

***ANTHEM PARK COMMUNITY
DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisors
Meeting***

Date & Time:

Friday

August 10, 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

August 8, 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, August 10, 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: Friday, August 10, 2018

Time: 9:00 A.M.

Location: Anthem Park Clubhouse
2090 Continental Street
St. Cloud, FL

Dial –in Number: 712-775-7031
Guest Access Code: 109-516-380

Agenda

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual for agenda items- Supervisors will respond during agenda item presentation)*

III. Administration Items

- A. Amenity Manager Report Exhibit 1
 - Consideration of Proposal for Panic Bar - \$521.37
 - Security Service Report
 - Police Reports
 - Presentation of Resident Violation Form
- B. Consideration of the July Meeting Minutes Exhibit 2
- C. Acceptance of the Unaudited June 2018 Financial Statements Exhibit 3

IV. Business Items

- A. Fiscal Year 2018-2019 Budget Public Hearing Exhibit 4
 - Open the Public Hearing
 - Presentation of the FY 2018-2019 Budget
 - Public Comments
 - Close the Public Hearing
- B. Consideration of Resolution 2018-04, Adopting the Fiscal Year 2018-2019 Budget Exhibit 5
- C. Fiscal Year 2018-2019 Assessment Public Hearing Exhibit 6
 - Open the Public Hearing
 - Presentation of the FY 2018-2019 Assessments
 - Public Comment
 - Close the Public Hearing

IV. Business Items (continued)

- | | |
|---|------------|
| D. Consideration of Resolution 2018-05, Providing for the Collection & Enforcement of Special Assessments for Fiscal Year 2018-2019 | Exhibit 7 |
| E. Public Hearing Regarding Amending the Facility Policy & rate for Non-Profit Organizations | Exhibit 8 |
| ➤ Open the Public Hearing | |
| ➤ Presentation of the Ruling Change | |
| ➤ Public Comment | |
| ➤ Close the Public Hearing | |
| F. Consideration of Resolution 2018-06, Amending the Facility Policy & Rate for Nonprofit Organizations | Exhibit 9 |
| G. Consideration of Resolution 2018-07, A Designation of Meeting Times & Place | Exhibit 10 |
| H. Consideration of Resumes for Supervisor Seat 1 – Term Expires 11/2018 | Exhibit 11 |
| ➤ Vickie Perez | |
| ➤ Motilal Sahatoo | |
| I. Oath of Office of New Supervisor, Form 1 and Sunshine Law, Compensation | Exhibit 12 |
| J. Consideration of Resolution 2018-08, A Designation of Officers | Exhibit 13 |
| K. Discussion of Tree Trimming | Exhibit 14 |

V. Staff Reports

- A. District Manager
- B. District Attorney
- C. District Engineer

VI. Supervisors Requests

VII. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

VIII. Adjournment

EXHIBIT 1

ANTHEM PARK

COMMUNITY DEVELOPMENT DISTRICT



Amenity Center Management Report

Date of Meeting: August 10, 2018

Submitted by: Maria Agosta

Facility Discussion and Projects for June and July

- **Project Timeline (recently completed or to be completed in August)**
 - a. **Playground Lock**
- **Call report**
- **Icon Summary**
- **Yellowstone grade sheets**
- **Pool Monitoring**
- **Pressure Washing**
- **Capital Blvd Trees**
- **Clubhouse door lock**
- **Concrete Repair – 1st Week of September**

Amenity Management

- We had 5 parties in July
- We have 5 parties in August

Resident Requests and Upcoming Events

- Summer Event in July
- Next event – Movie Under the Stars in October





Anthem Park CDD <anthemparkcdd@gmail.com>

(no subject)

1 message

Jeff Rassler <jeffstcloud@aol.com>
To: anthemparkcdd@gmail.com

Thu, Aug 2, 2018 at 10:10 AM

The price to remove and reinstall new panic bar with outside trim will be \$521.37 and my supplier has everything in stock. If you want the bar replaced let me know and payment will be expected at completion of install.

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/28/18	225	2000	PATROL	ANTHEM PARK	2020	OFC HENRY ARRIVED ON POST, CLUBHOUSE AREA APPEARS TO BE 10-4
		2020			2050	CHECKED PATHWAYS BY FOOT, ALL APPEAR 10-4
		2050			2130	ALL COMMON AREAS ARE CLEAR AND SECURE
		2130			2200	CHECKED LAKE AREA, AREA IS CLEAR. MADE CONTACT WITH MAN WALKING
		X			X	DOG, THANKED US FOR OUR SERVICE
		2200			2230	PATROLLED PROPERTY, ALL APPEARS 10-4
		2230			2300	PATROLLED PROPERTY, ALL APPEARS 10-4
		2300			2330	PATROLLED PROPERTY, ALL APPEARS 10-4
		2330			2400	PATROLLED PROPERTY, ALL APPEARS 10-4
						10/07/18

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
06/29/18	100	2200	PATROL	ANTHEM PARK	2230	SUP MARCUCCI ARRIVED ON POST, ALL APPEARS 10-4
		2230			2300	CHECKED ALL COMMON AREAS, ALL APPEAR 10-4
		2300			2340	WALKED LAKE AREA, ALL 10-4
		2340			2400	CHECKED PATHWAYS BEHIND CLUBHOUSE, 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
06/30/18	100	2100	PATROL	ANTHEM PARK	2115	SUP MARCUCCI ARRIVED ON POST, ALL APPEARS 10-4
		2115			2145	CHECKED ALL COMMON AREAS, ALL APPEAR 10-4
		2145			2215	PATROL PROPERTY, ALL APPEARS 10-4
		2215			2230	FITNESS CENTER AND CLUBHOUSE CLOSED AND SECURE
		2230			2300	PATROL PROPERTY, ALL APPEARS 10-4
		2300			2330	PATROL PROPERTY, ALL APPEARS 10-4
		2330			2400	CHECKED PATHWAYS AND LAKE AREA, 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
07/01/18	225	2000	PATROL	ANTHEM PARK	2020	OFC HENRY ARRIVED ON POST, CLUBHOUSE POOL AREA APPEARS 10-4/SECURE
		2020			2050	PATROL PROPERTY, ALL APPEARS 10-4
		2050			2120	PATROLLED WALKING PATHS
		2120			2200	PATROLLED LAKE AREA, ALL APPEARS 10-4
		2200			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
07/05/18	225	2100	PATROL	ANTHEM PARK	2115	OFC HENRY ARRIVED ON POST, ALL APPEARS 10-4
		2115			2145	CLUBHOUSE, POOL AND FITNESS CENTER ARE CLOSED AND SECURE
		2145			2210	PATROLLED PATH WAYS, ALL ARE CLEAR AND APPEAR 10-4
		2210			2240	PATROLLED LAKE AREA, ALL APPEARS 10-4
		2240			2300	PATROLLED JEFFERSON GREEN (BACKSIDE)
		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
07/06/18	232	2200	PATROL	ANTHEM	2215	OFC TEJEDA ARRIVED ON POST, ALL APPEARS 10-4
		2215			2245	CLUBHOUSE, POOL AND FITNESS CENTER APPEAR 10-4
		2245			2315	PATROL PROPERTY, ALL APPEARS 10-4
		2315			2345	PATROLLED WALKING PATHS, MADE CONTACT WITH 2 MALES ON BENCH
		X			X	ALL 10-4, THEY LIVE IN JEFFERSON GREEN
		2345			2400	CHECKED LAKE AREA, NO ONE PRESENT
		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
07/07/18	232	2130	PATROL	ANTHEM PARK	2145	OFC TEJEDA ARRIVED ON POST, STOOD BY FOR TRAFFIC FOR VEHICLE WITH FLAT TIRE NEAR ENTRANCE
		2145			2220	CHECKED CLUBHOUSE AREA, AND SURROUND AREAS, ALL APPEARS 10-4
		2220			2250	WALKED LAKE AREA, AREA CLEAR OF ANY PERSONS
		2250			2320	PATROL PROPERTY, ALL APPEARS 10-4
		2320			2350	ALL COMMON AREAS ARE SECURE AND CLEAR
		2350			2415	PATROL PROPERTY, ALL APPEARS 10-4
		2415			2445	PATROL PROPERTY, ALL APPEARS 10-4
		2445			115	PATROL PROPERTY, ALL APPEARS 10-4
		115			130	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
07/08/18	225	2000	PATROL	ANTHEM PARK	2030	OFC HENRY ARRIVED ON POST, ALL APPEARS 10-4
		2030			2100	CLUBHOUSE, FITNESS CENTER, PARK ARE CLOSED AND CLEAR, SO ARE WALKING PATHS (BACK OF CLUBHOUSE)
		X			X	
		2100			2130	PATROL PROPERTY, ALL APPEARS 10-4
		2130			2200	PATROL PROPERTY, ALL APPEARS 10-4
		2200			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
07/12/18	225	2000	PATROL	ANTHEM PARK	2020	OFC HENRY ARRIVED ON POST, ALL APPEARS 10-4
		2020			2040	CLUBHOSUE AND SURROUNDING COMMON AREAS AREA 10-4
		2040			2115	PATROL PROPERTY, ALL APPEARS 10-4
		2115			2145	ALL COMMON AREAS CLEAR AND APPEAR 10-4
		2145			2210	PATROL PROPERTY, ALL APPEARS 10-4
		2210	22P/BATTERY		x	5 MALES IN BLACK HOODIES, RAN UP TO 1 MALE AND STARTED PUNCHING AND KICKING HIM, I YELLED AND 2 MALES STARTED COMING TOWARD ME
						911 WAS CALLED, SUPERVISOR MARCUCI WAS CALLED. WHITE NISSAN
						APPROACHED AREA AND STARTED FOLLOWING ME
						SUPERVISOR MARCUCCI ARRIVED ON POST TO HELP ASSIST
						OFC TEJEDA ARRIVED ON POST TO ASSIST
						SCPD ARRIVED ON POST, NEGATIVE CONTACT W/ SUBJECT
						SUPERVISOR MARCCUCI AND OFFICER TEJEDA PATROLLED PROPERTY
						UNABLE TO LOCATE MALES
		2230	AGENCY ASSIST			
		2240				
		2250				
			LAW ENFORCMENT ASSIST			
		2250			2330	ALL 3 UNITS PATROLLED PROPERTY, ALL APPEARS 10-4
		2330			2400	ALL 3 UNITS PATROLLED PROPERTY, ALL APPEARS 10-4
						ALL 3 UNITS 10-7

