** or equiv.

Install new lead shields over plumbing stacks and replace all gn vents.

Drag magnet to pick up nails

Includes new standard drip edge (mill, white or brown only). Excluding where gutters are present

Apply new 30year "**Limited lifetime**" Dimensional Fungus Resistant fiberglass shingles w/roof nails.

Includes reusing existing power vent

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

**Thirty Five Thousand Nine Hundred Fifty Dollars**

**\$35,950.00**

**Replacement of any rotted wood not listed above will be on a time and material basis and is not included in the contract price.**

### DUE AS FOLLOWS: 50% UPON DELIVERY MATERIAL. BALANCE UPON COMPLETION

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications necessitate an extra charge. All agreements contingent upon strikes, accidents, or delays beyond our control. We are not responsible for fire, wind, or storm damage, the owner is required to carry necessary insurance. Our workers are fully covered by workers' compensation insurance. Interest is due on all unpaid accounts at 15% per year, beginning with the date the account is due. The owner shall pay all expenses incurred in the collection and enforcement of this agreement, including reasonable attorney's fees. Owner agrees to provide access of our trucks to the roof. Contractor is not responsible for damage to curbs, walkways, driveways, structures, septic tanks, HVAC, utility lines, pipes, landscaping, and/or appurtenances. Our warranty excludes all consequential damages, as well as connections to attached aluminum roof areas. **Visa/Mastercard payments will require an additional 3% fee added to the total invoice.**

**Removal & re-installation of Satellite dishes may require adjustment by service provider. This adjustment is not included in this proposal and is the responsibility of the property owner.**

Authorized Signature:

Note: This proposal may be withdrawn by us if not accepted within 30 days.

WARRANTY TO OUR FUTURE CUSTOMER:

Our primary concern at Don Schmidt Contracting & Roofing is that your roofing job is done right. Our personal guarantee is that you are satisfied. With this in mind, we unconditionally warranty all workmanship supplied by us to the buyer for a period of five (5) years from the date of installation of your new roof.

INSURANCE:

All work involved within the following proposal is fully covered by Workman's Compensation, Public Liability, Property Damage, and Products Liability Insurance. Copies of our insurance certificates are available on request, and you are welcome to check with our insurance carrier to verify that our policies are current. NOTE: Most homeowners insurance policies do not cover employing outside contractors doing work on the home. An "exemption certificate" is not insurance coverage and does not protect you, the homeowner, from liability for a company's employees.

**To verify** workers compensation coverage of any licensed roofer or contractor, call the State Of Florida, Bureau of Compliance in Orlando at **(407) 245-0896**

ACCESS OF VEHICLES TO ROOF

Owner agrees to provide access of ours and material delivery trucks to the roof, and we are not responsible for damage to driveways, lawns, shrubbery, or tree branches. Our warranty excludes all consequential damages.

ROTTED WOOD

The Florida building code as well as common sense require that any new roofing be installed on a solid foundation. **Replacement of any rotted wood will be on a time and material basis and is not included in the contract price. Time is based on a labor rate of \$30/man hour.**

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STATUTORY WARNINGS

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37 FLORIDA STATUTES) THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THIER CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY

Owner Initial \_\_\_\_\_

Contractor Initial \_\_\_\_\_

FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

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CHAPTER 558, FLORIDA LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE REFERRING TO CHAPTER 558 OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTEREST. AGAINST A CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY DAYS BEFORE YOU FILE YOUR LAWSUIT, YOU MUST DELIVER TO THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR AND ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND MAKE AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR OR ANY SUBCONTRACTORS, SUPPLIER, OR DESIGN PROFESSIONALS. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER FLORIDA LAW.

Owner Initial \_\_\_\_\_

Contractor Initial \_\_\_\_\_

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND  
PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850-487-1395, 1940 N. Monroe St., Tallahassee, FL 32399-2202.

**INSURANCE CLAIMS ONLY:**

All work specified in this sales contract is subject to the approval of the Insurance Company. This agreement becomes binding to the undersigned as soon as the Insurance Company approves of the scope of work, and is for entire Insurance proceeds plus any deductibles, bad wood, extra work and supplements. The final price may be adjusted up or down from the sales agreement.

**Owner's acceptance of proposal.** The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Signature below authorizes contractor to use digital images of the subject property for advertisement purposes.

