

***ANTHEM PARK COMMUNITY
DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisors
Meeting***

Date & Time:

Friday

July 13, 2018

9:00 A.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

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

July 6, 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 **Friday, July 13, 2018 at 9:00 a.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: **July 13, 2018**
Time: **9:00 A.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. Amenity Manager Report, Police Report, & Security Report Exhibit 1
 ➤ Discussion of Policy as to Disciplinary Action

IV. Administration Items:

- A. Approval of the Minutes of June 8, 2018 Meeting Exhibit 2
B. Acceptance of the Unaudited June 2018 Financial Statements Exhibit 3

V. Business Items

- A. Presentation & Discussion of Proposed Amendment to Policies & Rates Exhibit 4
B. Consideration of ACT Proposal - Repair of Playground Button - \$270 Exhibit 5
C. Presentation & Acceptance of the FY 2017 Audited Financial Statements Exhibit 6
C. Discussion of New Board Supervisor

VI. Staff Reports

- A. Manager
B. Attorney
C. Engineer Report

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

ANTHEM PARK

COMMUNITY DEVELOPMENT DISTRICT



Amenity Center Management Report

Date of Meeting: July 13, 2018

Submitted by: Maria Agosta

Facility Discussion and Projects for June and July

- **Project Timeline (recently completed or to be completed in June)**
 - a. Clubhouse Touch up paint
 - b. Clubhouse door locks
- Call report
- Icon Summary
- Playground Lock – ACT Quote
- Yellowstone grade sheets
- Pool Monitoring
- Pressure Washing