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
07/13/18	232	2100	PATROL	ANTHEM	2130	OFC TEJEDA ARRIVED ON SITE, ALL APPEARS 10-4
		2130			2200	ALL COMMON AREAS APPEAR 10-4 AND CLEAR OF RESIDENTS
		2200			2230	PATROL PROPERTY, ALL APPEARS 10-4
		2230			2400	PATROL PROPERTY, ALL APPEARS 10-4
		2400			2430	WALKED PATHWAYS AND CHECKED THE LAKE AREA, ALL 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
07/14/18	100	2200	PATROL	ANTHEM PARK	2220	SUP MARCUCCI ARRIVED ON POST, ALL APPEARS 10-4
		2220			2250	CHECKED ALL COMMON AREAS, ALL APPEAR 10-4
		2250			2320	PATROL PROPERTY, ALL APPEARS 10-4
		2330			2350	CHECKED WALKWAYS AND THEY ARE CLEAR
		2350			2415	LAKE AREA APPEARS 10-4
		2415			2445	WALKED AROUND JEFFERSON GREEN AREA, ALL APPEARS 10-4
		2445			115	PATROL PROPERTY, ALL APPEARS 10-4
		115			145	PATROL PROPERTY, ALL APPEARS 10-4
		145			200	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
07/15/18	100	1935	FIGHT IN PROGRESS	ANTHEM PARK	2015	SUP MARCUCCI RECIEVED A CALL FROM UNKNOWN FEMALE ABOUT A FIGHT NEAR THE CLUBHOUSE WITH 4 HISPANIC MALES, NO FURTHER INFO
		2015			2030	NEGATIVE CONTACT WITH ANYONE IN THE AREA, ALL APPEARS 10-4
		2000	DRUG USE		2045	BEFORE ARRIVING FROM FIRST CALL, A SECOND CALL WAS RECIEVED ABOUT DRUG USE AT ONE OF THE PARKS, NEGATIVE CONTACT BUT MARIJUANA COULD BE SMELLED IN THE AREAS AND WRAPPERS WERE LOCATED.
		2045	PATROL		2115	CLUBHOUSE AND COMMON AREAS APPEAR TO BE 10-4
		2115			2145	PATROL PROPERTY, ALL APPEARS 10-4
		2145			2215	PATROL PROPERTY, ALL APPEARS 10-4
		2215			2245	DRONE FLYING CLOSE TO HOMES, COULD NOT GET A LOCATION OF WHERE IT LANDS
		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
07/19/18	225	2200	PATROL	ANTHEM	2230	OFC HENRY ARRIVED ON POST, CLUBHOUSE AND SURROUNDING APPEAR 10-4
		2230			2400	PATROL PROPERTY, ALL APPEARS 10-4
		2400			2430	PATROL PROPERTY, ALL APPEARS 10-4
		2430			100	WALKED PATHWAYS, ALL APPEAR 10-4
		100			130	WALKED JEFFERSON GREEN, ALL APPEARS 10-4
		130			200	PATROL PROPERTY, ALL APPEARS 10-4
		200			215	SAW THE DRONE AGAIN, APPEARS TO FROM THE SOUTH OF THE ANTHEM

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
07/20/18	100	2000	PATROL	ANTHEM PARK	2030	SUPERVISOR MARCUCCI ARRIVED ON POST, ALL APPEARS 10-4
		2030			2100	CLUBHOUSE, FITNESS CENTER, AND PARK ARE CLOSED AND CLEAR
						PATHWAYS ALSO APPEAR CLEAR ON ANY PEOPLE
		2100			2130	PATROL PROPERTY, ALL APPEARS 10-4
		2130			2200	CHECKED OTHER PARKS AND LAKE, ALL ARE CLEAR AND SECURE
		2200			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
07/21/18	100	2100	PATROL	ANTHEM PARK	2120	SUP MARCUCCI ARRIVED AT CLUBHOUSE, AREA APPEARS 10-4 AND CLEAR
		2120			2150	PATROL PROPERTY, ALL APPEARS 10-4
		2150			2220	CHECKED ALL COMMON AREAS, ALL APPEAR 10-4
		2220			2250	PATROL PROPERTY, ALL APPEARS 10-4
		2250			2320	PATROL PROPERTY, ALL APPEARS 10-4
		2320			2350	PATROL PROPERTY, ALL APPEARS 10-4
		2350			2420	PATROL PROPERTY, ALL APPEARS 10-4
		2420			100	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
07/22/18	225	2200	PATROL	ANTHEM PARK	2215	OFC HENRY ARRIVED ON POST, ALL APPEARS 10-4
		2215			2245	CLUBHOUSE, FITNESS CENTER AND POOL ARE CLOSED AND CLEAR
		2245			2315	WALKED PATHWAYS, BEHIND CLUBHOUSE
		2315			2345	PATROL PROPERTY, ALL APPEARS 10-4
		2345			2415	ALL COMMON AREAS, AREA CLOSED AND CLEAR
		2415			2445	PATROL PROPERTY, ALL APPEARS 10-4
		2445			115	PATROL PROPERTY, ALL APPEARS 10-4
		115			145	PATROL PROPERTY, ALL APPEARS 10-4
		145			200	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
07/26/18	225	2100	PATROL	ANTHEM PARK	2130	OFC HENRY ARRIVED ON POST, ALL APPEARS 10-4
		2130			2200	PATROL PROPERTY, ALL APPEARS 10-4
		2200			2230	CLUBHOUSE, FITNESS CENTER AND POOL AND CLOSED AND CLEAR
		2230			2300	PATROL PROPERTY, ALL APPEARS 10-4
		2300			2330	WALKED PATHWAYS AND JEFFERSON GREEN, ALL 10-4
		2330			2400	PATROL PROPERTY, ALL APPEARS 10-4
		2400			2430	CHECKED ALL COMMON AREAS, PLUS LAKE, 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
07/27/18	232	2200	PATROL	ANTHEM PARK	2230	OFC TEJEDA ARRIVED ON SITE, ALL APPEARS 10-4
		2230			2300	CLUBHOUSE, FITNESS AND POOL ARE CLOSED AND CLEAR
		X			X	GATE WILL NOT LOCK AT TOT LOT
		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
		100			110	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
07/28/18	232	2100	PATROL	ANTHEM PARK	2115	OFC TEJEDA ARRIVED TO SITE AT CLUBHOUSE AND POOL AREA, ALL CLEAR
		2115			2145	PATROL PROPERTY, ALL APPEARS 10-4
		2145			2215	CHECKED ALL COMMON AREAS, ALL APPEAR 10-4
		2215			2245	PATROL PROPERTY, ALL APPEARS 10-4
		2245			2315	PATHWAYS AND LAKE AREA ARE CLEAR AND 10-4
		2315			2345	PATROL PROPERTY, ALL APPEARS 10-4
		2345			2415	PATROLLED JEFFERSON GREEN, MADE CONTACT WITH RED TOYOTA IN
		2415			100	BACK, RESIDENTS TALKING IN VEHICLE, ALL 10-4 PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
07/29/18	100	2000	PATROL	ANTHEM PARK	2020	SUPERVISOR MARCUCCI ARRIVED ON POST, ALL APPEARS 10-4
		2020			2050	PATROLLED CLUBHOUSE AND SURROUNDING, RESIDENTS USING FITNESS
		2050			2120	PATROL PROPERTY, ALL APPEARS 10-4
		2120			2150	CHECKED PATHWAYS AND LAKE, COUPLE WALKING AROUND LAKE
		2150			2220	PATROL PROPERTY, ALL APPEARS 10-4
		2220			2250	CHECKED CLUBHOUSE AND FITNESS CENTER, CLOSED AND CLEAR
		2250			2320	PATROL PROPERTY, ALL APPEARS 10-4
		2320			2400	PATROL PROPERTY, ALL APPEARS 10-4

NO LIGHTING ISSUES TO REPORT FROM CDD AREAS

*GATE AT TOT LOT DOES NOT ALWAYS LOCK

MAJOR ISSUES THIS MONTH:

2 CALLS FOR FIGHTS IN PROGRESS

SECURITY WITNESSED 1 AND SCPD ARRIVED

2ND FIGHT WAS CALLED IN BEFORE SECURITY ARRIVAL.