Date of acceptance \_\_\_\_\_

Signature \_\_\_\_\_

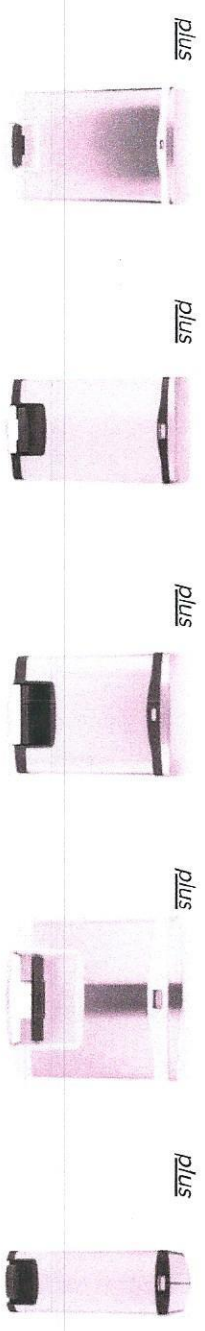
Please sign and return one copy. Keep the other for your records.

Contractor Initial \_\_\_\_\_



# EXHIBIT 9

 **Fast & Free Shipping!** [Learn More](#) ▶



- |  |  |  |  |  |
|--|--|--|--|--|
| <u>Rubbermaid</u><br><u>1902004 Slim Jim</u><br><u>Stainless Steel</u> | <u>Rubbermaid</u><br><u>1901992 Slim Jim</u><br><u>Stainless Steel</u> | <u>Rubbermaid</u><br><u>1901985 Slim Jim</u><br><u>Stainless Steel</u> | <u>Rubbermaid</u><br><u>1901984 Slim Jim</u><br><u>Stainless Steel</u> | <u>Rubbermaid</u><br><u>1901993 Slim Jim</u><br><u>Stainless Steel</u> |
| <b>\$334.00</b> /Each  | <b>\$223.00</b> /Each  | <b>\$123.00</b> /Each  | <b>\$99.00</b> /Each   | <b>\$278.00</b> /Each  |

★★★★

★★★

★★★★★

★★★★★

★★★

**Commercial Zone 72045599 StoneTec 42 Gallon Brown Trash Receptacle with Riverstone Panels and Dome Lid**

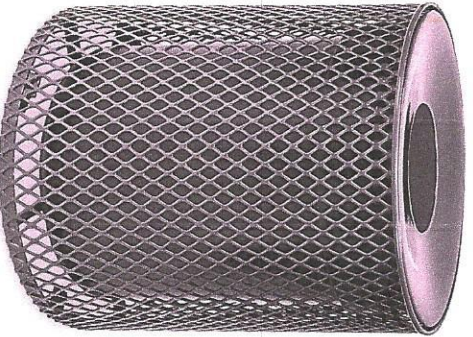
Item #: 27872045599    MFR #: 72045599

Buy 1 or more  
**\$343.99**  
Ships free with.

Anchor Kit

**Accessories & Options**

## Thermoplastic Trash Can - 32 Gallon, Funnel Lid, Black



[More Images & Video](#)

Guaranteed to be the last can you'll ever need to buy.

- Heavy-duty, 9-gauge expanded metal. Rust free.
- Large 9 1/2" opening. Lid cable attachment included.
- Reusable liner. Easy to empty, easy to clean.
- Funnel lid slopes inward to keep trash off the lid.
- Recommended trash liner: Use [S-10278](#).

MODEL NO.	DESCRIPTION	SIZE DIAM. x H	CAP. (GAL.)	WT. (LBS.)	PRICE EACH		ADD TO CART
					1	3+	
H-2293BL	Funnel Lid	24 x 29"	32	50	\$395	\$375	1 <a href="#">ADD</a>

[+ Additional Info](#)

[+ Accessories](#)

[+ Email Page](#)

[+ Add to Favorites](#)

[Request a Catalog](#)



# TRASHCANS UNLIMITED<sup>∞</sup>

THE BEST TRASH CANS AT THE BEST PRICES

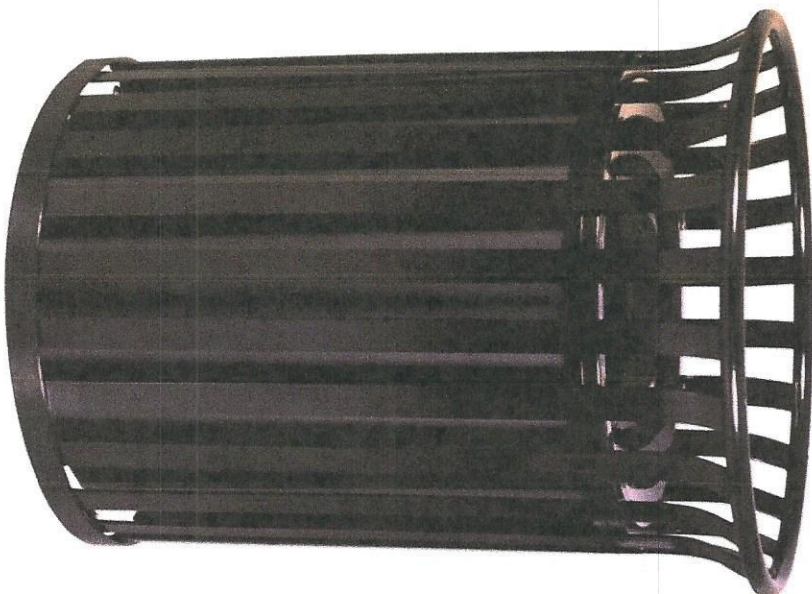
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## Categories