Amenity Management

- We had 7 parties in June
- We have 5 parties in July

Resident Requests and Upcoming Events

- Summer Event in July



ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
05/31/18	225	2000	PATROL	ANTHEM PARK	2025	CPL HENRY ARRIVED TO CLUBHOUSE AREA, ALL COMMON AREAS ARE CLEAR
		2025			2100	PATROL PROPERTY, ALL APPEARS 10-4
		2100			2130	CHECKED ALL PARKS AND OTHER COMMON AREAS, ALL ARE CLEAR
		2130			2200	WALKED BACK LAKE AREA, ALL CLEAR NO SIGNS OF ACTIVITY
		2200			2220	WALKED BACK PATH AREAS, ALL CLEAR AND APPEAR 10-4
		2220			2235	WALKED JEFF GREEN AREA, TO BACK GATE, ALL APPEARS 10-4
		2235			2300	PATROL PROPERTY, ALL APPEARS 10-4
		2300			2330	PATROL PROPERTY, ALL APPEARS 10-4
		2330			2400	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/01/18	232	2100	PATROL	ANTHEM PARK	2115	OFC TEJEDA ARRIVED TO PROPERTY, ALL APPEARS 10-4
		2115			2130	CLUBHOUSE, POOL AND PARK ALL APPEAR TO BE 10-4
		2130			2200	PATROL PROPERTY ALL APPEARS 10-4
		2200			2230	PATROLLED BACK AREA BY LAKE, ALL APPEARS 10-4
		2230			2300	PATROL PROPERTY ALL APPEARS 10-4
		2300			2330	ALL COMMON AREAS AND CLEAR OF RESIDENTS, ALL APPEARS 10-4
		2330	PUBLIC CONTACT		2340	FLAGGED DOWN BY RESIDENT, HAD A QUESTION ABOUT POOL HOURS
		2340			2400	PATROL PROPERTY ALL APPEARS 10-4
		2400			2430	PATROL PROPERTY ALL APPEARS 10-4
		2430			100	PATROL PROPERTY ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/02/18	100	2000	PATROL	ANTHEM PARK	2025	SUPERVISOR MARCUCCI ARRIVED ON POST, ALL APPEARS 10-4
		X			X	CHECKED POOL, FITNESS CENTER AND PARKS, STILL HAS RESIDENTS
		2025			2050	PATROL PROPERTY, ALL APPEARS 10-4
		2050			2100	CHECKED POOL AND FITNESS CENTER, ALL CLOSED AND CLEAR AT THIS TIME
		X			X	CLUBHOUSE WAS CLEAR BUT BOTH BACK DOORS WERE LEFT OPENED
		2100			2130	PATROL PROPERTY, ALL APPEARS 10-4
		2130			2150	PATROL PROPERTY, ALL APPEARS 10-4
		2150	UNSECURED VEHICLE		2155	LOCATED UNSECURE VEHICLE AT BLOUNT/FT MCHENRY TRUNK LEFT OPEN
		X			X	BLACK HONDA ACCORD FL TAG# EMAT68. SECURED FOR THEM
		2155			2230	PATROL PROPERTY, ALL APPEARS 10-4
		2230			2300	PATROL PROPERTY, ALL APPEARS 10-4
		2300			2330	PATROL PROPERTY, ALL APPEARS 10-4
		2330			2400	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/03/18	225	2200	PATROL	ANTHEM PARK	2230	CPL HENRY ARRIVED ON POST, ALL COMMON AREAS ARE SECURED AND EMPTY
		2230			2300	PATROL PROPERTY, ALL APPEARS 10-4
		2300			2330	PATROL PROPERTY, ALL APPEARS 10-4
		2330			2400	PATROL PROPERTY, ALL APPEARS 10-4
		2400			2430	PATROLLED LAKE AREA, ALL APPEARS 10-4
		2430			100	PATROL PROPERTY, ALL APPEARS 10-4
		100			130	PATROL PROPERTY, ALL APPEARS 10-4
		130			200	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/07/18	225	2100	PATROL	ANTHEM PARK	2120	CPL HENRY ARRIVED ON POST, POOL AREA IS CLOSED AND EMPTY
		2120			2200	PATROLLED BACK LAKE AREA, ALL APPEARS 10-4
		2220			2215	PATROLLED PATHWAYS, ALL APPEAR 10-4
		2215			2230	PATROLLED BACK SIDE OF JEFFERSON GREEN, ALL APPEARS 10-4
		2230			2300	ALL OTHER COMMON AREAS AND PARKS AND CLEAR AND APPEAR 10-4
		2300			2330	PATROL PROPERTY, ALL APPEARS, 10-4
		2330			2400	PATROL PROPERTY, ALL APPEARS, 10-4
		2400			2430	PATROL PROPERTY, ALL APPEARS, 10-4
		2430			100	PATROL PROPERTY, ALL APPEARS, 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/08/18	100	2200	PATROL	ANTHEM PARK	2230	SUPERVISOR MARCUCCI ARRIVED ON POST, ALL APPEARS 10-4
		X			X	CLUBHOUSE, POOLS AND PARK ARE CLOSED AND CLEAR
		2230			2300	PATROL PROPERTY, ALL APPEARS 10-4
		2300			2330	PATROL PROPERTY, ALL APPEARS 10-4
		2330	MOTORIST ASSIST		2350	JUMPSTARTED A VEHICLE OR RESIDENT IN JEFFERSON GREEN
		2350			2400	PATROL BY FOOT ON BACKSIDE OF JEFFERSON GREEN
		2400			2430	PATROL PROPERTY, ALL APPEARS 10-4
		2430			100	PATROL PROPERTY, ALL APPEARS 10-4
		100			130	PATROL PROPERTY, ALL APPEARS 10-4
		130			200	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/09/18	232	2130	PATROL PROPERTY	ANTHEM PARK	2150	OFC TEJEDA ARRIVED ON POST, ALL APPEARS 10-4
		2150			2215	CLUBHOUSE AND SURROUNDING COMMON AREAS ARE CLEAR AND 10-4
		2215			2240	PATROL PROPERTY, ALL APPEARS 10-4
		2240			2315	PATROL PROPERTY, ALL APPEARS 10-4
		2315			2345	PATROL LAKE AREA ALL APPEARS 10-4
		2345			2400	PATROL BACK AREA OF JEFFERSON GREEN, ALL APPEARS 10-4
		2400			2430	PATROL PROPERTY, ALL APPEARS 10-4
		2430			100	PATROL PROPERTY, ALL APPEARS 10-4
		100			130	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/10/18	225	2000	PATROL PROPERTY	ANTHEM PARK	2030	CPL HENRY ARRIVED ON POST, ALL APPEARS 10-4
		2030			2050	COMMON AREAS ARE CLEAR AND APPEAR 10-4
		2050			2110	WALKED BACK PATHS, ALL APPEAR 10-4
		2110			2145	PATROL PROPERTY, ALL APPEARS 10-4
		2145			2220	WALKED LAKE AREA, MADE CONTACT WITH 1 WHITE MALE AND 1 WHITE
		X			X	FEMALE, PLAYING POKEMON GO, ALL APPEARS 10-4
		2220			2250	PATROL PROPERTY, ALL APPEARS 10-4
		2250			2315	PATROL PROPERTY, ALL APPEARS 10-4
		2315			2400	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/14/18	225	2100	PATROL	ANTHEM PARK	2115	CPL HENRY ARRIVED TO CLUBHOUSE AREA, ALL CLEAR AND APPEARS 10-4
		2115			2135	WALKED PATH AREAS, ALL APPEARS 10-4
		2135			2200	PATROL PROPERTY, ALL APPEARS 10-4
		2200			2230	WALKED LAKE AREA, ALL APPEARS 10-4
		2230			2245	WALKED BACK SIDE OF JEFFERSON GREEN, FOUND TIRE TRACKS
		X			X	APPEARS A LARGER TRUCK WAS DRIVING BACK THERE
		2245			2315	PATROL PROPERTY, ALL APPEARS 10-4
		2315			2345	PATROL PROPERTY, ALL APPEARS 10-4
		2345			2415	PATROL PROPERTY, ALL APPEARS 10-4
		2415			100	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/15/18	100	2200	MOTORIST ASSIST	ANTHEM PARK	2220	SAT BEHIND A BROKEN DOWN VEHICLE WITH MY EMERGENCY LIGHTS
		X			X	FOR SAFETY, FAMILY ARRIVED AND GAVE HIM GAS, ALL 10-4
		2220			2250	SUPERVISOR MARCUCCI ARRIVED ON POST, ALL APPEARS 10-4
		2250			2310	COMMON AREAS ARE CLOSED AND CLEAR, ALL APPEAR 10-4
		2310			2340	PATROL PROPERTY, ALL APPEARS 10-4
		2340			2410	PATROL PROPERTY, ALL APPEARS 10-4
		2410			2420	CHECKED THE BACK OF JEFF GREEN, ALL APPEARS 10-4
		2420			2450	PATROL PROPERTY, ALL APPEARS 10-4
		2450			110	PATROL OF LAKE AREA, JUST A MAN WALKING HIS DOG
		110			140	PATROL PROPERTY, ALL APPEARS 10-4
		140			200	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/16/18	232	2030	PATROL	ANTHEM PARK	2100	OFC TEJEDA ARRIVED ON POST, ALL APPEARS 10-4
		X			X	CLUBHOUSE AND SURROUNDING COMMON AREAS ARE CLEAR AND 10-4
		2100			2130	PATROL PROPERTY, ALL APPEARS 10-4
		2130			2200	PATROL PROPERTY, ALL APPEARS 10-4
		2200			2215	WALKED PATHWAYS BEHIND CLUBHOUSE, ALL APPEARS 10-4
		2215			2245	PATROL PROPERTY, ALL APPEARS 10-4
		2245			2300	WALKED BACK AREA OF JEFFERSON GREEN, ALL APPEARS 10-4
		2300	RESIDENT CONTACT		2310	MADE CONTACT WITH A W/M W/F AT SUNSET PARK, PLAYING POKEMON GO
		2310			2340	PATROL PROPERTY, ALL APPEARS 10-4
		2340			2400	PATROL PROPERTY, ALL APPEARS 10-4
		2400			2430	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/17/18	225	2000	PATROL	ANTHEM PARK	2025	CPL HENRY ARRIVED ON POST, ALL APPEARS 10-4
		2025			2050	CLUBHOUSE, POOL, PARKS ARE CLEAR AND APPEAR 10-4
		2050			2110	PATROL PROPERTY, ALL APPEARS 10-4
		2110			2130	PATROL PATHWAY NEAR CLUBHOUSE, ALL APPEAR 10-4
		2130			2200	PATROL PATHWAY NEAR CLUBHOUSE, ALL APPEAR 10-4
		2200			2230	WALKED LAKE AREA, CLEAR AND APPEAR 10-4
		2230	FLAGGED DOWN BY RESIDENT		2245	FLAGGED DOWN BY A RESIDENT, ADVISED OF A CAR DRIVING AROUND
		X			X	AT HIGH RATE OF SPEED, SEARCHED AREA, NEGATIVE CONTACT
		2245			2315	PATROL PROPERTY, ALL APPEARS 10-4
		2315			2345	PATROL PROPERTY, ALL APPEARS 10-4
		2345			2400	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/21/18	225	2000	PATROL	ANTHEM PARK	2030	CPL HENRY ARRIVED ON POST, ALL APPEARS 10-4
		2030			2050	CLUBHOUSE AND POOL AREA AND CLOSED AND CLEAR. ALL 10-4
		2050			2110	WALKED PATHWAYS, ALL APPEAR 10-4
		2110			2130	WALKED LAKE AREA, ALL APPEARS 10-4
		2130			2200	PATROL PROPERTY, ALL APPEARS 10-4
		2200			2230	PATROL PROPERTY, ALL APPEARS 10-4
		X			X	ALL OTHER COMMON AREAS ARE CLEAR AND APPEAR 10-4
		2230			2300	FILMING AT A HOME NEAR PATRIOT PARK, HAVE PERMITS ALL 10-4
		2300			2330	PATROL PROPERTY, ALL APPEARS 10-4
		2330			2400	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/22/18	100	2100	PATROL	ANTHEM PARK	2130	SUPERVISOR MARCUCCI ARRIVED ON POST, ALL APPEARS 10-4
		2130			2200	PATROL PROPERTY, ALL APPEARS 10-4
		2200			2230	CLUBHOUSE, POOL, PARKS ARE CLEAR AND APPEAR 10-4
		2230			2300	PATROL PROPERTY, ALL APPEARS 10-4
		2300			2315	PATROLLED PATHWAYS BEHIND CLUBHOUSE, ALL APPEAR 10-4
		2315			2345	PATROL PROPERTY, ALL APPEARS 10-4
		2345			2415	PATROLLED LAKE AREA, ALL APPEARS 10-4
		2415			2425	WALKED THE BACK AREA OF JEFF GREEN, ALL APPEARS 10-4
		2425			100	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/23/18	232	2200	PATROL	ANTHEM PARK	2215	OFC TEJEDA ARRIVED ON POST, CLUBHOUSE AND POOL ARE CLOSED AND
		X			X	CLEAR OF ANY RESIDENTS. ALL APPEARS 10-4
		2215			2225	PATROLLED PATHWAYS BY FOOT, ALL APPEAR 10-4
		2225			2255	PATROLLED LAKE AREA BY FOOT, ALL APPEARS 10-4
		2255			2330	PATROL PROPERTY, ALL APPEARS 10-4
		2330			2400	PATROL PROPERTY, ALL APPEARS 10-4
		2400			2430	PATROL PROPERTY, ALL APPEARS 10-4
		2430			100	PATROL PROPERTY, ALL APPEARS 10-4
		100			130	PATROL PROPERTY, ALL APPEARS 10-4
		130			200	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/24/18	225	2000	PATROL	ANTHEM PARK	2020	CPL HENRY ARRIVED ON POST, ALL APPEARS 10-4
		2020			2050	CLUNHOUSE, POOL AND PARKS ARE CLEAR AND APPEAR 10-4
		2050			2110	WALKED PATHWAYS, ALL APPEAR 10-4
		2110			2115	FLAGGED DOWN BY RESIDENT TO REPORT 2 DIRT BIKES RIDING AROUND
		X	FLAGGED DOWN		X	EARLIER IN DAY. 1 RED 1 BLACK. ADVISED THEM TO CONTACT SCPD
		2115			2145	PATROL PROPERTY, ALL APPEARS 10-4
		2145			2200	WALKED LAKE AREA, ALL APPEARS 10-4
		2210			2220	WALKED JEFFERSON GREEN, ALL APPEARS 10-4
		2220			2250	PATROL PROPERTY, ALL APPEARS 10-4
		2250			2310	PATROL PROPERTY, ALL APPEARS 10-4
		2310			2340	PATROL PROPERTY, ALL APPEARS 10-4
		2340			2400	PATROL PROPERTY, ALL APPEARS 10-4