NEGATIVE CONTACT

CALL FOR DRUG USE BEFORE ARRIVAL OF SECURITY

UPON ARRIVAL, YOU COULD SMELL IT AND WRAPPERS WERE FOUND ON THE FLOOR

DRONE:

MANY COMPLAINTS ABOUT DRONE

DRONE IS BLACK IN COLOR

SUPERVISOR ARRIVED ON POST IN UNMARKED AFTER BEING CALLED MY OFFICER ON DUTY

BELIEVES DRONE IS COMING FROM JUSTICE AREA

Address_Formatted	CallTime	CaseID	IDKey	Nature
2106 CONGRESS LN	07/04/2018 16:06:36		2018185116	911 HANG UP
4420 CAPITAL BLVD	07/27/2018 14:27:14		2018208140	ABANDONED VEHICLE
1900 NATIONS WAY	07/02/2018 18:41:41		2018183203	ASSIST ANOTHER AGENCY
2117 JUSTICE LN	07/22/2018 17:32:30		2018203161	ATTEMPT TO CONTACT
1800 PATRIOT WAY	07/15/2018 06:34:24		2018196048	ATTEMPT TO CONTACT
2090 CONTINENTAL ST	07/27/2018 20:54:30		2018208222	BUSINESS CONTACT
2090 CONTINENTAL ST	07/25/2018 00:57:48		2018206012	BUSINESS CONTACT
2090 CONTINENTAL ST	07/24/2018 03:47:44		2018205042	BUSINESS CONTACT
2090 CONTINENTAL ST	07/20/2018 09:19:53		2018201079	BUSINESS CONTACT
2101 CONGRESS LN	07/23/2018 22:16:59		2018204230	CARDIAC OR ARREST NOT BREATHIN
2001 REMEMBRANCE AVE	07/12/2018 10:52:07		2018193103	CITIZEN ASSIST
4501 CAPITAL BLVD	07/07/2018 10:26:12		2018188067	CITIZEN ASSIST
2164 CONTINENTAL ST	07/03/2018 15:12:22		2018184180	CITIZEN ASSIST
2051 REMEMBRANCE AVE	07/15/2018 14:51:25		2018196091	CIVIL MATTER
1930 KETTLE CREEK DR	07/01/2018 13:40:07		2018182113	CIVIL MATTER
1981 NATIONS WAY	07/03/2018 12:22:03		2018184130	COMPLAINT AGAINST OFFICER
2105 BETSY ROSS LN	07/21/2018 12:40:43		2018202128	DANGEROUS ANIMAL
2041 CONTINENTAL ST	07/22/2018 19:43:55		2018203185	DRUG USE OR POSSESSION
1805 VALLEY FORGE DR	07/25/2018 18:53:11		2018206195	DUPLICATE CALL
2090 CONTINENTAL ST	07/08/2018 20:22:10		2018189175	EXTRA PATROL
1810 BLOUNT TRL	07/26/2018 10:43:36	18003866	2018207096	FRAUD
2051 REMEMBRANCE AVE	07/20/2018 12:54:10	18003762	2018201130	FRAUD
4761 CAPITAL BLVD	07/10/2018 21:08:14		2018191228	FRAUD
2102 SENATE AVE	07/23/2018 15:15:36		2018204153	INFORMATION
2051 REMEMBRANCE AVE	07/30/2018 12:31:14		2018211093	INVESTIGATION SUPPLEMENTAL
2051 REMEMBRANCE AVE	07/26/2018 16:04:07		2018207162	INVESTIGATION SUPPLEMENTAL
2071 REMEMBRANCE AVE	07/23/2018 13:40:20		2018204132	INVESTIGATION SUPPLEMENTAL
2051 NATIONS WAY	07/15/2018 10:39:56		2018196069	JUVENILE PROBLEM
1805 VALLEY FORGE DR	07/25/2018 17:16:45		2018206181	KEEP THE PEACE
1981 NATIONS WAY	07/03/2018 11:23:39		2018184109	KEEP THE PEACE
1981 NATIONS WAY	07/03/2018 09:24:30		2018184076	KEEP THE PEACE
2101 CONGRESS LN	07/23/2018 15:18:26		2018204154	LOCKED OUT OF VEHICLE
4810 OLD GLORY WAY	07/14/2018 07:06:08		2018195057	LOST STRAY UNWANTED
4810 OLD GLORY WAY	07/12/2018 15:18:39		2018193142	LOST STRAY UNWANTED
1951 KETTLE CREEK DR	07/25/2018 00:33:33		2018206005	LOUD PARTY
4710 NATHAN HALE BLVD	07/26/2018 11:41:37		2018207108	PAST THEFT
2118 SENATE AVE	07/01/2018 18:36:13		2018182158	POLICE CALL
REMEMBRANCE AVE/PATRIOT WAY	07/18/2018 15:42:31		2018199202	PUBLIC SERVICE CALL
2106 CONGRESS LN	07/04/2018 16:09:16		2018185118	PUBLIC SERVICE CALL
4420 CAPITAL BLVD	07/30/2018 16:30:17		2018211156	REPOSSESSION
2225 BETSY ROSS LN	07/24/2018 03:20:03		2018205034	REPOSSESSION
1990 PATRIOT WAY	07/13/2018 16:00:23		2018194160	REPOSSESSION
1894 VALLEY FORGE DR	07/22/2018 15:10:43		2018203128	RESD BURGLARY INTRUSION
1810 BLOUNT TRL	07/13/2018 14:05:27		2018194141	RESD BURGLARY INTRUSION
2061 REMEMBRANCE AVE	07/04/2018 12:29:10		2018185091	RESD BURGLARY INTRUSION
1921 BANNER LN	07/10/2018 14:53:48	18003580	2018191151	SHOTS FIRED SUSPECT SEEN
2308 BETSY ROSS LN	07/27/2018 21:04:54		2018208225	SUSPICIOUS INCIDENT
2102 JUSTICE LN	07/23/2018 01:16:01		2018204010	SUSPICIOUS INCIDENT
2090 CONTINENTAL ST	07/12/2018 21:21:14		2018193198	SUSPICIOUS INCIDENT
4850 OLD GLORY WAY	07/29/2018 14:54:57	18003926	2018210134	SUSPICIOUS PERSON
2106 SENATE AVE	07/11/2018 23:45:28		2018192218	SUSPICIOUS VEHICLE
CAPITAL BLVD/REMEMBRANCE AVE	07/26/2018 06:20:03		2018207051	TRAFFIC STOP
4500 LEXINGTON BLVD	07/25/2018 22:47:19		2018206222	TRAFFIC STOP
2090 CONTINENTAL ST	07/10/2018 14:40:00		2018191149	VERBAL DISTURBANCE
2090 CONTINENTAL ST	07/10/2018 14:35:01		2018191147	VERBAL DISTURBANCE
1895 BETSY ROSS LN	07/19/2018 12:37:47		2018200156	VIN VERIFICATION

August 3, 2018

RE: First Warning of Violation of Anthem Park Community Development Policy

Dear _____,

On or about _____, 2018, you or a member of your household was in violation of Anthem Park Community Development District (the "District") Policies as follows:

DESCRIBE EVENT WITH DATE, NAMES, LOCATION, AND SUMMARY OF WHAT OCCURRED

The above described actions are in violation of the District's Policies, Article(s) _____ which states:

LIST APPLICABLE RULES VIOLATED

Pursuant to Article XII of the District's Policies, continued violations of the District's Rules of Procedure or Policies may result in removal and expulsion from District owned facilities, to be followed by Suspension of Amenities Facilities privileges for up to one year or more depending on the frequency and severity of the violation. Please consider this correspondence as your written warning of first offense.

The District's Rules and Policies, along with other important documents, are available on the Anthem Park Website, which may be found at <http://anthemparkcdd.org/>.

The District and your neighbors appreciate each of your efforts to make the Anthem Park community a safe and enjoyable place to live.