- NYC Compliant Can Sale
- All Trash Can Collections
- Aluminum Trash Cans
- Ash/Trash Cans ▾
- Bathroom Trash Cans
- Cigarette Receptacles ▾
- Commercial Grade Cans
- Concrete Trash Cans ▾
- Custom Logo Trash Cans ▾
- Designer Trash Cans
- Dome Top Receptacles ▾

Home / Outdoor Trash Cans / Commercial Trash Cans /  
36 Gallon SC-2633 Metal Outdoor Streetscape Trash Can (3 Color Choices)



### Excell Kaiser

36 Gallon SC-2633  
Metal Outdoor  
Streetscape Trash  
Can (3 Color  
Choices)

~~\$965.00~~ \$529.95  
(You save \$435.05)

SKU:  
SC2633

Availability:  
Ships in 5-10 Business Days

Shipping:  
Calculated at checkout

\* Color:

# EXHIBIT 10

# ESTIMATE

**Customer Information:**

ANTHEM PARK
ST. CLOUD, FLORIDA
MARIA AUGUSTA

04/19/2018

Estimated by:	B R CONCRETE, INC.
	P O BOX 700040
Location:	ST. CLOUD , FL 34770
Start Date:	

## Job Description

[illegible]

## Itemized Estimate

[illegible]

Subtotal:

Tax:

**Total Estimated Job Cost:**

\$1,735.00

# EXHIBIT 11

## RESOLUTION 2018-03

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Anthem Park Community Development District (“**Board**”) prior to June 15, 2018, proposed budgets for Fiscal Year 2018/2019; and

**WHEREAS**, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

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

1. **BUDGETS APPROVED.** The budgets proposed by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2018

HOUR: \_\_\_\_\_

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. **TRANSMITTAL OF BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budgets to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved budgets on the District’s website at least two days before the budget hearing date as set forth in Section 2. If the District does not yet have its own website, the District’s Secretary is directed to transmit the approved budgets to the manager or administrator of Osceola County for posting on its website.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF MAY 2018.**

ATTEST:

**ANTHEM PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By:\_\_\_\_\_  
Its:\_\_\_\_\_



STATEMENT 1  
ANTHEM PARK CDD  
GENERAL FUND  
PROPOSED BUDGET FY 2019

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 YTD-MARCH	FY 2019 PROPOSED	VARIANCE 2018 TO 2019
<b>REVENUE</b>								
SPECIAL ASSESSMENTS - ON-ROLL	\$ 628,137	\$ 643,892	\$ 634,905	\$ 637,813	\$ 630,269	\$ 528,560	\$ 755,269	125,000
INTEREST	76	2,689	2,716	2,116	2,000	1,062	2,000	-
OTHER MISCELLANEOUS REVENUE & INSURANCE PROCEEDS	17,738	2,702	4,291	41	-	29,072	-	-
ASSESSMENT EXCESS FEES	-	-	-	3,554	-	-	-	-
CLUBHOUSE RENTAL	6,078	8,263	7,781	8,729	4,000	3,721	4,000	-
GATE ACCESS CARD	-	-	175	715	-	80	-	-
GAIN ON FMV VALUE FOR SBA-B	-	1,594	-	-	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-	127,760	-	-	(127,760)
AMOUNTS ALLOCATED FROM RESERVES FOR CAPITAL IMPROVEMENTS	-	-	-	-	55,183	-	-	(55,183)
<b>TOTAL REVENUE</b>	<b>652,029</b>	<b>659,140</b>	<b>649,868</b>	<b>652,968</b>	<b>819,212</b>	<b>562,495</b>	<b>761,269</b>	<b>(57,943)</b>
<b>EXPENDITURES</b>								
<b>GENERAL ADMINISTRATIVE:</b>								
SUPERVISORS' COMPENSATION	8,000	11,400	13,400	11,600	12,000	5,600	12,000	-
PAYROLL TAXES	876	1,101	1,025	912	918	431	918	-
PAYROLL SERVICES	1,018	559	737	673	700	354	700	-
DISTRICT MANAGEMENT	20,000	20,000	20,625	20,625	20,640	10,320	20,640	-
ADMINISTRATIVE SERVICES (Recording)	5,000	5,000	5,150	5,150	5,160	2,580	5,160	-
GENERAL OPERATING EXPENSES	4,800	4,800	4,950	4,950	4,956	2,478	4,956	-
WEB-SITE HOSTING & MANAGEMENT	2,210	2,000	2,000	2,000	2,000	1,002	2,000	-
ACCOUNTING SERVICES	15,000	15,000	15,474	15,474	15,480	7,740	15,480	-
AUDITING SERVICES	4,225	4,450	4,450	4,450	4,450	-	4,450	-
LEGAL - ADVERTISING	2,229	2,962	6,239	3,390	1,000	528	1,000	-
MISCELLANEOUS	312	341	1,507	710	500	1	500	-
REGULATORY & PERMIT FEE	200	175	175	175	175	175	175	-
ENGINEERING SERVICES	28,030	19,718	2,210	1,964	3,000	-	3,000	-
LEGAL SERVICES	22,398	22,380	17,926	15,023	15,000	6,341	15,000	-
MASS MAILING	-	-	2,987	-	-	-	-	-
SALES TAX	-	267	-	-	-	-	-	-
<b>TOTAL GENERAL ADMINISTRATION</b>	<b>114,298</b>	<b>110,153</b>	<b>98,855</b>	<b>87,096</b>	<b>85,979</b>	<b>37,550</b>	<b>85,979</b>	<b>-</b>
<b>FINANCIAL ADMINISTRATIVE</b>								
<b>INSURANCE:</b>								
INSURANCE	12,573	10,852	12,207	18,400	20,240	18,655	20,521	281
<b>TOTAL INSURANCE</b>	<b>12,573</b>	<b>10,852</b>	<b>12,207</b>	<b>18,400</b>	<b>20,240</b>	<b>18,655</b>	<b>20,521</b>	<b>281</b>
<b>ASSESSMENT ADMINISTRATION:</b>								
COUNTY ASSESSMENT COLLECTION FEES	200	299	267	276	300	300	300	-
ASSESSMENT ADMINISTRATION	8,000	8,000	8,250	8,250	8,250	8,250	8,250	-
<b>TOTAL ASSESSMENT ADMINISTRATION</b>	<b>8,200</b>	<b>8,299</b>	<b>8,517</b>	<b>8,526</b>	<b>8,550</b>	<b>8,550</b>	<b>8,550</b>	<b>-</b>
<b>DEBT SERVICE ADMINISTRATION:</b>								
ARBITRAGE REBATE CALCULATION	650	1,150	650	-	650	650	650	-
TRUSTEES FEES	-	7,779	-	314	3,772	3,457	3,772	-
DISSEMINATION AGENT	-	-	-	5,000	5,000	5,000	5,000	-
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>650</b>	<b>8,929</b>	<b>650</b>	<b>5,314</b>	<b>9,422</b>	<b>9,107</b>	<b>9,422</b>	<b>-</b>
<b>TOTAL FINANCIAL ADMINISTRATIVE</b>	<b>135,721</b>	<b>28,080</b>	<b>21,374</b>	<b>32,240</b>	<b>38,212</b>	<b>36,312</b>	<b>38,493</b>	<b>281</b>
<b>UTILITIES:</b>								
UTILITY - ELECTRICITY	25,235	25,994	26,180	26,578	27,000	14,195	27,000	-
UTILITY - STREETLIGHTS	157,176	160,282	170,991	171,113	174,000	85,766	174,000	-
WATER - RECLAIMED	25,527	-	26,532	30,705	26,900	8,805	26,900	-
UTILITY - WATER	5,225	32,072	9,632	7,904	8,100	1,884	8,100	-
<b>TOTAL UTILITIES</b>	<b>213,163</b>	<b>218,348</b>	<b>233,335</b>	<b>236,300</b>	<b>236,000</b>	<b>110,650</b>	<b>236,000</b>	<b>-</b>
<b>SECURITY:</b>								
SECURITY SYSTEM - CONTRACT - ENVERA	12,042	5,400	6,459	5,556	5,556	4,167	5,556	-
SECURITY SYSTEM - MONITORING - GUARDIAN	432	714	425	444	456	190	456	-
SECURITY - OTHER (ACCESS CARDS, REPAIRS)	2,308	7,955	3,829	1,246	500	289	500	-
SECURITY - PROTECTION ONE - BASKETBALL COURT	-	-	655	950	948	550	948	-
SECURITY - POLICE PATROL	-	-	20,275	9,872	23,000	2,078	13,568	(9,432)
<b>TOTAL SECURITY</b>	<b>14,782</b>	<b>14,069</b>	<b>31,643</b>	<b>18,068</b>	<b>30,460</b>	<b>7,274</b>	<b>21,028</b>	<b>(9,432)</b>