COMMUNICATIONS

ANTHEM PARK

JUNE 2018 WITH LOCATION

Call Time	Event ID	Rpt #	Nature	Address_Formatted	Notes
06/30/2018 18:26:2	2018181211	18003396	HIT AND RUN NO INJURIES	OLD CANOE CREEK RD/LEX	compl alex webb is a witness to the hit and run and is willing to speak with an
06/30/2018 00:38:3	2018181002		SUSPICIOUS VEHICLE	LEXINGTON BLVD/SOLDIER	CORRECTION SUBJ IN A 4D NOT VN [06/30/18 00:43:33 RICHARDH] COMP ADV WILL BE P
06/29/2018 21:52:5	2018180303		SUSPICIOUS VEHICLE	REMEMBRANCE AVE/PATRIO	Spoke to security vehicle, occupied by two males. They are hired security by th
06/29/2018 15:47:4	2018180219		911 OPEN LINE	1821 SOLDIERS PASS	OPER D/C AND CALLED BACK AND SPOKE WITH A MALE NAMED ERIC - HE IS I HIS CAR DR
06/29/2018 15:14:2	2018180210		INTELLIGENCE LED POLICING	2090 CONTINENTAL ST	
06/29/2018 10:26:4	2018180121		DANGEROUS ANIMAL	2090 CONTINENTAL ST	{A5} GATOR WAS MOVED TO THE RETENTION POND [06/29/18 10:43:35 MDODD1814] {A5}
06/29/2018 09:30:2	2018180092		CITIZEN ASSIST	1980 PATRIOT WAY	Compl. was instructed to call back during the hours of the activity [06/29/18
06/28/2018 11:53:1	2018179101		911 HANG UP	2061 NATIONS WAY	A20 ADV OF CALL [06/28/18 11:55:20 LHAND1612] OPER ADV OF A 911 HANG UP. NO DI
06/28/2018 10:02:0	2018179075		TRAFFIC STOP	OLD CANOE CREEK RD/PIN	FORD EXP REF NO SEATBELT [06/28/2018 10:02:00 MWELS1962]
06/28/2018 07:09:5	2018179048		BREATHING PROBLEMS INEFFECTV	1990 NATIONS WAY	[EMD] Dispatch Code: 06E01 (INEFFECTIVE BREATHING) Response: E/R [06/28/18 07:
06/28/2018 04:18:3	2018179032		TRAFFIC STOP	OLD CANOE CREEK RD/LEX	EQUIP AND DRIVING PATTERN**** [06/28/18 04:20:18 NGREE1622] TCD AN DRIVING PA
06/27/2018 17:13:2	2018178234	18003336	ACCIDENT WITH INJURIES	OLD CANOE CREEK RD/LEX	[FIRE] UDTs: {R32} Patient Transferred [06/27/18 18:20:32 PMALD2064] {A7} ROAD
06/27/2018 04:55:1	2018178068		SUSPICIOUS INCIDENT	2041 NATIONS WAY	Canvassed the area for a silver nissan twice. No similar vehicles seen. [06/27
06/26/2018 21:49:3	2018177263		CIVIL MATTER	2051 REMEMBRANCE AVE	Comp adv that the owner of the home lives upstairs and every single time the ow
06/26/2018 21:48:4	2018177262		911 HANG UP	2051 REMEMBRANCE AVE	coords plotting back to this address [06/26/18 21:49:15 JEFFM] 911 hangup [06
06/26/2018 07:02:2	2018177070		TRAFFIC STOP	FORGET ME NOT CT/OLD C	PARKING LOT [06/26/18 07:02:56 LHAND1612] SIL HOND ACCORD EXPIRED TAG [06/26/
06/26/2018 01:17:3	2018177006		CIVIL MATTER	2155 CONTINENTAL ST	comp advised was trying to get a hold of husband since she had not seen hi or c
06/26/2018 00:56:2	2018177003	18003305	SUSPICIOUS INCIDENT	2100 SENATE AVE	ONE TRESSPASS CARD [06/26/18 01:30:34 CONNIE] COMP ADV THAT SHE HA A MALE FRI
06/25/2018 17:35:5	2018176198		RECKLESS DRIVER	BETSY ROSS LN/OLD GLOR	Spoke to the residents of 2124 Betsy Ross Lane and warned them not to ride the
06/24/2018 17:57:3	2018175143		CIVIL MATTER	2090 CONTINENTAL ST	I arrived on scene and made contact with the comp he advised the residents at t
06/24/2018 14:51:5	2018175113		VERBAL DOMESTIC DISTURBANCE	1950 VALLEY FORGE DR	Made contact with Jose and he advised that his son's mother Felisha came to pic
06/24/2018 13:00:4	2018175095		SUSPICIOUS VEHICLE	2136 CONTINENTAL ST	COMP REQ TO SPK TO OFC BY PX [06/24/18 13:03:34 BLIMA2079] [EPD] Questions:
06/23/2018 20:49:3	2018174198		BUSINESS CONTACT	4500 LEXINGTON BLVD	88.74 ft from 4461 LEXINGTON BLVD [06/23/2018 20:49:35 Unit:B20]
06/23/2018 19:20:1	2018174186		RESD BURGLARY INTRUSION	1815 REMEMBRANCE AVE	or (321) 245-0246 [06/23/18 19:38:49 TGEOR1945] Property is secure exterior s
06/23/2018 15:06:4	2018174138		CIVIL MATTER	2108 CONGRESS LN	Spoke with both subjects and they advised they were having a verbal argument. T
06/22/2018 22:09:1	2018173295		SUSPICIOUS PERSON	4771 NATHAN HALE BLVD	COMP ADV OLDER BROTHER MAY HAVE CONTAINED THE LITTLE BOY IN THE HOUSE [06/22/1

Report Generated:
07/05/2018 14:19:12

User ID:
APAYN1236

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06/22/2018 21:37:5	2018173290	SUSPICIOUS INCIDENT	1820 CENTENNIAL AVE	Compl. advised he was on Old Canoe Creek Rd just about to turn onto Lexington w
06/22/2018 20:02:2	2018173266	COMMUNITY ORIENTED PATROL	4500 LEXINGTON BLVD	
06/22/2018 19:42:4	2018173263	TRAFFIC STOP	4500 LEXINGTON BLVD	Veh belongs to driver's son. Husband arrived on scene and showed where he had
06/22/2018 13:40:4	2018173182	REPOSSESSION	2233 BETSY ROSS LN	OWNER AWARE; AUTH BY THE CREDIT UNION; TOWED TO 11421 SPACE BLVD [06/22/18 13:
06/22/2018 08:44:4	2018173112	ABANDONED VEHICLE	2090 CONTINENTAL ST	Vehicle is registered and does not show signs of abandonment. It i also on pr
06/22/2018 08:43:4	2018173111	TRAFFIC STOP	OLD CANOE CREEK RD/MES	BLU TOYT REF SEATBELT [06/22/2018 08:43:49 MWELS1962]
06/22/2018 00:43:1	2018173010	BUSINESS CONTACT	2090 CONTINENTAL ST	
06/20/2018 16:30:5	2018171217	TRAFFIC STOP	OLD CANOE CREEK RD/LEX	BLU NISS WINDSHIELD TINT [06/20/2018 16:30:56 MDODD1814]
06/20/2018 13:30:5	2018171152	911 HANG UP	1909 NATIONS WAY	LINE PICKED UP, UNKOWN NOISE IN BACKGROUND NO DISTRESS THEN BEEP FO A V/M [06
06/19/2018 10:54:1	2018170111	SUSPICIOUS INCIDENT	4851 NATHAN HALE BLVD	provided comp with case number. comp was out of town for a few weeks. whe she r
06/19/2018 02:47:2	2018170020	REPOSSESSION	1901 PATRIOT WAY	owner not aware, veh taken to 11424 space blvd in orlando. repo company is B an
06/18/2018 14:31:3	2018169138	OBSTRUCTION OF ROADWAY	OLD CANOE CREEK RD/PIN	
06/17/2018 16:25:0	2018168145	CIVIL MATTER	1970 VALLEY FORGE DR	comp will be in the Whi BMW in the pd parking lot ref to meet the spanish speak
06/17/2018 02:39:0	2018168024	BUSINESS CONTACT	2090 CONTINENTAL ST	
06/16/2018 15:47:5	2018167136	TRAFFIC STOP	OLD CANOE CREEK RD/LEX	BLK FORD EXPL TINTED HEADLIGHTS [06/16/2018 15:47:56 DWYNN1269]
06/15/2018 17:14:3	2018166226	RECKLESS DRIVER	2090 CONTINENTAL ST	{A10} CHECKED THE AREA NO CTC MADE WITH THE COMP OR THE MOTORCYCLES [06/15/18
06/15/2018 03:03:1	2018166034	CITIZEN ASSIST	PINE LAKE DR/OLD CANOE	
06/13/2018 22:56:1	2018164273	VERBAL DOMESTIC DISTURBANCE	4420 CAPITAL BLVD	Mother and her 22 yr old daughter got into a verbal disturbance ove household
06/13/2018 17:40:4	2018164220	CITIZEN ASSIST	4501 CAPITAL BLVD	[EPD] Questions: 11. Alcohol/drugs not invl. 13. No medical needed. [06/
06/13/2018 16:03:4	2018164199	CITIZEN ASSIST	4900 OLD GLORY WAY	I spoke with the mom about their son riding his ATV on city propert I advised
06/13/2018 14:11:3	2018164170	CITIZEN ASSIST	1991 CONTINENTAL ST	Comp advised an officer went to his house with his ex and she took the juv whil
06/13/2018 03:26:0	2018164035	DUPLICATE CALL	4501 CAPITAL BLVD	[FIRE] SUBJ HIGHLY INTOXICATED [06/13/18 03:26:23 RICHARDH] Event spawned from
06/13/2018 03:25:3	2018164034	ASSIST ANOTHER AGENCY	4501 CAPITAL BLVD	[FIRE] UDTs: {E32} Patient Contact [06/13/18 03:27:59 CELIA] [FIRE SUBJ HIGHL
06/12/2018 18:53:2	2018163220	CUSTODY ISSUE	1991 CONTINENTAL ST	comp had questions in regards to chid custody and believes ex was i violation
06/12/2018 17:17:4	2018163197	MINOR TRAFFIC VIOLATION COMPL	4900 OLD GLORY WAY	COMP DOES NOT NEED OFC TO CONTACT HIM [06/12/18 17:23:51 RRAMO2058 BLK PANTS/
06/12/2018 14:55:2	2018163157	CIVIL MATTER	1991 CONTINENTAL ST	comp advsied she is supposed to have custody of her son while the father is at
06/12/2018 09:24:0	2018163075	TRAFFIC STOP	OLD CANOE CREEK RD/KIL	NISSAN WINDSHIELD TINT [06/12/2018 09:24:00 LCARN1725]
06/10/2018 19:42:4	2018161207	RESD BURGLARY INTRUSION	1810 RUFUS KING DR	[EPD] Questions: 5. Drop time: 19:40 6. Owner's phone #: 40 931-6351
06/10/2018 19:37:4	2018161204	TRAFFIC STOP	OLD CANOE CREEK RD/KIL	REF STOP SIGN [06/10/2018 19:37:42 GSEAM1964]
06/10/2018 19:29:4	2018161202	TRAFFIC STOP	OLD CANOE CREEK RD/KIL	SIL SATURN VUE REF SPEED [06/10/2018 19:29:44 GSEAM1964]
06/10/2018 18:01:4	2018161183	DRUG USE OR POSSESSION	CONTINENTAL ST/NATHAN	COMM DOES NOT WANT CONTACT [06/10/18 18:05:23 PMALD2064] [EPD] Questions:

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06/10/2018 15:11:4	2018161162	18003045	PAST BURGLARY B&E	2114 SENATE AVE	NOTIF CORP OF CALL HOLDING [06/10/18 15:22:16 CHILL1826] [EPD]
Dispatch Code:					
06/10/2018 03:09:4	2018161039		TRAFFIC STOP	OLD CANOE CREEK RD/LEX DODG PK REF RECKLESS DRIVING AND EQUIP	[06/10/2018 03:09:42 TGEOR1945]
06/09/2018 18:09:0	2018160185		INVESTIGATION SUPPLEMENTAL	4890 NATHAN HALE BLVD REF 18-003012	[06/09/18 18:10:03 SSTRE2007]
06/09/2018 12:29:1	2018160127		PUBLIC SERVICE CALL	2090 CONTINENTAL ST	COMP DISCONNECTED BEFORE ANSWERING ANY QUES [06/09/18 12:30:20 BLIMA2079]
06/08/2018 22:41:1	2018159233	18003012	BURGLARY TO A RESIDENCE	4890 NATHAN HALE BLVD	COMM REQ TO SEE OFC REF DAMAGE DONE TO HIS VEHICLE [06/08/18 22:44:22 PMALD206]
06/07/2018 21:28:0	2018158230		REPOSSESSION	2040 REMEMBRANCE AVE	REPO OWNER UNAWARE [06/07/18 21:28:44 RICHARDH]
06/06/2018 17:04:4	2018157184		PUBLIC SERVICE CALL	2117 CONTINENTAL ST	COMP COULD NOT TALK NOW WILL CALL BACK LATER [06/06/18 17:09:30 RRAMO2058] [EP
06/06/2018 09:55:5	2018157111	18002952	BURGLARY TO A VEHICLE	2109 CONTINENTAL ST	[EPD] Dispatch Code: 130B03 Response: 1P Questions: 2. Vict caller on scene
06/05/2018 22:00:0	2018156229		EXTRA PATROL	2112 CONGRESS LN	This event (EXTRA PATROL) was created by Event Scheduler. Comments Officer Ga
06/04/2018 22:00:1	2018155190		EXTRA PATROL	2112 CONGRESS LN	This event (EXTRA PATROL) was created by Event Scheduler. Comments Officer Ga
06/04/2018 14:14:3	2018155111		TRAFFIC	1921 BANNER LN	Comp request to see an Officer at the PD lobby in reference to an abandoned veh
06/03/2018 22:00:0	2018154203		EXTRA PATROL	2112 CONGRESS LN	This event (EXTRA PATROL) was created by Event Scheduler. Comments Officer Ga
06/03/2018 06:35:5	2018154048		PUBLIC SERVICE CALL	CITIZEN LN/SOLDIERS PA	CLAYTON CALLED FOR ADDRESS - AND SAID HE GOING TO TAKE A LOOK AT HYDRANT [06/0
06/03/2018 05:18:1	2018154039	18002895	HIT AND RUN	BETSY ROSS LN/OLD GLOR [LAW]	CLAYTON CALLED FOR ADDRESS - AND SAID HE GOING TO TAKE A LOOK AT HYDRANT
06/02/2018 22:21:2	2018153224		INVESTIGATION SUPPLEMENTAL	4740 NATHAN HALE BLVD	ref 18-002810 [06/02/18 22:22:01 TGEOR1945]
06/02/2018 22:00:0	2018153220		EXTRA PATROL	2112 CONGRESS LN	This event (EXTRA PATROL) was created by Event Scheduler. Comments Officer Ga
06/02/2018 17:44:2	2018153169		INVESTIGATION SUPPLEMENTAL	2112 CONGRESS LN	***CANCEL BOLO REF TO A MISSING JUV*** CANCEL BOLO FOR RILEY DOYLE TRULLINGER,
06/02/2018 02:05:2	2018153020		TRAFFIC STOP	4500 LEXINGTON BLVD	WHI 2D [06/02/2018 02:05:21 SKROK1613]
06/01/2018 23:55:3	2018152275		LOUD PARTY	2030 REMEMBRANCE AVE	spoke with homeowner in regards to loud music and voices coming fro back yard
06/01/2018 22:00:0	2018152259		EXTRA PATROL	2112 CONGRESS LN	This event (EXTRA PATROL) was created by Event Scheduler. Comments Officer Ga
06/01/2018 17:20:4	2018152189		SUSPICIOUS INCIDENT	4710 CAPITAL BLVD	Met with comp who advised of a fraudulent phone call. The comp did not give any

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EXHIBIT 2

On a MOTION by Mr. Williams, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board approved the **May 10, 2018 Meeting Minutes** for the Anthem Park Community Development District.

B. Acceptance of the Unaudited May 2018 Financial Statements

On a MOTION by Mr. Harrington, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board accepted the **Unaudited May 2018 Financial Statements** for the Anthem Park Community Development District.

FIFTH ORDER OF BUSINESS – Business Matters

A. Consideration of Yellowstone Proposals

Ms. Rivas presented Yellowstone Proposals:

- 1. Irrigation Repairs \$181.32**
- 2. Locate and Diagnose Problem in Wire System \$380.70**

On a MOTION by Mr. Williams, SECONDED by Mr. Possenriede, WITH ALL IN FAVOR, the Board approved the Yellowstone Proposals: Irrigation Repairs - \$181.32 and Locate and Diagnose in Wire System - \$380.70 for the Anthem Park Community Development District.

B. Discussion of Notes from Pool Monitor

Ms. Agosta presented Discussion of Notes from Pool Monitor and asked for comments or questions.

Discussion ensued.

C. Discussion of New Board Supervisor

Ms. Rivas stated that Ms. Comings-Thibault received one resume for consideration. She recommended to the Board that a nomination could be taken at the following meeting to allow more time for candidates to submit their resumes.

Discussion ensued. Mr. Williams requested to proceed with a nomination for the new board supervisor.

On a MOTION by Ms. Possenriede, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board nominated Monika Mahr as Board Supervisor for the Anthem Park Community Development District.

The Oath of Office and Officers Resolution will brought to the next meeting. The Sunshine Law and new supervisor information will be sent to Ms. Mahr.

Ms. Rivas notified Ms. Mahr that she was entitled to up to \$200 per meeting and asked if she accepted or declined.

Ms. Mahr accepted.

D. Discussion of Roof

Ms. Agosta presented Discussion of Roof and asked for comments or questions.

Discussion ensued. The Board requested that Ms. Agosta find out how long the clubhouse might be closed for roof replacement. Mr. Johnson asked that a copy of the contract be sent to him.

On a MOTION by Mr. Williams, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board authorized Ms. Agosta to choose the roof color and roof tile for the Clubhouse for the Anthem Park Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Manager

There being none, next item followed.

B. Attorney

There being none, next item followed.

C. Engineer Report

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Supervisor Requests

A. New Rule Making

Discussion ensued.

On a MOTION by Ms. Possenriede, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board agreed to move forward with the rule making process to waive the fee for the Anthem Park Homeowners Association and the Neighborhood Watch, and keeping the fee as is for outside organizations for the Anthem Park Community Development District.