Best Regards,

Maria Agosta
Facilities Manager

MA/

EXHIBIT 2

**MINUTES OF MEETING
ANTHEM PARK
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development District was held on Friday, July 13, 2018 at 6:30 p.m. at the Anthem Park Clubhouse 2090 Continental Street, St. Cloud, Florida, 34769.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Rivas called the meeting to order.

Present and constituting a quorum were:

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

Also present were:

Rebecca Rivas	District Manager
Greg Johnson	District Counsel
Maria Agosta	Amenity Manager
Rob Stultz	Yellowstone

The following is a summary of the discussions and actions taken at the July 13, 2018 Anthem Park CDD Board of Supervisors meeting.

Pledge of Allegiance

SECOND ORDER OF BUSINESS – Audience Comments

Moving on to the second order of business, Ms. Rivas opened the floor for questions and comments from the audience on agenda items.

THIRD ORDER OF BUSINESS – Presentations

Moving on to the third order of business, Ms. Rivas presented Exhibit 1 and asked for questions or corrections.

A. Exhibit 1: Amenity Manager Report, Police Report, & Security Report

➤ Discussion of Policy as to Disciplinary Action

FOURTH ORDER OF BUSINESS – Administration Items

Moving on to the fourth order of business, Ms. Rivas presented Exhibit 2 & 3 and asked for questions or corrections.

A. Exhibit 2: Approval of the Minutes of June 8, 2018 Meeting

On a MOTION by Mr. Harrington, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board approved the meeting minutes from June 8, 2018 for the Anthem Park Community Development District.

B. Exhibit 3: Acceptance of the Unaudited June 2018 Financial Statements

On a MOTION by Mr. Harrington, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board accepted the **June 2018** unaudited financial statements for the Lakeshore Ranch Community Development District.

FIFTH ORDER OF BUSINESS – Business Items

Moving on to the fifth order of business, Ms. Rivas presented Exhibit 4 - 6 and asked for questions or corrections. The following agenda items were discussed:

A. Exhibit 4: Presentation & Discussion of Proposed Amendment to Policies & Rates

On a MOTION by Ms. Possenreide, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board approved the proposed amendments for the Anthem Park Community Development District.

B. Exhibit 5: Consideration of ACT Proposal – Repair of Playground Button - \$270

On a MOTION by Mr. Williams, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board accepted the proposal for repairs in the amount of **\$270** for the Anthem Park Community Development District.

C. Exhibit 6: Presentation & Acceptance of the FY 2017 Audited Financial Statements

On a MOTION by Mr. Harrington, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board approved the audited financial statements for **FY 2017** for the Anthem Park Community Development District.

D. Discussion of New Board Supervisor

On a MOTION by Ms. Possenreide, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board accepted the votes from the June meeting for supervisor for the Anthem Park Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

Moving on to the seventh order of business, Ms. Rivas opened the floor for staff reports and asked for questions or corrections. The following agenda items were discussed:

A. Manager

➤ **ADA Compliance**

On a MOTION by Mr. Harrington, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board approved ADA compliance for the Anthem Park Community Development District.

B. Attorney

C. Engineer Report

SEVENTH ORDER OF BUSINESS – Supervisors Requests

Moving on to the eighth order of business, Ms. Rivas opened the floor for supervisor comments and requests. There being none, next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

Moving on to the tenth order of business, Ms. Rivas called for a motion to adjourn the meeting.

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

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

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

Signature

Signature

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Printed Name

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 3

Anthem Park Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
June 30, 2018**

Anthem Park CDD
Balance Sheet
June 30, 2018

	General Fund	Series 2016 Debt Service	Series 2016A2 Debt Service	Consolidated Total
<u>ASSETS:</u>				
CASH - O&M Checking Accts.	\$ 376,949	\$ -	\$ -	\$ 376,949
MMK ACCOUNT	296,107	-	-	296,107
DEBIT CARD	1,734	-	-	1,734
INVESTMENTS:				
SBA POOL A	39,631	-	-	39,631
REVENUE FUND	-	71,152	14,697	85,849
RESERVE TRUST FUND	-	279,063	38,550	317,613
PREPAYMENT FUND	-	8	1	9
DEPOSITS - UTILITIES	240	-	-	240
ACCOUNTS RECEIVABLE	349	-	-	349
DUE FROM OTHER FUNDS	-	86,445	11,420	97,865
TOTAL ASSETS	<u>\$ 715,010</u>	<u>\$ 436,668</u>	<u>\$ 64,668</u>	<u>\$ 1,216,346</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$ 17,505	\$ -	\$ -	\$ 17,505
DUE TO OTHER FUNDS	97,865	-	-	97,865
<u>FUND BALANCES:</u>				
NON-SPENDABLE (DEPOSITS & PREPAID)	240	-	-	240
RESTRICTED FOR:				
DEBT SERVICE	-	436,668	64,668	501,336
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 RESI	(55,183)	-	-	(55,183)
UNASSIGNED:	391,635	-	-	391,635
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 715,010</u>	<u>\$ 436,668</u>	<u>\$ 64,668</u>	<u>\$ 1,216,346</u>

ANTHEM PARK CDD
General Fund
Statement of Revenue, Expenses and Change in Fund Balance
For the period from October 1, 2017 through June 30, 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	\$ 632,607	\$ 2,338
INTEREST	2,000	1,500	1,703	203
CLUBHOUSE RENTAL	4,000	3,000	7,020	4,020
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	634,769	670,602	35,833
EXPENDITURES				
GENERAL ADMINISTRATION:				
SUPERVISORS' COMPENSATION	12,000	9,000	7,000	2,000
PAYROLL TAXES	918	689	539	150
PAYROLL SERVICE FEE	700	525	457	68
DISTRICT MANAGEMENT	20,640	15,480	15,480	-
ADMINISTRATIVE SERVICES	5,160	3,870	3,870	-
GENERAL OPERATING EXPENSES	4,956	3,717	3,717	-
WEBSITE HOSTING & MANAGEMENT	2,000	1,500	1,503	(3)
ACCOUNTING SERVICES	15,480	11,610	11,610	-
AUDITING SERVICES	4,450	3,250	3,250	-
LEGAL ADVERTISING	1,000	528	528	-
MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500	375	129	246
REGULATORY & PERMIT FEE	175	175	175	-
ENGINEERING SERVICES	3,000	-	-	-
LEGAL SERVICES	15,000	9,263	9,263	-
TOTAL GENERAL ADMINISTRATION	85,979	59,982	57,521	2,461
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:				
DISSEMINATION 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	20,250	20,738	(488)
STREETLIGHTS - UTILITY	174,000	130,500	128,921	1,579
WATER - RECLAIMED	26,900	20,175	16,354	3,821
WATER UTILITY	8,100	6,075	3,841	2,234
TOTAL UTILITIES	236,000	177,000	169,854	7,146
SECURITY:				
SECURITY SYSTEM - CONTRACT - ENVERA	5,556	4,167	5,556	(1,389)
SECURITY SYSTEM - MONITORING - GUARDIAN	456	342	338	4
SECURITY - ACCESS CARDS	500	438	438	-
SECURITY - PROTECTION ONE - BASKETBALL COURT	948	790	787	3
SECURITY - POLICE PATROL	23,000	17,250	5,298	11,952
TOTAL SECURITY	30,460	22,987	12,417	10,570

ANTHEM PARK CDD
General Fund
Statement of Revenue, Expenses and Change in Fund Balance
For the period from October 1, 2017 through June 30, 2018

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
FIELD OFFICE ADMINISTRATION:				
AMENITY MANAGEMENT CONTRACT	95,330	71,498	64,171	7,327
AMENITY MANAGEMENT - CLUBHOUSE RENTALS	3,771	2,828	2,582	246
AMENITY MANAGEMENT - REIMBURSEMENTS	-	-	-	-
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,380	3,650	3,613	37
CLUBHOUSE OFFICE SUPPLIES	1,700	1,275	890	385
CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,500	1,125	973	152
PEST CONTROL & TERMITE BOND	552	276	421	(145)
MISCELLANEOUS	400	281	281	-
CLUBHOUSE FACILITY MAINTENANCE	5,000	3,750	553	3,197
CLUBHOUSE LIGHTING REPLACEMENT	500	300	300	-
TOTAL FIELD OFFICE ADMINISTRATION	113,133	84,983	73,784	11,199
LANDSCAPING MAINTENANCE:				
LANDSCAPE MAINTENANCE - CONTRACT	137,305	102,979	105,147	(2,168)
LANDSCAPE REPLACEMENT	22,000	16,500	14,060	2,440
TREE TRIMMING	1,000	-	-	-
IRRIGATION - REPAIRS & MAINTENANCE	12,300	9,225	4,352	4,873
LANDSCAPE MISCELLANEOUS	-	-	-	-
TOTAL LANDSCAPING MAINTENANCE	172,605	128,704	123,559	5,145
FACILITY MAINTENANCE:				
LAKE MANAGEMENT	4,572	3,429	3,212	217
WETLAND MONITORING	1,440	1,080	1,080	-
FOUNTAIN SERVICE CONTRACT	800	600	600	-
FOUNTAIN REPAIRS & MAINTENANCE	1,000	735	735	-
GATE REPAIRS & MAINTENANCE	1,000	750	250	500
ENTRY & WALLS MAINTENANCE	1,000	1,000	5,300	(4,300)
DECORATIVE LIGHT MAINTENANCE	1,500	1,125	-	1,125
POWERWASH	1,800	1,350	400	950
POOL SERVICE CONTRACT	13,800	10,350	10,350	-
POOL REPAIRS & MAINTENANCE	3,000	2,250	975	1,275
POOL MONITORING	-	-	-	-
POOL PERMIT	325	-	-	-
ATHLETIC FACILITIES REPAIRS & MAINTENANCE	600	450	334	116
MISCELLANEOUS - CONTINGENCY - EXPENSE	2,500	1,875	6,405	(4,530)
TOTAL FACILITY MAINTENANCE	33,337	24,994	29,641	(4,647)
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	536,861	503,089	33,773
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	97,908	167,513	69,606
NET CHANGE IN FUND BALANCE	-	97,908	167,513	69,606
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	\$ 491,938	\$ 599,638	\$ 501,731