STATEMENT 1  
ANTHEM PARK CDD  
GENERAL FUND  
PROPOSED BUDGET FY 2019

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 YTD-MARCH	FY 2019 PROPOSED	VARIANCE 2018 TO 2019
<b>FIELD OFFICE ADMINISTRATION:</b>								
AMENITY MANAGEMENT CONTRACT	55,308	59,778	83,822	93,063	95,330	39,775	91,665	(3,665)
AMENITY MANAGEMENT- CLUBHOUSE RENTALS REIMBURSEMENTS	2,783	3,234	4,687	3,099	3,771	1,785	3,771	0
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	3,151	1,068	4,207	4,306	4,380	2,521	4,380	-
CLUBHOUSE OFFICE SUPPLIES	3,670	1,209	1,513	711	1,700	262	1,700	-
CLUBHOUSE FACILITY JANITORIAL SUPPLIES	2,088	531	1,635	1,461	1,500	575	1,500	-
PEST CONTROL & TERMITE BOND	506	4,150	559	552	552	276	552	-
MISCELLANEOUS (False Alarm & CH Special/Meeting)	1,819	1,085	1,053	403	400	28	400	-
CLUBHOUSE FACILITY MAINTENANCE	7,135	11,393	6,069	2,725	5,000	515	5,000	-
CLUBHOUSE LIGHTING REPLACEMENT	-	-	508	185	500	100	500	-
<b>TOTAL FIELD OFFICE ADMINISTRATION</b>	<b>76,460</b>	<b>82,448</b>	<b>104,053</b>	<b>106,505</b>	<b>113,133</b>	<b>45,837</b>	<b>109,468</b>	<b>(3,665)</b>
<b>LANDSCAPE MAINTENANCE:</b>								
LANDSCAPE MAINTENANCE - CONTRACT	116,586	124,394	135,842	137,305	137,305	68,653	152,781	15,476
LANDSCAPE REPLACEMENT	18,356	5,573	29,390	25,132	22,000	12,359	5,000	(17,000)
TREE TRIMMING	-	7,590	2,566	215	1,000	3,142	1,000	-
IRRIGATION REPAIRS & MAINTENANCE	9,081	22,630	5,339	1,708	12,300	-	12,300	-
LANDSCAPE MISCELLANEOUS (MULCH)	-	11,900	202	5,600	-	-	-	-
R&M - Landscape Irrigation	-	-	0	8,306	-	-	-	-
<b>TOTAL LANDSCAPING MAINTENANCE</b>	<b>144,023</b>	<b>172,088</b>	<b>173,339</b>	<b>178,266</b>	<b>172,605</b>	<b>84,154</b>	<b>171,081</b>	<b>(1,524)</b>
<b>FACILITY MAINTENANCE:</b>								
LAKE MANAGEMENT	3,256	3,552	3,552	4,402	4,572	2,162	4,200	(372)
WETLAND MONITORING	1,376	1,440	1,080	1,440	1,440	720	1,440	-
FOUNTAIN SERVICE CONTRACT	1,500	-	1,750	1,524	800	400	-	(800)
FOUNTAIN REPAIRS & MAINTENANCE	5,830	7,185	4,125	2,775	1,000	565	1,000	-
GATE MAINTENANCE & REPAIR	-	699	1,805	1,106	1,000	-	1,000	-
ENTRY & WALLS MAINTENANCE	3,167	4,450	1,400	-	1,000	5,300	1,000	-
DECORATIVE LIGHT MAINTENANCE	-	9,975	346	-	1,500	-	1,500	-
POWERWASH	-	-	-	3,049	1,800	400	1,800	-
POOL SERVICE - CONTRACT	12,800	13,425	12,625	14,800	13,800	6,900	13,800	-
POOL MAINTENANCE & REPAIR	1,429	5,413	3,009	847	3,000	975	3,000	-
POOL MONITORING	1,350	-	-	-	-	-	-	-
POOL PERMIT	325	325	425	325	325	-	325	-
ATHLETIC FACILITIES MAINTENANCE & EQUIPMENT REPAIR	797	2,835	253	1,239	600	149	600	-
MISCELLANEOUS - CONTINGENCY-FIELD	10,100	1,051	2,474	3,454	2,500	1,205	2,500	-
SIGNAGE	-	-	-	998	-	-	-	-
DRAIN BASIN	-	-	-	1,198	-	-	-	-
<b>TOTAL FACILITY MAINTENANCE</b>	<b>41,930</b>	<b>51,350</b>	<b>32,844</b>	<b>37,157</b>	<b>33,337</b>	<b>18,776</b>	<b>32,165</b>	<b>(1,172)</b>
<b>CAPITAL IMPROVEMENT PROGRAM:</b>								
CAPITAL IMPROVEMENT	-	10,991	43,387	-	5,000	-	5,000	-
CLUBHOUSE & POOL FURNITURE REPLACEMENT	1,785	-	6,128	-	-	-	-	-
CLUBHOUSE FACILITY REPAIR & MAINTENANCE	13,230	-	-	-	-	-	-	-
PLAYGROUND	32,752	5,456	1,883	-	-	-	-	-
MISCELLANEOUS	-	4,756	-	-	-	-	-	-
<b>TOTAL CAPITAL IMPROVEMENT PROGRAM</b>	<b>47,767</b>	<b>21,203</b>	<b>51,398</b>	<b>-</b>	<b>5,000</b>	<b>-</b>	<b>5,000</b>	<b>-</b>
<b>RESERVES</b>								
INCREASE IN RESERVES CAPITAL FY 2019	-	-	-	-	49,300	-	51,300	2,000
INCREASE IN FUND BALANCE	-	-	-	-	55,183	-	10,755	10,755
DECREASE RESERVE CAPITAL IMPROVEMENTS	-	-	-	-	-	-	-	(55,183)
<b>TOTAL RESERVES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>104,483</b>	<b>-</b>	<b>62,055</b>	<b>(42,428)</b>
<b>TOTAL EXPENDITURES</b>	<b>673,846</b>	<b>697,739</b>	<b>746,841</b>	<b>695,632</b>	<b>819,209</b>	<b>340,553</b>	<b>761,269</b>	<b>(57,943)</b>
<b>EXCESS OF REV. OVER/(UNDER) EXPEND.</b>	<b>(21,820)</b>	<b>(38,600)</b>	<b>(96,970)</b>	<b>(42,660)</b>	<b>-</b>	<b>221,940</b>	<b>-</b>	<b>-</b>
TRANSFER OUT TO 301	(5,776)	-	-	-	-	-	-	-
FUND BALANCE - BEGINNING	441,925	610,369	571,764	474,794	432,134	-	298,491	-
INCREASE IN RESERVES FY 2019	-	-	-	-	49,300	-	62,055	-
DECREASE IN RESERVE CAPITAL IMPROVEMENTS	-	-	-	-	(55,183)	-	-	-
DECREASE FUND BALANCE FORWARD	0	-	-	-	(127,760)	-	-	-
<b>FUND BALANCE - ENDING</b>	<b>414,329</b>	<b>571,769</b>	<b>474,794</b>	<b>432,134</b>	<b>298,491</b>	<b>-</b>	<b>360,546</b>	<b>-</b>