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

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Signature

Printed Name

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 3

Anthem Park Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
May 31, 2018**

Anthem Park CDD

Balance Sheet

May 31, 2018

	<u>General Fund</u>	<u>Series 2016 Debt Service</u>	<u>Consolidated Total</u>
<u>ASSETS:</u>			
CASH - O&M Checking Accts.	\$ 404,626	\$ -	\$ 404,626
MMK ACCOUNT	296,021	-	296,021
DEBIT CARD	1,603	-	1,603
INVESTMENTS:			-
SBA POOL A	39,562	-	39,562
REVENUE FUND	-	85,446	85,446
RESERVE TRUST FUND	-	317,613	317,613
INTEREST FUND	-	-	-
PREPAYMENT FUND	-	9	9
DEPOSITS - UTILITIES	240	-	240
ACCOUNTS RECEIVABLE	349	-	349
ON ROLL ASSESSMENTS RECEIVABLE	12,370	12,454	24,824
DUE FROM OTHER FUNDS	-	83,158	83,158
TOTAL ASSETS	<u>\$ 754,771</u>	<u>\$ 498,680</u>	<u>\$ 1,253,451</u>
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$ 18,342	\$ -	\$ 18,342
DEFERRED REVENUE ON-ROLL	12,370	12,454	24,824
DUE TO OTHER FUNDS	83,158	-	83,158
<u>FUND BALANCES:</u>			
NON-SPENDABLE (DEPOSITS & PREPAID)	240	-	240
RESTRICTED FOR:			
DEBT SERVICE	-	486,226	486,226
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:	432,896	-	432,896
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 754,771</u>	<u>\$ 498,680</u>	<u>\$ 1,253,451</u>

ANTHEM PARK CDD
General Fund
Statement of Revenue, Expenses and Change in Fund Balance
For the period from October 1, 2017 through May 31, 2018

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 630,269	\$ 630,269	\$ 618,000	\$ (12,269)
INTEREST	2,000	1,333	1,501	168
CLUBHOUSE RENTAL	4,000	2,667	6,270	3,603
ACCESS CARDS	-	-	200	200
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	-	-	-
TOTAL REVENUE	819,212	634,269	655,043	20,774
EXPENDITURES				
GENERAL ADMINISTRATION:				
SUPERVISORS' COMPENSATION	12,000	8,000	6,200	1,800
PAYROLL TAXES	918	612	477	135
PAYROLL SERVICE FEE	700	467	410	57
DISTRICT MANAGEMENT	20,640	13,760	13,760	-
ADMINISTRATIVE SERVICES	5,160	3,440	3,440	-
GENERAL OPERATING EXPENSES	4,956	3,304	3,304	-
WEBSITE HOSTING & MANAGEMENT	2,000	1,333	1,336	(3)
ACCOUNTING SERVICES	15,480	10,320	10,320	-
AUDITING SERVICES	4,450	-	-	-
LEGAL ADVERTISING	1,000	528	528	-
MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500	333	129	204
REGULATORY & PERMIT FEE	175	175	175	-
ENGINEERING SERVICES	3,000	-	-	-
LEGAL SERVICES	15,000	7,618	7,618	-
TOTAL GENERAL ADMINISTRATION	85,979	49,890	47,697	2,193
FINANCIAL ADMINISTRATIVE				
INSURANCE:				
INSURANCE (Liability, Property and Casualty)	20,240	20,240	18,655	1,585
TOTAL INSURANCE	20,240	20,240	18,655	1,585
ASSESSMENT ADMINISTRATION:				
ASSESSMENT ADMINISTRATION	8,250	8,250	8,250	-
COUNTY ASSESSMENT COLLECTION FEES	300	300	301	(1)
TOTAL ASSESSMENT ADMINISTRATION	8,550	8,550	8,551	(1)
DEBT SERVICE ADMINISTRATION:				
DISSIMINATION AGENT	5,000	5,000	5,000	-
ARBITRAGE REBATE CALCULATION	650	650	650	-
TRUSTEE FEES	3,772	3,772	3,457	315
TOTAL DEBT SERVICE ADMINISTRATION	9,422	9,422	9,107	315
TOTAL FINANCIAL ADMINISTRATIVE	38,212	38,212	36,313	1,899
UTILITIES:				
ELECTRICITY SERVICES	27,000	18,000	19,324	(1,324)
STREETLIGHTS - UTILITY	174,000	116,000	114,575	1,425
WATER - RECLAIMED	26,900	17,933	13,943	3,990
WATER UTILITY	8,100	5,400	2,894	2,506
TOTAL UTILITIES	236,000	157,333	150,736	6,597
SECURITY:				
SECURITY SYSTEM - CONTRACT - ENVERA	5,556	4,167	4,167	-
SECURITY SYSTEM - MONITORING - GUARDIAN	456	304	301	3
SECURITY - ACCESS CARDS	500	289	289	-
SECURITY - PROTECTION ONE - BASKETBALL COURT	948	711	708	3
SECURITY - POLICE PATROL	23,000	15,333	4,274	11,059
TOTAL SECURITY	30,460	20,804	9,739	11,065

ANTHEM PARK CDD

General Fund

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

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
FIELD OFFICE ADMINISTRATION:				
AMENITY MANAGEMENT CONTRACT	95,330	63,553	55,460	8,093
AMENITY MANAGEMENT - CLUBHOUSE RENTALS	3,771	2,514	2,301	213
AMENITY MANAGEMENT - REIMBURSEMENTS	-	-	-	-
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,380	3,285	3,249	36
CLUBHOUSE OFFICE SUPPLIES	1,700	1,133	625	508
CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,500	1,000	973	27
PEST CONTROL & TERMITE BOND	552	276	276	-
MISCELLANEOUS	400	250	250	-
CLUBHOUSE FACILITY MAINTENANCE	5,000	3,333	524	2,809
CLUBHOUSE LIGHTING REPLACEMENT	500	300	300	-
TOTAL FIELD OFFICE ADMINISTRATION	113,133	75,645	63,958	11,686
LANDSCAPING MAINTENANCE:				
LANDSCAPE MAINTENANCE - CONTRACT	137,305	91,537	92,415	(878)
LANDSCAPE REPLACEMENT	22,000	14,667	14,060	607
TREE TRIMMING	1,000	-	-	-
IRRIGATION - REPAIRS & MAINTENANCE	12,300	8,200	4,352	3,848
LANDSCAPE MISCELLANEOUS	-	-	-	-
TOTAL LANDSCAPING MAINTENANCE	172,605	114,403	110,827	3,577
FACILITY MAINTENANCE:				
LAKE MANAGEMENT	4,572	3,048	2,862	186
WETLAND MONITORING	1,440	1,080	1,080	-
FOUNTAIN SERVICE CONTRACT	800	400	400	-
FOUNTAIN REPAIRS & MAINTENANCE	1,000	735	735	-
GATE REPAIRS & MAINTENANCE	1,000	667	250	417
ENTRY & WALLS MAINTENANCE	1,000	1,000	5,300	(4,300)
DECORATIVE LIGHT MAINTENANCE	1,500	1,000	-	1,000
POWERWASH	1,800	1,200	400	800
POOL SERVICE CONTRACT	13,800	9,200	9,200	-
POOL REPAIRS & MAINTENANCE	3,000	2,000	975	1,025
POOL MONITORING	-	-	-	-
POOL PERMIT	325	-	-	-
ATHLETIC FACILITIES REPAIRS & MAINTENANCE	600	400	334	66
MISCELLANEOUS - CONTINGENCY - EXPENSE	2,500	1,667	5,461	(3,794)
TOTAL FACILITY MAINTENANCE	33,337	22,396	26,997	(4,601)
CAPITAL IMPROVEMENT PROGRAM:				
CAPITAL IMPROVEMENTS	5,000	-	-	-
TOTAL CAPITAL IMPROVEMENT PROGRAM	5,000	-	-	-
RESERVES				
INCREASE IN RESERVES FY 2019	49,300	-	-	-
RESERVE CAPITAL IMPROVEMENTS	55,183	-	-	-
TOTAL RESERVES	104,483	-	-	-
TOTAL EXPENDITURES	819,212	478,685	446,267	32,417
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	155,584	208,776	53,191
NET CHANGE IN FUND BALANCE	-	155,584	208,776	53,191
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)	-	-	-
FUND BALANCE - ENDING	\$ 260,387	\$ 549,614	\$ 640,901	\$ 485,316

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
Total Replacement Expenditures from Reserves	\$ 91,531

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

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 593,750	\$ 558,125	\$ 550,583 (a)	\$ (7,542)
INTEREST--INVESTMENT	-	-	3,425	3,425
MISCELLANEOUS REVENUE	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(23,750)	-	-	-
TOTAL REVENUE	570,000	558,125	554,008	(4,117)
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	11,875	-	-	-
INTEREST EXPENSE (NOV 2017)	-	-	120,928	(120,928)
INTEREST EXPENSE (MAY & NOV 2018)	238,706	120,928	120,928	-
PRINCIPAL RETIREMENT (MAY 2018)	315,000	315,000	315,000	-
COST OF ISSUANCE	-	-	-	-
TOTAL EXPENDITURES	565,581	435,928	556,856	(120,928)
OTHER FINANCING SOURCES (USES)				
TRANSFER-IN	-	-	-	-
TRANSFER-OUT	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURE	4,419	122,197	(2,848)	(125,045)
FUND BALANCE - BEGINNING	-	-	490,117	490,117
FUND BALANCE - ENDING	\$ 4,419	\$ 122,197	\$ 487,269	\$ 365,072