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 June 30, 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	\$ 562,599 (a)	\$ 4,474
INTEREST--INVESTMENT	-	-	3,613	3,613
MISCELLANEOUS REVENUE	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(23,750)	-	-	-
TOTAL REVENUE	570,000	558,125	566,212	8,087
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	9,356	(112,841)
FUND BALANCE - BEGINNING	-	-	427,312	427,312
FUND BALANCE - ENDING	\$ 4,419	\$ 122,197	\$ 436,668	\$ 314,471

ANTHEM PARK CDD
DEBT SERVICE 2016 A2
STATEMENT OF REVENUE, EXPENDITURES AND CHANGE IN FUND BALANCE
For the period from October 1, 2017 through June 30, 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	\$ 74,322 (a)	\$ (2,500)
INTEREST--INVESTMENT	-	-	215	215
MISCELLANEOUS REVENUE	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(3,269)	-	-	-
TOTAL REVENUE	78,457	76,822	74,537	(2,285)
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	1,861	(23,623)
FUND BALANCE - BEGINNING	-	-	62,805	62,805
FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE - ENDING	\$ 4,784	\$ 25,484	\$ 64,666	\$ 39,182

ANTHEM PARK
Community Development District
Operating Accounts Reconciliations
June 30, 2018

	<u>BANK UNITED</u>
Balance Per Bank Statement	\$ 379,545.31
Less: Outstanding Checks	(2,596.11)
<i>Adjusted Bank Balance</i>	<u>\$ 376,949.20</u>
Beginning Bank Balance Per Books	\$ 404,626.33
Cash Receipts & Credits	30,111.60
Cash Disbursements	(57,788.73)
<i>Balance Per Books</i>	<u>\$ 376,949.20</u>

**ANTHEM PARK CDD
CHECK REGISTER
FY2018**

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

**ANTHEM PARK CDD
CHECK REGISTER
FY2018**

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

**ANTHEM PARK CDD
CHECK REGISTER
FY2018**

DATE	CHECK NO.	PAYEE	DEPOSIT	PAYMENT	BANK UNITED BALANCE
02/09/2018	1743	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - February	6,974.65	421,790.17
02/12/2018	1744	YELLOWSTONE LANDSCAPE	Landscape Maint - January	13,142.92	408,647.25
02/14/2018		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	Frtm 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
06/01/2018	1811	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Mgmt - June	4,020.00	400,606.33
06/05/2018	1812	BLUESCAPE POOLS & SPAS	Pool Maint - June	1,150.00	399,456.33
06/05/2018	1813	Icon Security Services	5/3-5/27 - Security	1,024.00	398,432.33
06/05/2018	1814	LAKE & WETLAND MANAGEMENT	Lake Maint - June	350.00	398,082.33
06/05/2018	1815	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt & Pool Monitoring - June	8,710.65	389,371.68
06/05/2018	1816	YELLOWSTONE LANDSCAPE	Landscape Maint - June	12,731.75	376,639.93
06/08/2018	1817	GARGANESE WEISS & D'AGRESTA	Legal Svcs - April	105.00	376,534.93
06/08/2018	1818	ORLANDO UTILITIES COMMISSION	4/13-5/14 - Electricity	16,977.89	359,557.04
06/08/2018		BANK UNITED	Funds Transfer	450.00	359,107.04
06/12/2018		Osceola Tax Collector	5/1-5/31 Tax Collections	15,512.43	374,619.47
06/13/2018	1819	DIBARTOLOMEO, McBEE, HARTLEY & BARNES	Audit FY 2017	3,250.00	371,369.47
06/13/2018	ACH06132018	PAYCHEX - P/R	P/R Fees	47.21	371,322.26
06/13/2018	10137	GERALD HARRINGTON	BOS Mtg - 6/8/18	184.70	371,137.56
06/13/2018	10139DD	KENNETH WILLIAMS	BOS Mtg - 6/8/18	184.70	370,952.86
06/13/2018	10138DD	BLAIR POSSENRIEDE	BOS Mtg - 6/8/18	184.70	370,768.16
06/13/2018	10136DD	JORGE ARCE	BOS Mtg - 6/8/18	184.70	370,583.46
06/13/2018	ACH06132018	PAYCHEX - P/R	BOS Mtg - 6/8/18	122.80	370,460.66
06/15/2018	1820	CITY OF ST CLOUD	4/26-5/25 - Water	3,357.60	367,103.06
06/15/2018	1821	GARGANESE WEISS & D'AGRESTA	Legal Svcs - May	1,645.00	365,458.06
06/15/2018	1822	GUARDIAN PROTECTION SERVICES, INC	6/7-7/6 - Monitoring	37.07	365,420.99
06/15/2018	1823	PROTECTION ONE ALARM MONITORING, INC	6/30-7/29 - Monitoring	78.95	365,342.04
06/19/2018		Osceola Tax Collector	Sales Tax Certificate	13,801.18	379,143.22
06/22/2018	1824	MARIA AGOSTA	Party Closures (5) May	234.75	378,908.47
06/22/2018		BANK UNITED	Funds Transfer	950.00	377,958.47
06/26/2018	1825	ACCESS CONTROL TECHNOLOGIES, INC	Gate Programming	149.00	377,809.47
06/26/2018	1826	BRIGHT HOUSE	6/25-7/24 - Internet - Court	124.26	377,685.21
06/26/2018	1827	ENVERA	7/1-9/30 - Pool Monitoring	1,389.00	376,296.21
06/26/2018	1828	TRULY NOLAN OF AMERICA, INC	Pest Control - Qtrly	145.00	376,151.21
06/29/2018		ANTHEM PARK CDD	Rentals/Misc	750.00	376,901.21
06/30/2018		BANK UNITED	Interest	47.99	376,949.20
06/30/2018		EOM Balance	30,111.60	57,788.73	376,949.20

EXHIBIT 4

STATEMENT 1
ANTHEM PARK CDD
GENERAL FUND
PROPOSED BUDGET FY 2019

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

STATEMENT 1
ANTHEM PARK CDD
GENERAL FUND
PROPOSED BUDGET FY 2019

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

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

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

A. EAU Calculation

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

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

	Amount
General Administrative Expenditures	\$ 85,979.00
Financial Administrative Expenditures	38,493.00
Utilities	236,000.00
Security	21,028.00
Field Office	109,468.43
Landscape Maintenance	171,081.00
Facilities Maintenance	32,165.00
Capital Improvement	5,000.00
RESERVES	62,055.00
Reserve Capital Improvement	-
Miscellaneous Revenues	(6,000.00)
Amounts Allocated from Reserves for Capital Improvements	-
Fund Balance Forward	-
Subtotal BEFORE Cty charges	D 755,269.43
County Collection Fee (2%)	16,069.56
Early Payment Discount (4%)	32,139.13
Subtotal	48,208.69
Total O&M AR - GROSS /(d)	B \$ 803,478.12
Total EAU	A 867.00
Total O&M AR - GROSS/EAU	B/A = C \$ 926.73
Total O&M AR - NET/EAU	D/A \$ 871.13

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

CDD Land Use	Total EAU /[A]	Total O&M Allocation (EAU *C)	Total Units	Total GROSS O&M Assmt/Unit /(b),(d)
Undeveloped Acreage	67.2	62,276.50	96	648.71
Tri-plex	220.8	204,622.80	276	741.39
Townhome	90.0	83,406.03	100	834.06
Single Family 50'	409.0	379,034.08	409	926.73
Single Family 80'	80.0	74,138.70	50	1,482.77
Total	867.0	\$ 803,478.12	931	\$ 863.03