**FY 2018 GROSS ASSESSMENTS:**  
SPECIAL ASSESSMENTS - ON-ROLL  
DISCOUNT 4%  
COLLECTION FEES 2%  
NET ASSESSMENTS:

670,499  
(26,820)  
(13,410)  
630,269

FUND BALANCE		
Two Months Operating Capital		126,878
FY 2016 Reserve	\$ 47,400	
FY 2017 Reserve	48,300	
FY 2018 Reserve	49,300	
FY 2019 Reserve	51,300	
Capital Reserve Balance		196,300
Unassigned		<u>37,368</u>
Total Fund Balance		360,546

- a) Capital Improvement for FY 2017 includes \$1,584 for dog park gate latch, \$2,350 for a solar streetlight and the remaining funds are for irrigation rehab.  
b) Reserve capital improvements for FY 2018 includes \$10,612 for furniture and \$44,571 for pool finish.



**STATEMENT 2**  
**ANTHEM PARK CDD**  
**O&M ASSESSMENT CALCULATION AND ALLOCATION AMONG LAND USES**  
**GENERAL FUND - FY 2019**

**A. EAU Calculation**

CDD Land Use	Planned Units	EAU Factor	Total EAU /[A]
Undeveloped Acreage	96	0.70	67.2
Tri-plex	276	0.80	220.8
Townhome	100	0.90	90.0
Single Family 50'	409	1.00	409.0
Single Family 80'	50	1.60	80.0
<b>Total</b>	<b>931</b>		<b>867.0</b> A

**B. O&M Assessment Requirement ("AR")**

	Amount
General Administrative Expenditures	\$ 85,979.00
Financial Administrative Expenditures	38,493.00
Utilities	236,000.00
Security	21,028.00
Field Office	109,468.43
Landscape Maintenance	171,081.00
Facilities Maintenance	32,165.00
Capital Improvement	5,000.00
RESERVES	51,300.00
Reserve Capital Improvement	-
Miscellaneous Revenues	(6,000.00)
Amounts Allocated from Reserves for Capital Improvements	-
Fund Balance Forward	-
Subtotal BEFORE Cty charges	D 744,514.43
County Collection Fee (2%)	13,409.98
Early Payment Discount (4%)	26,819.96
Subtotal	40,229.94
Total O&M AR - GROSS /(d)	B \$ 784,744.37
Total EAU	A 867.00
Total O&M AR - GROSS/EAU	B/A = C \$ 905.13
Total O&M AR - NET/EAU	D/A \$ 858.72

