

***ANTHEM PARK COMMUNITY
DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisors
Meeting***

Date & Time:

Friday

September 14, 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, September 14, 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, September 14, 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
 - Security Service Report
 - Pool Report
 - Police Call Log (Will be distributed at Meeting)
- B. Consideration of the August 10, 2018 Meeting Minutes Exhibit 2
- C. Acceptance of the Unaudited July 2018 Financial Statements Exhibit 3

IV. Business Items

- A. Discussion of Pool Access and Room Rental Exhibit 4
- B. Ratification of Notice of Commencement for Roof Construction Project Exhibit 5

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: September 14, 2018

Submitted by: Maria Agosta

Facility Discussion and Projects for August and September

- **Project Timeline (recently completed or to be completed in September)**
 - a. **Clubhouse Door Lock**
 - b. **South Fountain**
 - c. **Fountain Park Float Valve**
 - d. **North Fountain**
- **Call report**
- **Icon Summary**
- **Yellowstone grade sheets - TBD**
- **Pool Monitoring**
- **Capital Blvd Trees**
- **Holiday Decorations**

Amenity Management

- We had 5 parties in August
- We have 4 parties in September

Resident Requests and Upcoming Events

- Movie Under the Stars in October
- Resident wants to know if we can add OUC lights in alleys behind townhomes



ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
08/02/18	225	2100	PATROL	ANTHEM PARK	2130	OFC HENRY ARRIVED ON POST, PATROLLED AND ALL APPEARS 10-4
		2130			2200	CHECKED CLUBHOUSE AND COMMON AREAS, 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
		2400			2430	CHECKED THE PATHS THAT LEAD TO JEFFERSON GREEN, ALL APPEARS 10-4
						*UNABLE TO WALK JEFFERSON GREEN DUE TO THE GRASS BEING TOO HIGH
		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
08/03/18	100	2200	PATROL	ANTHEM PARK	2220	SUP MARCUCCI ARRIVED ON POST, ALL APPEARS 10-4
		2220			2235	CLUBHOUSE, POOLS AND PARK APPEAR TO BE 10-4
		2235			2300	CHECKED BACK PATHWAYS ALL APPEAR 10-4 (GRASS HIGH @ JEFF GREEN)
		2300			2330	CHECKED ALL COMMON AREAS, ALL ARE CLOSED AND CLEAR OF RESIDENTS
		2330			2400	PATROL PROPERTY, ALL APPEARS 10-4
		2400			2430	PATROL PROPERTY, ALL APPEARS 10-4
		2430			100	PATROL PROPERTY, ALL APPEARS 10-4
		100			130	PATROL PROPERTY, ALL APPEARS 10-4
		130			200	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
08/04/18	100	2100	PATROL	ANTHEM PARK	2125	SUP MARCUCCI ARRIVED AT CLUBHOUSE AREA, ALL APPEARS SECURE AND 10-4
		2125			2150	PATROL PROPERTY, ALL APPEARS 10-4
		2150			2230	WALKED OTHER COMMON AREAS AND PARKS ALL APPEAR 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
		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
08/05/18	225	2000	PATROL	ANTHEM PARK	2020	OFC HENRY ARRIVED ON POST, CHECKED CLUBHOUSE AREA, ALL 10-4
		2020			2050	PATROL PROPERTY, ALL APPEARS 10-4
		2050			2110	WALKED PATHWAYS TO JEFFERSON GREEN, ALL APPEARS 10-4
		2110			2140	PATROL PROPERTY, ALL APPEARS 10-4
		2140			2200	CONDUCTED SPOT CHECK ON COMMON AREAS
		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
08/09/18	225	2000	PATROL	ANTHEM PARK	2015	OFC HENRY ARRIVED ON POST, ALL APPEARS 10-4
		2015			2045	CHECKED CLUBHOUSE, POOL AND TOT LOT, ALL APPEARS 10-4
		2045			2115	PATROL PROPERTY ALL APPEARS 10-4
		2115			2145	WALKED PATHWAYS AROUND JEFFERSON GREEN
		2145			2215	PATROL PROPERTY ALL APPEARS 10-4
		2215			2245	PATROL PROPERTY ALL APPEARS 10-4
		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
08/10/18	100	2100	PATROL	ANTHEM PARK	2120	SUP MARCUCCI ARRIVED ON POST, ALL APPEARS 10-4
		2120			2150	CLUBHOUSE AND ALL COMMON AREAS ARE SECURE AND APPEAR 10-4
		2150			2210	PATROL PROPERTY, ALL APPEARS 10-4
		2210			2215	MADE CONTACT WITH A CAR BLOCKING A LANE ON LEXINGTON, CARE WAS FINE
						DRIVER JUST WANTED TO STOP AND TALK TO SOMEONE WHO WAS WALKING
						MADE HIM MOVE WITHOUT ANY ISSUES, ALL 10-4 BACK 10-8
		2215			2225	MADE CONTACT WITH 2 MALES AT SUNSET PARK, MALES DID LIVE ON PROPERTY
						THEY SEEMED ODD WHEN I APPROACHED, MADE THEM LEAVE THE AREA
		2225			2300	PATROL PROPERTY, ALL APPEARS 10-4
		2300			2330	WALKED SOME OF THE PATH AREAS, 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
08/11/18	100	2200	PATROL	ANTHEM PARK	2230	SUP MARCUCCI ARRIVED ON PROPERTY, MADE CONTACT WITH A CAR ON LEXINGTON, THAT WAS BROKEN DOWN. USED PATROL CAR FOR TRAFFIC CONTROL UNTIL TOW TRUCK ARRIVED
		2230			2230	ARRIVED AT CLUBHOUSE, AREA AND POOL ARE CLOSED AND CLEAR
		2230			2300	PATROL PROPERTY, ALL APPEARS 10-4
		2300			2330	PATROL PROPERTY, ALL APPEARS 10-4
		2330			2400	WALKED PATH AREAS, ALL 10-4
		2400			2430	PATROL PROPERTY, ALL APPEARS 10-4
		2430			100	CHECKED ALL COMMON AREAS, 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
08/12/18	225	2100	PATROL	ANTHEM PARK	2120	OFC HENRY ARRIVED ON POST, CLUBHOUSE AREA APPEARS 10-4
		2120			2150	PATROL PROPERTY, ALL APPEARS 10-4
		2150			2220	PATROL PROPERTY, ALL APPEARS 10-4
		2220			2250	PATROL PROPERTY, ALL APPEARS 10-4
		2250			2310	CHECKED ALL COMMON AREAS, ALL APPEAR 10-4
		2310			2340	PATROL PROPERTY, ALL APPEARS 10-4
		2340			2410	PATROL PROPERTY, ALL APPEARS 10-4
		2410			100	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
08/16/18	225	2000	PATROL	ANTHEM PARK	2030	OFC HENRY, ARRIVED ON POST, ALL APPEARS 104
		2030			2100	CHECKED PARKS/Common AREAS, ALL APPEARS 10-4
		2100			2130	CLUBHOUSE, POOL AND PARK 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	ANIMAL NUISANCE	POOL	2430	FOUND A 3-4FT GATOR IN THE POOL. GATOR WAS NOT ABLE TO GET OUT, CALLED SUPERVISOR KEN TO ASSIST. SUPERVISOR KEN AND OFC TEJEDA ARRIVED ON POST AND WAS ABLE TO REMOVE THE GATOR AND RELOCATE IT.