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

CDD Land Use	Units	FY 2018	FY 2019	Yearly Increase/(Decrease)	Monthly Increase
Undeveloped Acreage	96.00	541.00	541.00	-	
Tri-plex	276.00	619.00	741.00	122.00	10.17
Townhome	100.00	696.00	834.00	138.00	11.50
Single Family 50'	409.00	773.00	927.00	154.00	12.83
Single Family 80'	50.00	1,237.00	1,483.00	246.00	20.50
Total	931.0				

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

REVENUE

SPECIAL ASSESSMENTS - ON-ROLL (GROSS)

LESS: DISCOUNT ASSESSMENTS

TOTAL REVENUE

EXPENDITURES

COUNTY - ASSESSMENT COLLECTION FEES

INTEREST EXPENSE

May 1, 2019

November 1, 2019

PRINCIPAL RETIREMENT

May 1, 2019

TOTAL EXPENDITURES

EXCESS OF REVENUE OVER (UNDER) EXPENDITURES

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

2016A-1 & A-2

Gross/ERU \$ 1,078.21

Net/ERU \$ 1,013.52

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

STATEMENT 4
ANTHEM PARK CDD
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
8/15/2016						8,045,000
11/1/2016		2.00%	52,367	52,367	52,367	8,045,000
5/1/2017	310,000	2.00%	124,028	434,028		7,735,000
11/1/2017		2.00%	120,928	120,928	554,956	7,735,000
5/1/2018	315,000	2.00%	120,928	435,928		7,420,000
11/1/2018		2.00%	117,778	117,778	553,706	7,420,000
5/1/2019	320,000	2.00%	117,778	437,778		7,100,000
11/1/2019		2.00%	114,578	114,578	552,356	7,100,000
5/1/2020	325,000	2.00%	114,578	439,578		6,775,000
11/1/2020		2.00%	111,328	111,328	550,906	6,775,000
5/1/2021	335,000	2.25%	111,328	446,328		6,440,000
11/1/2021		2.25%	107,559	107,559	553,888	6,440,000
5/1/2022	340,000	2.25%	107,559	447,559		6,100,000
11/1/2022		2.25%	103,734	103,734	551,294	6,100,000
5/1/2023	350,000	2.50%	103,734	453,734		5,750,000
11/1/2023		2.50%	99,359	99,359	553,094	5,750,000
5/1/2024	360,000	2.50%	99,359	459,359		5,390,000
11/1/2024		2.50%	94,859	94,859	554,219	5,390,000
5/1/2025	370,000	3.00%	94,859	464,859		5,020,000
11/1/2025		3.00%	89,309	89,309	554,169	5,020,000
5/1/2026	380,000	3.00%	89,309	469,309		4,640,000
11/1/2026		3.00%	83,609	83,609	552,919	4,640,000
5/1/2027	395,000	3.13%	83,609	478,609		4,245,000
11/1/2027		3.13%	77,438	77,438	556,047	4,245,000
5/1/2028	410,000	3.50%	77,438	487,438		3,835,000
11/1/2028		3.50%	70,263	70,263	557,700	3,835,000
5/1/2029	420,000	3.50%	70,263	490,263		3,415,000
11/1/2029		3.50%	62,913	62,913	553,175	3,415,000
5/1/2030	440,000	3.50%	62,913	502,913		2,975,000
11/1/2030		3.50%	55,213	55,213	558,125	2,975,000
5/1/2031	455,000	3.50%	55,213	510,213		2,520,000
11/1/2031		3.50%	47,250	47,250	557,463	2,520,000
5/1/2032	470,000	3.75%	47,250	517,250		2,050,000
11/1/2032		3.75%	38,438	38,438	555,688	2,050,000
5/1/2033	485,000	3.75%	38,438	523,438		1,565,000
11/1/2033		3.75%	29,344	29,344	552,781	1,565,000
5/1/2034	505,000	3.75%	29,344	534,344		1,060,000
11/1/2034		3.75%	19,875	19,875	554,219	1,060,000
5/1/2035	525,000	3.75%	19,875	544,875		535,000
11/1/2035		3.75%	10,031	10,031	554,906	535,000
5/1/2036	535,000	3.75%	10,031	545,031		-
11/1/2036			-	-	545,031	-
Total	\$ 8,045,000	\$	3,084,008	\$ 11,129,008	\$	11,129,008

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

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

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

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

EXHIBIT 5

RESOLUTION 2018-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Anthem Park Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 10, 2018 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Osceola County for posting on its website; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2017/2018 and/or revised projections for Fiscal Year 2018/2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Anthem Park Community Development District for the Fiscal Year Ending September 30, 2019" as adopted by the Board of Supervisors on August 10, 2018.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Osceola County for posting on its website.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Anthem Park Community Development District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$X,XXX,XXX to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$XX,XXX.00</u> (excludes collection costs)
DEBT SERVICE FUND	<u>\$XXX,XXX.</u> (excludes collection costs)
TOTAL ALL FUNDS	<u>\$X,XXXXX</u> (excludes collection costs)

Section 3. Budget Amendments

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

Introduced, considered favorably, and adopted this 10th day of August, 2018.

ATTEST:

**ANTHEM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____

Its: _____

EXHIBIT A

STATEMENT 1
ANTHEM PARK CDD
GENERAL FUND
PROPOSED BUDGET FY 2019

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

STATEMENT 1
ANTHEM PARK CDD
GENERAL FUND
PROPOSED BUDGET FY 2019

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

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

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

A. EAU Calculation

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

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

	Amount
General Administrative Expenditures	\$ 85,979.00
Financial Administrative Expenditures	38,493.00
Utilities	236,000.00
Security	21,028.00
Field Office	109,468.43
Landscape Maintenance	171,081.00
Facilities Maintenance	32,165.00
Capital Improvement	5,000.00
RESERVES	62,055.00
Reserve Capital Improvement	-
Miscellaneous Revenues	(6,000.00)
Amounts Allocated from Reserves for Capital Improvements	-
Fund Balance Forward	-
Subtotal BEFORE Cty charges	D 755,269.43
County Collection Fee (2%)	16,069.56
Early Payment Discount (4%)	32,139.13
Subtotal	48,208.69
Total O&M AR - GROSS /(d)	B \$ 803,478.12
Total EAU	A 867.00
Total O&M AR - GROSS/EAU	B/A = C \$ 926.73
Total O&M AR - NET/EAU	D/A \$ 871.13

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

CDD Land Use	Total EAU /[A]	Total O&M Allocation (EAU *C)	Total Units	Total GROSS O&M Assmt/Unit /(b),(d)
Undeveloped Acreage	67.2	62,276.50	96	648.71
Tri-plex	220.8	204,622.80	276	741.39
Townhome	90.0	83,406.03	100	834.06
Single Family 50'	409.0	379,034.08	409	926.73
Single Family 80'	80.0	74,138.70	50	1,482.77
Total	867.0	\$ 803,478.12	931	\$ 863.03

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

CDD Land Use	Units	FY 2018	FY 2019	Yearly Increase/(Decrease)	Monthly Increase
Undeveloped Acreage	96.00	541.00	541.00	-	
Tri-plex	276.00	619.00	741.00	122.00	10.17
Townhome	100.00	696.00	834.00	138.00	11.50
Single Family 50'	409.00	773.00	927.00	154.00	12.83
Single Family 80'	50.00	1,237.00	1,483.00	246.00	20.50
Total	931.0				

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

REVENUE

SPECIAL ASSESSMENTS - ON-ROLL (GROSS)