**C. FY 2019 Allocation of O&M Assessment and Assessment Per Unit**

CDD Land Use	Total EAU /[A]	Total O&M Allocation (EAU *C)	Total Units	Total GROSS O&M Assmt/Unit /(b),(d)
Undeveloped Acreage	67.2	60,824.48	96	633.59
Tri-plex	220.8	199,851.85	276	724.10
Townhome	90.0	81,461.35	100	814.61
Single Family 50'	409.0	370,196.59	409	905.13
Single Family 80'	80.0	72,410.09	50	1,448.20
<b>Total</b>	<b>867.0</b>	<b>\$ 784,744.37</b>	<b>931</b>	<b>\$ 842.90</b>

**D. Increase FY 2018 to FY 2019 Gross Assessment Per Unit**

CDD Land Use	Units	FY 2018	FY 2019	Yearly Increase/(Decrease)	Monthly Increase
Undeveloped Acreage	96.00	541.00	541.00	-	
Tri-plex	276.00	619.00	724.00	105.00	8.75
Townhome	100.00	696.00	815.00	119.00	9.92
Single Family 50'	409.00	773.00	905.00	132.00	11.00
Single Family 80'	50.00	1,237.00	1,448.00	211.00	17.58
<b>Total</b>					

**STATEMENT 3  
ANTHEM PARK CDD  
SERIES 2016A-1 DEBT SERVICE  
FY2019 PROPOSED BUDGET**

**REVENUE**

SPECIAL ASSESSMENTS - ON-ROLL (GROSS)

LESS: DISCOUNT ASSESSMENTS

**TOTAL REVENUE**

**EXPENDITURES**

COUNTY - ASSESSMENT COLLECTION FEES

INTEREST EXPENSE

May 1, 2019

November 1, 2019

PRINCIPAL RETIREMENT

May 1, 2019

**TOTAL EXPENDITURES**

EXCESS OF REVENUE OVER (UNDER) EXPENDITURES

<b>FY 2019 PROPOSED BUDGET</b>	
\$	593,750
	(23,750)
	<b>570,000</b>
	11,875
	117,778
	114,578
	320,000
	<b>564,231</b>
	5,769

**2016A-1 & A-2**

**Gross/ERU** \$ 1,078.21

**Net/ERU** \$ 1,013.52

<b>CDD Use</b>	<b>Units</b>	<b>ERU</b>	<b>Total ERU</b>	<b>Percentage ERU</b>	<b>Net Total</b>	<b>Net/Unit</b>
Tri-Plex	93	0.80	74.40	11.88%	\$ 75,405.61	\$ 810.81
Townhome	99	0.90	89.10	14.23%	\$ 90,304.29	\$ 912.16
50'	389	1.00	389.00	62.13%	\$ 394,257.81	\$ 1,013.52
80'	46	1.60	73.60	11.76%	\$ 74,594.79	\$ 1,621.63
	<b>627</b>		<b>626.10</b>	<b>100.00%</b>	<b>\$ 634,562.50</b>	

**STATEMENT 4**  
**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
8/15/2016						8,045,000
11/1/2016		2.00%	52,367	52,367	52,367	8,045,000
5/1/2017	310,000	2.00%	124,028	434,028		7,735,000
11/1/2017		2.00%	120,928	120,928	554,956	7,735,000
5/1/2018	315,000	2.00%	120,928	435,928		7,420,000
11/1/2018		2.00%	117,778	117,778	553,706	7,420,000
5/1/2019	320,000	2.00%	117,778	437,778		7,100,000
11/1/2019		2.00%	114,578	114,578	552,356	7,100,000
5/1/2020	325,000	2.00%	114,578	439,578		6,775,000
11/1/2020		2.00%	111,328	111,328	550,906	6,775,000
5/1/2021	335,000	2.25%	111,328	446,328		6,440,000
11/1/2021		2.25%	107,559	107,559	553,888	6,440,000
5/1/2022	340,000	2.25%	107,559	447,559		6,100,000
11/1/2022		2.25%	103,734	103,734	551,294	6,100,000
5/1/2023	350,000	2.50%	103,734	453,734		5,750,000
11/1/2023		2.50%	99,359	99,359	553,094	5,750,000
5/1/2024	360,000	2.50%	99,359	459,359		5,390,000
11/1/2024		2.50%	94,859	94,859	554,219	5,390,000
5/1/2025	370,000	3.00%	94,859	464,859		5,020,000
11/1/2025		3.00%	89,309	89,309	554,169	5,020,000
5/1/2026	380,000	3.00%	89,309	469,309		4,640,000
11/1/2026		3.00%	83,609	83,609	552,919	4,640,000
5/1/2027	395,000	3.13%	83,609	478,609		4,245,000
11/1/2027		3.13%	77,438	77,438	556,047	4,245,000
5/1/2028	410,000	3.50%	77,438	487,438		3,835,000
11/1/2028		3.50%	70,263	70,263	557,700	3,835,000
5/1/2029	420,000	3.50%	70,263	490,263		3,415,000
11/1/2029		3.50%	62,913	62,913	553,175	3,415,000
5/1/2030	440,000	3.50%	62,913	502,913		2,975,000
11/1/2030		3.50%	55,213	55,213	558,125	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		-
11/1/2036			-	-	545,031	-
<b>Total</b>	<b>\$ 8,045,000</b>	<b>\$</b>	<b>3,084,008</b>	<b>\$ 11,129,008</b>	<b>\$</b>	<b>11,129,008</b>