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
08/17/18	100	2200	PATROL	ANTHEM PARK	2220	SUP MARCUCCI ARRIVED ON POST, ALL APPEARS 10-4
		2220			2250	CLUBHOUSE AREA, POOL AND PARK ARE CLOSED AND CLEAR
		2250			2320	PATROL PROPERTY ALL APPEARS 10-4
		2320			2350	PATROL PROPERTY ALL APPEARS 10-4
		2350			2420	WALKED SOME OF THE PATHWAYS, ALL APPEARS 10-4
		2420			2450	PATROL PROPERTY ALL APPEARS 10-4
		2450			120	PATROL PROPERTY ALL APPEARS 10-4
		120			150	PATROL PROPERTY ALL APPEARS 10-4
		150			200	PATROL PROPERTY ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
100	2100	PATROL	ANTHEM PARK	2120	SUP MARCUCCI ARRIVED AT CLUBHOUSE, POOL AND PARK APPEAR 10-4
	2120			2150	PATHWAYS ARE ALSO CLEAR OF RESIDENTS
	2150			2220	CHECKED OTHER PARKS AND ALL ARE CLEAR OF RESIDENTS
	2220			2230	PATROL PROPERTY, ALL APPEARS 10-4
	2230			2300	MADE CONTACT WITH A CAR PARKED AT PATRIOT PARK. 2 MALES SITTING INSIDE
	2300			2330	"TALKING" ADVISED THEM TO LEAVE AREA, DUE TO IT BEING AFTER HOURS
	2330			2400	PATROL PROPERTY, ALL APPEARS 10-4
	2400			2430	FOUND VANDALISM IN MALE BATHROOM, SENT REPORT AND PICS TO MGMT
	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
08/19/18	225	2200	PATROL	ANTHEM PARK	2300	OFC HENRY ON POST, CHECKED CLUBHOUSE, POOL, PARK AND WALKED PATHWAYS. MADE CONTACT WITH A LADY WALKING DOG, SHE JUST WANTED TO
		2300			2330	INTRODUCE HERSELF AND SAY HI
		2330			2400	PATROL PROPERTY, ALL APPEARS 10-4
		2400			2430	PATROL PROPERTY, ALL APPEARS 10-4
		2430			100	PATROL PROPERTY, ALL APPEARS 10-4
		100			130	PATROL PROPERTY, ALL APPEARS 10-4
		130			200	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
08/23/18	225	2000	PATROL	ANTHEM PARK	2020	OFC HENRY ARRIVED ON POST, ALL APPEARS 10-4
		2020			2050	PATROL PROPERTY, ALL APPEARS 10-4
		2050			2120	PATROL PROPERTY, ALL APPEARS 10-4
		2120			2150	CLUBHOUSE, POOLS, PARKS AND PATHS ARE CLEAR OF ALL RESIDENTS
		2150			2220	PATROL PROPERTY, ALL APPEARS 10-4
		2220			2300	PATROL PROPERTY, ALL APPEARS 10-4
		2300			2315	MADE CONTACT WITH 1 MALE 1 FEMALE SITTING AT SUNSET PARK,
						ADVISED THEM IT WAS AFTER HOURS AND THEY LEFT
		2315			2400	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
08/24/18	100	2100	PATROL	ANTHEM PARK	2120	SUP MARCUCCI ARRIVED ON POST, ALL APPEARS 10-4
		2120			2150	PATROL PROPERTY, ALL APPEARS 10-4
		2150			2210	CLUBHOUSE, POOL, PARK AND PATH ALL APPEARS 10-4
		2210			2240	PATROL PROPERTY, ALL APPEARS 10-4
		2240			2310	PATROL PROPERTY, ALL APPEARS 10-4
		2310			2340	PATROL PROPERTY, ALL APPEARS 10-4
		2340			2400	PATROL PROPERTY, ALL APPEARS 10-4
		2400			2430	PATROL PROPERTY, ALL APPEARS 10-4
		2430			100	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
08/25/18	100	2200	PATROL	ANTHEM PARK	2230	SUP MARCUCCI ARRIVED TO CLUBHOUSE, THIS ARE TO INCLUDE POOL AND PARK
						AREA CLOSED, CLEAR AND SECURE
		2230			2300	PATROL PATHWAYS, ALL APPEAR 10-4
		2300			2330	PATROL PROPERTY, ALL APPEARS 10-4
		2330			2400	PATROL PROPERTY, ALL APPEARS 10-4
		2400			2430	PATROL PROPERTY, ALL APPEARS 10-4
		2430			100	PATROL PATHWAYS, ALL APPEAR 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
08/26/18	225	2000	PATROL	ANTHEM PARK	2030	OFC HENRY ARRIVED ON POST, CHECKED ALL PARKS AND THEY APPEAR 10-4
		2030			2100	WALKED PATHWAYS AND THEY ARE ALSO CLEAR AND 10-4
		2100			2130	CLUBHOUSE, FITNESS AREA AND POOL ARE CLOSED CLEAR AND SECURE
		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

-NO LIGHTING ISSUES TO REPORT FROM CDD AREAS, THERE ARE SEVERAL LIGHTS OUT IN HOA AREAS

-NO LIGHT FOR THE AMERICAN FLAG AT PATRIOT PARK

-GATE AT POOL FACING THE PARKING LOT IS ALWAYS LEFT OPEN

MAJOR ISSUES THIS MONTH:

-FOUND GATOR IN POOL ON 08.16.18 (REPORT SENT)

-DAMAGE TO MALE RESTROOM (REPORT/PICS SENT)