LESS: DISCOUNT ASSESSMENTS

TOTAL REVENUE

EXPENDITURES

COUNTY - ASSESSMENT COLLECTION FEES

INTEREST EXPENSE

May 1, 2019

November 1, 2019

PRINCIPAL RETIREMENT

May 1, 2019

TOTAL EXPENDITURES

EXCESS OF REVENUE OVER (UNDER) EXPENDITURES

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

2016A-1 & A-2

Gross/ERU \$ 1,078.21

Net/ERU \$ 1,013.52

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

STATEMENT 4
ANTHEM PARK CDD
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
8/15/2016						8,045,000
11/1/2016		2.00%	52,367	52,367	52,367	8,045,000
5/1/2017	310,000	2.00%	124,028	434,028		7,735,000
11/1/2017		2.00%	120,928	120,928	554,956	7,735,000
5/1/2018	315,000	2.00%	120,928	435,928		7,420,000
11/1/2018		2.00%	117,778	117,778	553,706	7,420,000
5/1/2019	320,000	2.00%	117,778	437,778		7,100,000
11/1/2019		2.00%	114,578	114,578	552,356	7,100,000
5/1/2020	325,000	2.00%	114,578	439,578		6,775,000
11/1/2020		2.00%	111,328	111,328	550,906	6,775,000
5/1/2021	335,000	2.25%	111,328	446,328		6,440,000
11/1/2021		2.25%	107,559	107,559	553,888	6,440,000
5/1/2022	340,000	2.25%	107,559	447,559		6,100,000
11/1/2022		2.25%	103,734	103,734	551,294	6,100,000
5/1/2023	350,000	2.50%	103,734	453,734		5,750,000
11/1/2023		2.50%	99,359	99,359	553,094	5,750,000
5/1/2024	360,000	2.50%	99,359	459,359		5,390,000
11/1/2024		2.50%	94,859	94,859	554,219	5,390,000
5/1/2025	370,000	3.00%	94,859	464,859		5,020,000
11/1/2025		3.00%	89,309	89,309	554,169	5,020,000
5/1/2026	380,000	3.00%	89,309	469,309		4,640,000
11/1/2026		3.00%	83,609	83,609	552,919	4,640,000
5/1/2027	395,000	3.13%	83,609	478,609		4,245,000
11/1/2027		3.13%	77,438	77,438	556,047	4,245,000
5/1/2028	410,000	3.50%	77,438	487,438		3,835,000
11/1/2028		3.50%	70,263	70,263	557,700	3,835,000
5/1/2029	420,000	3.50%	70,263	490,263		3,415,000
11/1/2029		3.50%	62,913	62,913	553,175	3,415,000
5/1/2030	440,000	3.50%	62,913	502,913		2,975,000
11/1/2030		3.50%	55,213	55,213	558,125	2,975,000
5/1/2031	455,000	3.50%	55,213	510,213		2,520,000
11/1/2031		3.50%	47,250	47,250	557,463	2,520,000
5/1/2032	470,000	3.75%	47,250	517,250		2,050,000
11/1/2032		3.75%	38,438	38,438	555,688	2,050,000
5/1/2033	485,000	3.75%	38,438	523,438		1,565,000
11/1/2033		3.75%	29,344	29,344	552,781	1,565,000
5/1/2034	505,000	3.75%	29,344	534,344		1,060,000
11/1/2034		3.75%	19,875	19,875	554,219	1,060,000
5/1/2035	525,000	3.75%	19,875	544,875		535,000
11/1/2035		3.75%	10,031	10,031	554,906	535,000
5/1/2036	535,000	3.75%	10,031	545,031		-
11/1/2036			-	-	545,031	-
Total	\$ 8,045,000	\$	3,084,008	\$ 11,129,008	\$	11,129,008

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

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

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

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

EXHIBIT 6

**ANTHEM PARK
STATEMENT 2**

FISCAL YEAR 2018/2019 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$ 755,269	TOTAL DS BUDGET	\$ 634,563
COLLECTION COSTS @ 6%	\$ 48,209	COLLECTION COST @ 6%	\$ 40,504
TOTAL O&M ASSESSMENT	<u>\$ 803,478</u>	TOTAL	<u>\$ 675,066</u>

Total
\$ 1,389,832
\$ 88,713
<u>\$ 1,478,544</u>

UNITS ASSESSED

ALLOCATION OF O&M ASSESSMENT

PER LOT ANNUAL ASSESSMENT

LOT SIZE	O&M	DEBT SERVICE
Undeveloped Acreage	96	0
Tri-plex	276	93
Townhome	100	99
Single Family 50'	409	389
Single Family 80'	50	46
	<u>931</u>	<u>627</u>

EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	TOTAL DS BUDGET
0.7	67.2	7.75%	\$ 62,276	\$ -
0.8	220.8	25.47%	\$ 204,623	\$ 80,219
0.9	90	10.38%	\$ 83,406	\$ 96,068
1	409	47.17%	\$ 379,034	\$ 419,423
1.6	80	9.23%	\$ 74,139	\$ 79,356
	<u>867</u>	<u>100.00%</u>	<u>\$ 803,478</u>	<u>\$ 675,066</u>

O&M	DEBT SERVICE	TOTAL
\$ 649	\$ -	\$ 649
\$ 741	\$ 863	\$ 1,604
\$ 834	\$ 970	\$ 1,804
\$ 927	\$ 1,078	\$ 2,005
\$ 1,483	\$ 1,725	\$ 3,208

LESS: Osceola County Collection Costs
Net Revenue to be Collected

\$ 48,209
\$ 755,269

EXHIBIT 7

RESOLUTION 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Anthem Park Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2018/2019 (“Operations and Maintenance Budget”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots owned by end users pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Anthem Park Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property owned by end users to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to platted property owned by entities other than end users; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits “A” and “B,” and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits “A” and “B”. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND DUE DATE. The collection of the previously levied debt service assessments and operation and maintenance special assessments on all assessable lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.” The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197,

Florida Statutes. All assessments collected by the County Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified and adopted. That portion of the District's Assessment Roll which includes developed lands and platted lots owned by end users is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Anthem Park Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the Osceola County property roll by the County Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Anthem Park Community Development District.

PASSED AND ADOPTED this 10th day of August, 2018.

ATTEST:

**ANTHEM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget Fiscal Year 2018-2019
Exhibit B: Assessment Roll

EXHIBIT A

EXHIBIT B

EXHIBIT 8

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 9

RESOLUTION 2018-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE ANTHEM PARK COMMUNITY DEVELOPMENT
DISTRICT ADOPTING AMENDED AMENITY
FACILITIES POLICIES REGARDING RENTAL OF CLUBHOUSE
BY NON-PROFIT ORGANIZATIONS; PROVIDING A
SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Anthem Park Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Osceola County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the amenity facilities of the District and to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, following notice and public hearing on August 10, 2018, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Amended Amenity Center Rules Facility Rate Change attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the amended amenity facilities Policies and Rates attached hereto as **Exhibit A** for immediate use and application.

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

SECTION 1. The amended amenity facilities Policies and Rates attached hereto as **Exhibit A** is hereby adopted pursuant to this resolution as necessary for the conduct of District business. This amended amenity facilities Policies and Rates shall stay in full force and effect until such time as the Board of Supervisors may amend in accordance with Chapter 190, Florida Statutes and District Rules of Procedure.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this day 10th day of August, 2018

ATTEST:

**ANTHEM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson

Exhibit A: Amenity center Policies and Rates change regarding waiver of clubhouse rental fees for non-profit HOA and Neighborhood watch meetings

EXHIBIT A

Article XI Facility Rental Policies, subsection (1) is 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 of 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 10

RESOLUTION 2018-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Anthem Park Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of St. Cloud, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year 2018/2019 attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2018/2019 annual public meeting schedule to City of St. Cloud County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10th DAY OF AUGUST, 2018.

ATTEST:

**ANTHEM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

EXHIBIT A

**Notice of Meetings
Fiscal Year 2019
Anthem Park Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2018 Regular Meetings of the Board of Supervisors of the Anthem Park Community Development District are scheduled to be held on the 2nd Friday of the month at 9:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida. The meeting dates are as follows [exceptions are noted below]:

October 12, 2018
November 09, 2018
December 7, 2018
January 11, 2019
February 8, 2019
March 8, 2019
April 12, 2019
May 10, 2019
June 14, 2019
July 12, 2019
August 9, 2019
September 13, 2019

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued with no additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings listed above, may be obtained from Development, Planning and Financing Group, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647 at (813) 374-9105, one week prior to the meeting.

There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's Management Company, Development Planning & Financing Group at 813-374-9105. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) business days prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the 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.

DPFG, District Management

EXHIBIT 11

Vicki Perez
1960 Patriot Way
St. Cloud, FL 34769
860 748 9276

Skills:

- Sr. Executive Assistant with extensive experience supporting senior management and staff
- Calendar management
- Complex travel arrangements/expense accounts
- Excellent follow-up skills
- Strong organization skills
- MS Office (Word, Excel, PowerPoint, Outlook)

Professional Experience:

Aetna, Hartford, CT

Executive Assistant – National Accounts

September 2014 – June 2017

- Provided administrative support to Head of National Accounts Sales
- Complex calendaring and ensuring manager had all pertinent materials for meetings, conferences and travel.
- Coordinated room reservations, conference numbers and video conferencing, complex travel and expense reconciliation.
- Scheduled bi-weekly and monthly meetings, solicited discussion items, prioritized, prepared and distributed agenda/materials.
- Processed visitor registration for parking, escort from staffing to meeting location and back and processed Aetna access if they were presenting to our group.
- Managed multiple projects simultaneously and followed through on pending issues in a timely manner.
- Assisted with PowerPoint and word presentation for senior managers.
- Handled all activities pertaining to Human Resources.
- Back-up for other Executive Assistants within organization
- Met all company deadlines for training, scorecards, development plans and mid/end of year reviews.
- Worked with minimal supervision

Aetna, Hartford, CT

Executive Assistant - National Accounts

October 2002 – April 2012

- Provided administrative support to the head of National Accounts Underwriting & Actuarial, was responsible for calendaring and ensuring he had all pertinent materials for meetings.
- Coordinated room reservations, conference numbers and video conferencing, complex travel and expense reconciliation.
- Scheduled bi-weekly and monthly meetings, solicited discussion items, prioritized, prepared and distributed agenda/materials.
- Added meet number info; include agenda/presentation, room/equipment reservation.
- Processed visitor registration for parking, escort from staffing to meeting location and back and processed Aetna access if they were presenting to our group.
- Managed multiple projects simultaneously and followed through on pending issues in a timely manner.
- Assisted with PowerPoint and word presentation for senior managers.
- Handled all activities pertaining to Human Resources.
- Meet all company deadlines for training, scorecards, development plans and mid/end of year reviews.