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

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 81,726	\$ 76,822	\$ 71,632 (a)	\$ (5,190)
INTEREST--INVESTMENT	-	-	-	-
MISCELLANEOUS REVENUE	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(3,269)	-	-	-
TOTAL REVENUE	78,457	76,822	71,632	(5,190)
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	1,635	-	-	-
INTEREST EXPENSE (NOV 2017)	-	-	21,338	(21,338)
INTEREST EXPENSE (MAY & NOV 2018)	42,038	21,338	21,338	-
PRINCIPAL RETIREMENT (MAY 2018)	30,000	30,000	30,000	-
COST OF ISSUANCE	-	-	-	-
TOTAL EXPENDITURES	73,673	51,338	72,676	(21,338)
OTHER FINANCING SOURCES (USES)				
GAIN OR (LOSS) ON BOND CANCELLATION (3.2M)	-	-	-	-
TRANSFER-IN	-	-	-	-
TRANSFER-OUT	-	-	-	-
BOND PROCEEDS	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,784	25,484	(1,044)	(26,528)
FUND BALANCE - BEGINNING	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE - ENDING	\$ 4,784	\$ 25,484	\$ (1,044)	\$ (26,528)

ANTHEM PARK
Community Development District
Operating Accounts Reconciliations
May 31, 2018

	<u>BANK UNITED</u>
Balance Per Bank Statement	\$ 405,462.08
Less: Outstanding Checks	(835.75)
<i>Adjusted Bank Balance</i>	<u>\$ 404,626.33</u>
Beginning Bank Balance Per Books	\$ 289,410.88
Cash Receipts & Credits	166,636.44
Cash Disbursements	(51,420.99)
<i>Balance Per Books</i>	<u>\$ 404,626.33</u>

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DATE	CHECK NO.	PAYEE	DEPOSIT	PAYMENT	BANK UNITED BALANCE
EOY Balance					109,798.45
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
10/31/2017 EOM Balance			58,009.14	89,612.96	78,194.63
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
11/30/2017 EOM Balance			80,275.47	77,242.53	81,227.57
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

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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		BANK UNITED	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		ANTHEM PARK	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

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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		Osceola Tax Collector	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		ANTHEM PARK	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		BANK UNITED	Funds Transfer	600.00	392,719.47
02/28/2018		BANK UNITED	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		ANTHEM PARK HOA	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		KOMMANDER	3/30/2018 - Fee	8.40	334,638.92
03/31/2018		ST. CLOUD POLICE DEPARTMENT	3/30/18 - Patrol Car Fee	20.00	334,618.92
03/31/2018		JOSE NATER	3/30/18 - Patrol	120.00	334,498.92
03/31/2018		EOM Balance	15,051.40	73,184.88	334,498.92
04/01/2018	1770	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - April	4,020.00	330,478.92
04/03/2018	1771	DIRT ON DEMAND	Sidewalk Repairs	4,000.00	326,478.92
04/03/2018		BANK UNITED	Funds Transfer	300.00	326,178.92
04/06/2018	1772	BLUESCAPE POOLS & SPAS	Pool Maint - April	1,150.00	325,028.92
04/06/2018	1773	BRIGHT HOUSE	4/1-4/30 - Cable/Internet	239.81	324,789.11
04/06/2018	1774	ENVERA	4/1-6/30 - Pool Monitoring	1,389.00	323,400.11
04/06/2018	1775	GARGANESE WEISS & D'AGRESTA	Legal Svcs - March	1,172.50	322,227.61
04/06/2018	1776	LAKE & WETLAND MANAGEMENT	Lake Maint - April	350.00	321,877.61
04/06/2018	1777	MARIA AGOSTA	Party Closures (9) March	422.55	321,455.06
04/06/2018	1778	ORLANDO UTILITIES COMMISSION	2/27-3/27 - Electricity & Streetlights	15,866.62	305,588.44
04/06/2018	1779	PROTECTION ONE ALARM MONITORING, INC	3/30-4/29 - Monitoring	78.95	305,509.49
04/06/2018	1780	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - April	6,974.65	298,534.84
04/06/2018	1781	YELLOWSTONE LANDSCAPE	Landscape Maint - April	12,731.75	285,803.09
04/10/2018		ANTHEM PARK	Rentals/Misc	1,360.00	287,163.09
04/10/2018		ANTHEM PARK	Rentals/Misc	585.00	287,748.09
04/10/2018	ACH4102018	DELUXE BUSINESS CHECKS AND SOLUTIONS	Checks	127.43	287,620.66
04/13/2018	1782	CITY OF ST CLOUD	2/27-3/27 - Water	3,263.50	284,357.16

**ANTHEM PARK CDD
CHECK REGISTER
FY2018**

DATE	CHECK NO.	PAYEE		DEPOSIT	PAYMENT	BANK UNITED BALANCE
04/13/2018	1783	PROTECTION ONE ALARM MONITORING, INC	4/30-5/29 - Monitoring		78.95	284,278.21
04/16/2018		Osceola Tax Collector	3/1-3/31/18 - Tax Collections	10,586.24		294,864.45
04/16/2018		Osceola Tax Collector	3/1-3/31/18 - Tax Collections - Installments	3,072.13		297,936.58
04/19/2018	1784	FLORIDA DEPT OF REVENUE	1st Qtr 2018 - Sales Tax		123.90	297,812.68
04/24/2018	1785	AMERICAN ECO SYSTEM, INC	Lake Maint - November		296.00	297,516.68
04/24/2018	1786	BRIGHT HOUSE	4/25-5/24 - Internet		124.28	297,392.40
04/24/2018	1787	ORLANDO UTILITIES COMMISSION	2/27-3/27 - 2090 Continental St CHSE		668.66	296,723.74
04/27/2018		Osceola Tax Collector	1/1-1/31/18 - Interest	12.43		296,736.17
04/30/2018	1788	ANTHEM PARK CDD	Tax Collection Distribution		6,852.39	289,883.78
04/30/2018	1789	Icon Security Services	4/5-4/15 - Security		512.00	289,371.78
04/30/2018		BANK UNITED	Interest	39.10		289,410.88
04/30/2018		EOM Balance		15,654.90	60,742.94	289,410.88
05/01/2018	1790	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Mgmt - May		4,020.00	285,390.88
05/04/2018	1791	AMERICAN ECO SYSTEM, INC	Frtin Repairs - (2 light bulbs)		170.00	285,220.88
05/04/2018	1792	Icon Security Services	4/19-4/29 - Security		512.00	284,708.88
05/04/2018	1793	BLUESCAPE POOLS & SPAS	Pool Maint - May		1,150.00	283,558.88
05/04/2018	1794	LAKE & WETLAND MANAGEMENT	Lake Maint - May		350.00	283,208.88
05/10/2018	1795	BIO-TECH CONSULTING, INC	Qtrly Maint - Wetland Mitigation Areas		360.00	282,848.88
05/10/2018	1796	BRIGHT HOUSE	5/1-5/31 - Cable/Internet		239.65	282,609.23
05/10/2018	1797	CHAPCO FENCE, LLC	Close Up Gate		250.00	282,359.23
05/10/2018	1798	CITY OF ST CLOUD	3/27-4/26 - Water		2,883.87	279,475.36
05/10/2018	1799	GEM SUPPLY CO.	Supplies		49.52	279,425.84
05/10/2018	1800	GUARDIAN PROTECTION SERVICES, INC	3/7-5/6 - Monitoring		74.14	279,351.70
05/10/2018	1801	ORLANDO UTILITIES COMMISSION	3/13-4/27 - Electricity		16,959.71	262,391.99
05/10/2018	1802	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt/Pool Monitoring		8,710.65	253,681.34
05/10/2018	1803	YELLOWSTONE LANDSCAPE	Landscape Maint - May & Irrigation Repairs		13,839.58	239,841.76
05/10/2018	ACH20180426	PAYCHEX - P/R	Qtr Fee		10.00	239,831.76
05/11/2018		Osceola Tax Collector	4/1-4/30 - Tax Collections	165,740.35		405,572.11
05/16/2018	1804	GEM SUPPLY CO.	Supplies		84.29	405,487.82
05/16/2018	1805	GUARDIAN PROTECTION SERVICES, INC	5/7-6/6 - Monitoring		37.07	405,450.75
05/16/2018	1806	MARIA AGOSTA	Party Closures (6) April		281.70	405,169.05
05/16/2018	1807	PRO-PET DISTRIBUTORS	Pet Waste Bags		200.00	404,969.05
05/16/2018	1808	PROTECTION ONE ALARM MONITORING, INC	5/30-6/29 - Monitoring		78.95	404,890.10
05/16/2018	ACH05162018	PAYCHEX - P/R	P/R Fee		47.21	404,842.89
05/16/2018	10134DD	BLAIR POSSENRIEDE	BOS Mtg - 5/10/18		184.70	404,658.19
05/16/2018	10133	GERALD HARRINGTON	BOS Mtg - 5/10/18		184.70	404,473.49
05/16/2018	10135DD	KENNETH WILLIAMS	BOS Mtg - 5/10/18		184.70	404,288.79
05/16/2018	ACH05162018	PAYCHEX - P/R	BOS Mtg - 5/10/18		92.20	404,196.59
05/19/2018		ANTHEM PARK	Rentals	848.00		405,044.59
05/25/2018	1809	YELLOWSTONE LANDSCAPE	Irrigation Repairs		102.46	404,942.13
05/30/2018	1810	BRIGHT HOUSE	5/25-6/30 - Cable/Internet		363.89	404,578.24
05/31/2018		BANK UNITED	Interest	48.09		404,626.33
05/31/2018		EOM Balance		166,636.44	51,420.99	404,626.33

EXHIBIT 4

PROPOSED AMENDMENTS TO POLICIES AND RATES

Article XI Facility Rental Policies, subsection (1) is proposed to be amended as follows:¹

- “(1) Available Facilities: The following areas of the Anthem Park Amenity Center are available for private rental (capacity and rental fee established by rule) for up to four (4) total hours (including set-up and post-event cleanup):

Clubhouse Rental (Resident Patrons) \$140.00
Clubhouse Rental (Non-resident Patrons) \$190.00

*****with a maximum of forty-five (45) persons, and a maximum of four (4) hours
plus one hour before and one hour after the event for setup and cleaning*****

Clubhouse Rentals in excess of four hours will be charged \$25.00 per hour for each additional hour over initial four hours for resident Patrons and \$100 for each additional 15 (fifteen) minutes over the initial four hours for non-resident Patrons, with prior Board, District Manager or Facility Manager written approval.