**STATEMENT 5  
ANTHEM PARK CDD  
SERIES 2016A-2 DEBT SERVICE  
FY2019 PROPOSED BUDGET**

	<b>FY 2019 PROPOSED BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL (GROSS)	\$ 81,726
LESS: DISCOUNT ASSESSMENTS	(3,269)
<b>TOTAL REVENUE</b>	<b>78,457</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	1,635
INTEREST EXPENSE	
May 1, 2019	20,700
November 1, 2019	19,956
PRINCIPAL RETIREMENT	
May 1, 2019	35,000
<b>TOTAL EXPENDITURES</b>	<b>77,291</b>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,166

**STATEMENT 6**  
**ANTHEM PARK CDD**  
**CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-2**

Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual	Outstanding
8/15/2016						970,000
11/1/2016		4.25%	9,278	9,278	9,278	970,000
5/1/2017	30,000	4.25%	21,975	51,975		940,000
11/1/2017		4.25%	21,338	21,338	73,313	940,000
5/1/2018	30,000	4.25%	21,338	51,338		910,000
11/1/2018		4.25%	20,700	20,700	72,038	910,000
5/1/2019	35,000	4.25%	20,700	55,700		875,000
11/1/2019		4.25%	19,956	19,956	75,656	875,000
5/1/2020	35,000	4.25%	19,956	54,956		840,000
11/1/2020		4.25%	19,213	19,213	74,169	840,000
5/1/2021	35,000	4.25%	19,213	54,213		805,000
11/1/2021		4.25%	18,469	18,469	72,681	805,000
5/1/2022	40,000	4.25%	18,469	58,469		765,000
11/1/2022		4.25%	17,619	17,619	76,088	765,000
5/1/2023	40,000	4.25%	17,619	57,619		725,000
11/1/2023		4.25%	16,769	16,769	74,388	725,000
5/1/2024	40,000	4.25%	16,769	56,769		685,000
11/1/2024		4.25%	15,919	15,919	72,688	685,000
5/1/2025	45,000	4.25%	15,919	60,919		640,000
11/1/2025		4.25%	14,963	14,963	75,881	640,000
5/1/2026	45,000	4.25%	14,963	59,963		595,000
11/1/2026		4.25%	14,006	14,006	73,969	595,000
5/1/2027	50,000	4.25%	14,006	64,006		545,000
11/1/2027		4.25%	12,944	12,944	76,950	545,000
5/1/2028	50,000	4.75%	12,944	62,944		495,000
11/1/2028		4.75%	11,756	11,756	74,700	495,000
5/1/2029	50,000	4.75%	11,756	61,756		445,000
11/1/2029		4.75%	10,569	10,569	72,325	445,000
5/1/2030	55,000	4.75%	10,569	65,569		390,000
11/1/2030		4.75%	9,263	9,263	74,831	390,000
5/1/2031	60,000	4.75%	9,263	69,263		330,000
11/1/2031		4.75%	7,838	7,838	77,100	330,000
5/1/2032	60,000	4.75%	7,838	67,838		270,000
11/1/2032		4.75%	6,413	6,413	74,250	270,000
5/1/2033	65,000	4.75%	6,413	71,413		205,000
11/1/2033		4.75%	4,869	4,869	76,281	205,000
5/1/2034	65,000	4.75%	4,869	69,869		140,000
11/1/2034		4.75%	3,325	3,325	73,194	140,000
5/1/2035	70,000	4.75%	3,325	73,325		70,000
11/1/2035		4.75%	1,663	1,663	74,988	70,000
5/1/2036	70,000	4.75%	1,663	71,663		-
11/1/2036			-	-	71,663	-
<b>Total</b>	<b>\$ 970,000</b>	<b>\$</b>	<b>526,428</b>	<b>\$ 1,496,428</b>	<b>\$ 1,496,428</b>	