Lincoln Life Distributors, Hartford, CT

Internal Marketing Consultant

January 2000 – September 2002

- Reviewed and processed new business including 1035 exchanges and term conversions. Managed cases during the underwriting process including follow up with producers and underwriting for outstanding requirements for policy endorsement and issuance. Provided ongoing telephone status to producers and Life Brokerage Managers.
- Ordered APS and medical exams. Assisted producers and key account partners in the process of licensing and appointment with Lincoln.
- Extensive internal and external telephone contact. Prepared life illustrations and answered product questions for agents and sales managers. Acted as liaison between independent unit, life brokerage managers, and producer services and underwriting.

Lincoln Life Distributors – Hartford, CT

Executive Assistant to Sales VP – Independent Unit

January 1998 – December 1999

- Organized and coordinated projects.
- Calendar management, travel planning, meeting arrangements.
- Assisted VP in meeting sales objectives. Processed expense reports for VP and 8 managers. Provided information and support requiring organization and business knowledge.
- Handled all human resources and administrative duties which included handling all HR issues, budgeting, and travel and office management.

Volunteer Activities:

- Member and volunteer for the following Aetna clubs: Women's Club, Hispanic Network, Employee Club, And Interpreter's Club Member
- Spanish Bowling League - President, Secretary and Treasurer

Patricia Comings-Thibault

From: Amrith Sahatoo <asahatoo@dgainc.com>
Sent: Wednesday, July 25, 2018 2:50 PM
To: Patricia Comings-Thibault
Cc: judysahatoo@gmail.com
Subject: RE: Board Vacancy

I just had a conversation with me Dad. He is very enthusiastic about joining the board.

He worked for his mechanic shop Daves Auto for 30 years.
He did Auto body work for the NY giants and other NY teams.
This was his first and last job since coming to America in 1986.
He is very loyal. One wife and one son (me). And one Job

He is an avid member of his church while in Ny and was one of the head members of the church.
He is a religious man and take care of his 2 grandkids. My son was a class mate of penolope (Marias Daughter)

My dad is very charitable and is always walking around the community for his health.
He is really laid back and sweet and helpful. He lives on Congress and is retired , so he is available to help.
He is also interested in voting on issues and can attend every meeting.

His government name is Motilal Sahatoo , but everyone call him Kris.
He was curious if he needs to wait until the next meeting to be hired can he come and join prior.

Also is there competition for the seat , or is he the next in line so far ?

From: Patricia Comings-Thibault [mailto:patricia.comings-thibault@dpfg.com]
Sent: Wednesday, July 25, 2018 2:33 PM
To: Amrith Sahatoo
Cc: judysahatoo@gmail.com
Subject: RE: Board Vacancy

Yes to both!

Patricia Comings-Thibault, MACC
Senior Manager
DPFG
250 International Parkway, Suite 280
Lake Mary, FL 32746
P:(321) 263-0132, Ext. 4205
Cell(407)221-9153

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

From: Amrith Sahatoo [mailto:asahatoo@dgainc.com]
Sent: Wednesday, July 25, 2018 2:21 PM
To: Patricia Comings-Thibault
Cc: judysahatoo@gmail.com; Amrith Sahatoo
Subject: RE: Board Vacancy

EXHIBIT 12

Oath of Office

I, _____, a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the Anthem Park Community Development District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the Anthem Park Community Development District, Osceola County, Florida.

Print Name

Signature

Date

Sworn to (or affirmed) before me this ____ day of _____, 2018 by
_____ whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification _____

EXHIBIT 13

RESOLUTION 2018-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the ANTHEM PARK Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by designating one of its members as Chair and by designating a Secretary, and such other officers as the Board may deem necessary.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____	is appointed Chairperson.
_____	is appointed Vice-Chairperson.
Patricia Comings-Thibault	is appointed Secretary.
Janet Johns	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.
Patricia Comings- Thibault	is appointed Treasurer.
Maik Aagaard	is appointed Assistant Treasurer.

2. **CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10th day of August, 2018.

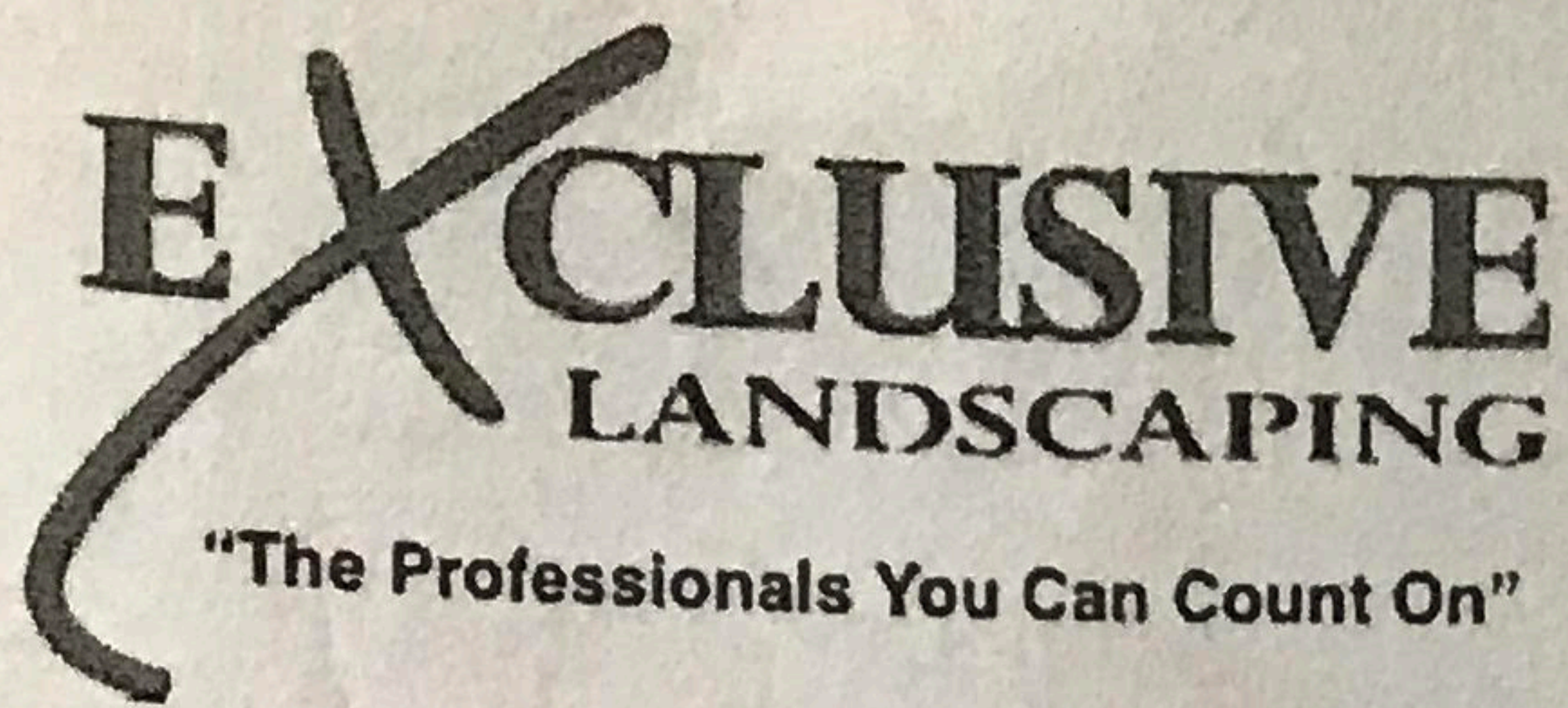
Attest:

**ANTHEM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT 14



P.O. Box 420812
Kissimmee, FL 34742
(407) 406-8989
exclusivelandscapingoffice@gmail.com
www.exclusivelandscapingnow.com

Proposal

ADDRESS

Anthem Park HOA Townhomes
c/o Titan Management
1631 E. Vine Street Suite 300
Kissimmee, FL 34744

PROPOSAL

1536

DATE

07/17/2018

ACTIVITY

To Trim Oak Trees on Capital Blue to a Martini cut

QTY

40

RATE

105.00

AMOUNT

4,200.00

TOTAL

\$4,200.00

Accepted By

Accepted Date

Thank you for your business!