All Clubhouse Rentals require a \$200.00 security deposit for resident patrons and a \$400.00 security deposit for non-resident Patrons

The pool and pool deck area of the Anthem Park Amenity Center is not available for private rental and shall remain open to other Patrons and their guests during normal operating hours.

The Patron renting any portion of the Anthem Park Amenity Center shall be responsible for any and all damage and expenses arising from the event.

Clubhouse rental fees are waived for non-profit Anthem Park homeowner association board meetings and Anthem Park neighborhood watch group meetings. The Clubhouse may ~~also~~ be rented at a cost of \$45.00 for a maximum of two (2) hours by non-Anthem Park Homeowner Association boards, neighborhood watch groups, and other Community Development District boards for use in conducting board meetings. No District Services Agreement, Non-Resident Club Membership, or deposit shall be required for use of the Clubhouse under this subparagraph. The Board of Supervisors reserves the right to deny rental under this subparagraph depending on priority use of the Clubhouse by Resident Member and Non-Resident Member patrons.

On a case by case basis, the District may partially or completely waive rental fees for use of the Clubhouse pursuant to a District Services Agreement as referenced in Article II (20) of these Policies and Rates.

¹ ~~Strikethroughs~~ represent deleted text, underlines represent added text.

EXHIBIT 5



Access Control Technologies, Inc.

1028 W. Washington St. ■ Orlando, FL 32805 ■ 407/422-8850 ■ Fax 407/649-8352

www.actflorida.com ■ Email: service@actflorida.com

THIS IS AN ESTIMATE FOR SERVICE -- DO NOT PAY

******Note: Prices are valid for 30 days from the date of this estimate.*****

BILLING:

Anthem Park CDD

1060 Maitland Center Commons Blvd Suite 340

Maitland, FL 32751

Contact:

Ph.:

Fax:

email:

PROPERTY:

Anthem Park

2090 Continental St

St Cloud, FL 34769

Called in by Maria Agosta

Ph.: (407) 556-2202

Fax: (407) 556-2201

email: anthemparkcdd@gmail.com

Re: Job #102707 /Estimate for Service #00019565

Rachel Gold

Date: 6/28/2018

Total Pages: 2

Scope of work:

While onsite, technician (TL) found that the playground area request to exit button had been vandalized and is in need of replacement. Below are materials and labor needed for said scope of work.

Qty	Description	Price	Ext. Price
1	Request to Exit Button	\$121.00	\$121.00
1	Labor	\$90.00	\$90.00
1	Travel	\$59.00	\$59.00

Estimate Total: \$270.00

Note: Taxes and freight not included

Notes:

Access Control Technologies, Inc. - Estimate

Anthem Park

Job #102707 /Estimate for Service #00019565

Disclaimers:

This estimate is based on all other components of the system being in working condition. If during the course of the installation any other items need repair or malfunction we can repair them as necessary at an additional charge.

Please sign below to indicate acceptance of the above proposed scope of work and return via fax or email at your earliest convenience.

Signature

Date

Print Name

Sincerely,

Rachel Gold

ACT Service Department

(407) 422-8850

fax: (407) 649-8352

service@actflorida.com

EXHIBIT 6

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2017

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2017

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Anthem Park Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Anthem Park Community Development District, Osceola County, Florida ("District") as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2017, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3 - 7 and page 25 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 29, 2018, on our consideration of Anthem Park Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Anthem Park Community Development District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated May 29, 2018 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 29, 2018

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2017

Our discussion and analysis of Anthem Park Community Development District, Osceola County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2017. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position balance of (\$1,671,740).
- The change in the District's total net position in comparison with the prior fiscal year was \$44,916, a decrease of the deficit. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2017, the District's governmental funds reported combined ending fund balances of \$922,241. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2017

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2017

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2017	2016
Current assets	\$ 969,661	\$ 940,093
Capital assets	5,969,351	6,191,086
Total assets	6,939,012	7,131,179
Deferred outflows of resources	234,020	-
Current liabilities	510,717	416,919
Long-term liabilities	8,334,055	8,679,217
Total liabilities	8,844,772	9,096,136
Net position		
Net invested in capital assets	(2,475,684)	(1,676,213)
Restricted for debt service	371,819	70,772
Unrestricted	432,125	(111,215)
Total net position	\$ (1,671,740)	\$ (1,716,656)

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2017	2016
Program revenues	\$ 1,287,621	\$ 1,489,922
General revenues	12,741	10,705
Total revenues	1,300,362	1,500,627
Expenses		
General government	119,336	137,001
Physical environment	437,158	729,081
Culture and recreation	360,873	71,969
Interest on long-term debt	303,079	632,827
Cost of issuance	35,000	-
Total expenses	1,255,446	1,570,878
Change in net position	44,916	(70,251)
Net position - beginning of year	(1,716,656)	(1,646,405)
Net position - end of year	\$ (1,671,740)	\$ (1,716,656)

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2017

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2017 was \$1,255,446, which primarily consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments and developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2017.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2017, the District had \$5,969,351 invested in land, stormwater and recreational facilities. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2017, the District had \$8,679,055 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2018, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2017

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Anthem Park Community Development District's Finance Department at 250 International Parkway, Suite 280, Lake Mary, FL 32746.

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF NET POSITION**

September 30, 2017

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 432,052
Investments	39,126
Accounts receivable	1,090
Assessments receivable	14,111
Deposits	240
Prepaid items	5
Restricted Assets:	
Investments	483,037
Capital assets:	
Non-depreciable	1,991,917
Depreciable	<u>3,977,434</u>
TOTAL ASSETS	<u>6,939,012</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred refunding obligation	<u>234,020</u>
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	<u><u>\$ 7,173,032</u></u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 47,420
Accrued interest payable	118,297
Bonds payable, due within one year	345,000
Bonds payable, due in more than one year	<u>8,334,055</u>
TOTAL LIABILITIES	<u>8,844,772</u>
 NET POSITION	
Net investment in capital assets	(2,475,684)
Restricted for:	
Debt service	371,819
Unrestricted	<u>432,125</u>
TOTAL NET POSITION	<u><u>\$ (1,671,740)</u></u>

The accompanying notes are an integral part of this financial statement

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2017

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Operating	Revenues and
		Services	Contributions	Changes in Net
				Position
				Governmental
				Activities
Governmental activities				
General government	\$ 119,336	\$ 119,336	\$ -	\$ -
Physical environment	437,158	161,159	-	(275,999)
Culture and recreation	360,873	360,873	-	-
Interest on long-term debt	303,079	646,253	-	343,174
Cost of issuance	35,000	-	-	(35,000)
Total governmental activities	<u>\$ 1,255,446</u>	<u>\$ 1,287,621</u>	<u>\$ -</u>	<u>32,175</u>
General revenues:				
				3,247
Investment earnings				9,494
Miscellaneous income				<u>12,741</u>
Total general revenues				44,916
Change in net position				
Net position - October 1, 2016				<u>(1,716,656)</u>
Net position - September 30, 2017				<u>\$ (1,671,740)</u>

The accompanying notes are an integral part of this financial statement

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT**BALANCE SHEET – GOVERNMENTAL FUNDS**

September 30, 2017

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<u>ASSETS</u>				
Cash and cash equivalents	\$ 432,052	\$ -	\$ -	\$ 432,052
Investments	39,126	-	-	39,126
Accounts receivable	1,090	-	-	1,090
Assessments receivable	7,032	7,079	-	14,111
Deposits	240	-	-	240
Prepaid items	5	-	-	5
Restricted Assets:				
Investments	-	483,037	-	483,037
TOTAL ASSETS	<u>\$ 479,545</u>	<u>\$ 490,116</u>	<u>\$ -</u>	<u>\$ 969,661</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 47,420	\$ -	\$ -	\$ 47,420
TOTAL LIABILITIES	<u>47,420</u>	<u>-</u>	<u>-</u>	<u>47,420</u>
FUND BALANCES				
Nonspendable:				
Prepaid items and deposits	245	-	-	245
Restricted for:				
Debt service	-	490,116	-	490,116
Unassigned	<u>431,880</u>	<u>-</u>	<u>-</u>	<u>431,880</u>
TOTAL FUND BALANCES	<u>432,125</u>	<u>490,116</u>	<u>-</u>	<u>922,241</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 479,545</u>	<u>\$ 490,116</u>	<u>\$ -</u>	<u>\$ 969,661</u>

The accompanying notes are an integral part of this financial statement

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2017

Total Governmental Fund Balances in the Balance Sheet, Page 10	\$ 922,241
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Deferred charges on refunding of long-term debt are shown as deferred outflows of resources in the government-wide financial statements; however, this amount is not reported in the governmental financial statements.	234,020
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	8,115,600
Less accumulated depreciation	(2,146,249)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(118,297)
Governmental bonds payable	<u>(8,679,055)</u>
Net Position of Governmental Activities, Page 8	<u><u>\$ (1,671,740)</u></u>

The accompanying notes are an integral part of this financial statement

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2017

	MAJOR FUNDS		TOTAL
	GENERAL	DEBT SERVICE	GOVERNMENTAL FUNDS
REVENUES			
Special assessments	\$ 641,368	\$ 646,253	\$ 1,287,621
Miscellaneous revenue	9,485	9	9,494
Investment earnings	2,116	1,131	3,247
TOTAL REVENUES	<u>652,969</u>	<u>647,393</u>	<u>1,300,362</u>
EXPENDITURES			
General government	119,336	-	119,336
Physical environment	215,424	-	215,424
Culture and recreation	360,873		360,873
Debt			
Principal	-	340,000	340,000
Interest expense	-	207,649	207,649
Bond issuance costs	-	35,000	35,000
TOTAL EXPENDITURES	<u>695,633</u>	<u>582,649</u>	<u>1,278,282</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	<u>(42,664)</u>	<u>64,744</u>	<u>22,080</u>
FUND BALANCE			
Beginning of year	<u>474,789</u>	<u>425,372</u>	<u>900,161</u>
End of year	<u>\$ 432,125</u>	<u>\$ 490,116</u>	<u>\$ 922,241</u>

The accompanying notes are an integral part of this financial statement

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2017

Net Change in Fund Balances - Total Governmental Funds, Page 12	\$	22,080
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Amount reported for governmental activities in the Statement of Activities
are different because:

Governmental funds report capital outlays as expenditures. However,
in the Statement of Activities, the costs of those assets are depreciated
over their estimated useful lives:

Current year provision for depreciation		(221,734)
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Certain items reported in the Statement of Activities do not require
the use of current financial resources and therefore are not reported
expenditures in the governmental funds:

Payments on long-term debt		340,000
Change in accrued interest payable		(81,311)
Provision for amortization of bond premium		162
Provision for amortization of deferred charges		(14,281)

Change in Net Position of Governmental Activities, Page 9	\$	44,916
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The accompanying notes are an integral part of this financial statement

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2017

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Anthem Park Community Development District (the District) was established on June 24, 2004 by an ordinance of the City of St. Cloud, Florida, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. All of the Board members are affiliated with the Developers. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statement 14, and Statement 39, an amendment of GASB Statement 14. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2017

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2017

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2017

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Recreational Facilities	30
Recreational Furniture & Fixtures	5-20
Stormwater	25

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2017

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2017

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2017

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2017:

Investment	Fair Value	Credit Risk	Maturities
Investment in Local Government Surplus			Weighted average of the
Funds Trust Fund (Florida PRIME)	\$ 39,126	S&P AAAM	fund portfolio: 51 days
Money Market Mutual Funds - First			Weighted average of the
American Treasury Obligation CL Y	483,037	S&P AAAM	fund portfolio: 23 days
Total Investments	<u>\$ 522,163</u>		

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2017

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in anyone issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT**NOTES TO FINANCIAL STATEMENTS**

September 30, 2017

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2017 was as follows:

	Balance 10/01/2016	Increases	Decreases	Balance 09/30/2017
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 1,991,917	\$ -	\$ -	\$ 1,991,917
Total capital assets, not being depreciated	1,991,917	-	-	1,991,917
Capital assets, being depreciated				
Stormwater	1,807,974	-	-	1,807,974
Recreational facilities	4,315,709	-	-	4,315,709
Total capital assets, being depreciated	6,123,683	-	-	6,123,683
Less accumulated depreciation for:				
Stormwater	658,738	72,319	-	731,057
Recreational facilities	1,265,777	149,415	-	1,415,192
Total accumulated depreciation	1,924,515	221,734	-	2,146,249
Total capital assets, being depreciated - net	4,199,168	(221,734)	-	3,977,434
Governmental activities capital assets - net	\$ 6,191,085	\$ (221,734)	\$ -	\$ 5,969,351

Depreciation expense of \$221,734 was charged to physical environment and culture and recreation in the amount of \$72,319 and \$149,415, respectively.

NOTE F – LONG-TERM LIABILITIES

\$8,045,000 Senior Special Assessment Revenue Refunding Bonds, Series 2016A-1 – On August 2, 2016, the District issued \$8,045,000 in Senior Special Assessment Revenue Refunding Bonds, Series 2016A-1. The Bonds were issued to refund the \$8,680,000 Capital Improvement Revenue Bonds, Series 2004. The Bonds are payable in annual principal installments through May 2036. The Bonds bear interest ranging from 2.0% to 3.75% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2016.

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2017

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

\$970,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2016A-2 – On August 2, 2016, the District issued \$970,000 in Subordinate Special Assessment Revenue Refunding Bonds, Series 2016A-2. The Bonds were issued to refund the \$8,680,000 Capital Improvement Revenue Bonds, Series 2004. The Bonds are payable in annual principal installments through May 2036. The Bonds bear interest ranging from 4.25% to 4.75% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2016.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2017.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2017:

	Balance 10/1/2016	Additions	Deletions	Balance 9/30/2017	Due Within One Year
Senior Special Assessment Revenue Refunding Bonds, Series 2016A-1	\$ 8,045,000	\$ -	\$ 310,000	\$ 7,735,000	\$ 315,000
Subordinate Special Assessment Revenue Refunding Bonds, Series 2016A-2	970,000	-	30,000	940,000	30,000
	9,015,000	-	340,000	8,675,000	345,000
Unamortized bond premium	4,217	-	162	4,055	-
	<u>\$ 9,019,217</u>	<u>\$ -</u>	<u>\$ 340,162</u>	<u>\$ 8,679,055</u>	<u>\$ 345,000</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2017 are as follows:

September 30,	Principal	Interest	Total
2018	\$ 345,000	\$ 284,531	\$ 629,531
2019	355,000	276,956	631,956
2020	360,000	269,069	629,069
2021	370,000	261,081	631,081
2022	380,000	252,056	632,056
2023-2027	2,075,000	1,100,294	3,175,294
2028-2032	2,470,000	730,888	3,200,888
2033-2036	2,320,000	227,913	2,547,913
	<u>\$ 8,675,000</u>	<u>\$ 3,402,788</u>	<u>\$ 9,529,875</u>

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2017

NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE H – SUBSEQUENT EVENTS

Management has performed an analysis of the activities and transactions subsequent to September 30, 2017, to determine the need for any adjustments to and/or disclosures within the audited financial statements for the year ended September 30, 2017. Management has performed their analysis through May 29, 2018, the audit completion date.

NOTE I - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE J – CONCENTRATION

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2017

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Special assessments	\$ 692,794	\$ 641,368	\$ (51,426)
Miscellaneous revenue	-	9,485	9,485
Investment earnings	-	2,116	2,116
TOTAL REVENUES	<u>692,794</u>	<u>652,969</u>	<u>(39,825)</u>
EXPENDITURES			
Current			
General government	137,152	119,336	17,816
Physical environment	222,416	215,424	6,992
Culture and recreation	333,226	360,873	(27,647)
TOTAL EXPENDITURES	<u>692,794</u>	<u>695,633</u>	<u>(2,839)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ -</u>	(42,664)	<u>\$ (42,664)</u>
FUND BALANCES			
Beginning of year		<u>474,789</u>	
End of year		<u>\$ 432,125</u>	

* Original and final budget.

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2017.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Anthem Park Community Development District
Osceola County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Anthem Park Community Development District, as of September 30, 2017 and for the year ended September 30, 2017, which collectively comprise Anthem Park Community Development District's basic financial statements and have issued our report thereon dated May 29, 2018.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

May 29, 2018

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Anthem Park Community Development District
Osceola County, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2017. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2017.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Anthem Park Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
May 29, 2018

Management Letter

To the Board of Supervisors
Anthem Park Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the financial statements of Anthem Park Community Development District as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated May 29, 2018.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated May 29, 2018, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Refer to Note A in the notes to the financial statements.

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report results of our determination as to whether or not Anthem Park Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that Anthem Park Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor Anthem Park Community Development District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for Anthem Park Community Development District for the fiscal year ended September 30, 2017, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2017. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Chairman and Members of the Board of Commissioners, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

May 29, 2018