-RESIDENTS COMPLAING ABOUT DRONE LOOKING IN WINDOWS. WE GAVE ADDRESS TO POLICE

-DRONE FOLLOWS FEMALE OFFICER WHILE SHE PATROLS

August 2018 Anthem Park Pool Summary

David LaTOUR <dslatour@gmail.com>

Mon 9/3/2018 12:54 PM

To:anthemparkcdd@gmail.com <anthemparkcdd@gmail.com>; Maria Agosta <magosta@vestapropertyservices.com>;

Rule	# of Infractions
Running	12
Excess Guests	8
Diving	3
Drinks	8
Music	8
Food	7
13 Yr Old w/outAdult	2
Alcohol	0
No Access Card	2
Thong	1
Smoking	0
Total	51
# of Residents	# of Guests
926	161
# Lightning Closures	18
# Positive Comments	13

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, August 10, 2018 at 9:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

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

Also present were:

Patricia Comings-Thibault	District Manager
Neysa Borkert	District Counsel
Maria Agosta	Amenity Manager
Rob Stultz	Yellowstone

The following is a summary of the discussions and actions taken at the August 10, 2018 Anthem Park CDD Board of Supervisors meeting.

SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for agenda items – Supervisors will respond during agenda item presentation)

Moving on to the Second Order of Business, Ms. Comings-Thibault opened the floor for the audience to ask questions and to comment on agenda items. Ms. Comings-Thibault stated that questions concerning the budget will be addressed later in the meeting. Discussion ensued concerning security presence.

THIRD ORDER OF BUSINESS – Administration Items

Moving on to the Third Order of Business, Ms. Comings-Thibault presented the administration items that included the Amenity Manager report, the minutes of the Board of Supervisors' regular meeting held on July 13, 2018 regular meeting and the unaudited June 2018 financial statements and asked for questions, additions, or corrections.

A. Exhibit 1: Amenity Manager Report

Ms. Maria Agosta presented the Amenity Manager Report to the Board.

- Consideration of Proposal for Panic Bar: \$521.37
- Security Service Report
- Police Reports
- Presentation of Resident Violation Form

On a MOTION by Mr. Harrington, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board accepted the Proposal for Panic Bar totaling **\$521.37** for the Anthem Park Community Development District.

B. **Exhibit 2:** Consideration of the July 13, 2018 Meeting Minutes

On a MOTION by Mr. Harrington, SECONDED by Ms. Possenreide, WITH ALL IN FAVOR, the Board approved the **July 13, 2018** Meeting Minutes for the Anthem Park Community Development District.

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

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

FOURTH ORDER OF BUSINESS – Business Items

Moving on to the Fourth Order of Business, Ms. Comings-Thibault presented the business items and called for a motion to open the Fiscal Year 2018-2019 Budget Public Hearing. Ms. Comings-Thibault presented the Fiscal Year 2018-2019 Budget Public Hearing to the Board for their review and consideration. The Board discussed the Fiscal Year 2018-2019 Budget Public Hearing and entertained questions from the audience. After all questions were answered, Mr. Harrington made a motion to close the public hearing.

A. **Exhibit 4:** Fiscal Year 2018-2019 Budget Public Hearing

On a MOTION by Mr. Williams, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board opened the Fiscal Year **2018-2019** Budget Public Hearing for the Anthem Park Community Development District.

On a MOTION by Mr. Harrington, SECONDED by Ms. Possenreide, WITH ALL IN FAVOR, the Board closed the Fiscal Year **2018-2019** Budget Public Hearing for the Anthem Park Community Development District.

B. **Exhibit 5:** Consideration of Resolution 2018-04; Adopting the Fiscal Year 2018-2019 Budget

Ms. Comings-Thibault presented Resolution 2018-04; Adopting the Fiscal Year 2018-2019 Budget to the Board for their review and consideration.

On a MOTION by Mr. Harrington, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board adopted Resolution **2018-04**; Adopting the Fiscal Year 2018-2019 Budget for the Anthem Park Community Development District.

C. **Exhibit 6:** Fiscal Year 2018-2019 Assessment Public Hearing

Ms. Comings-Thibault called for a motion to open the Fiscal Year 2018-2019 Assessment Public Hearing. Ms. Comings-Thibault presented the Fiscal Year 2018-2019 Assessments to the Board for their review and consideration. The Board discussed the Fiscal Year 2018-2019 Assessments and entertained questions from the audience. After all questions were answered, Ms. Possenreide made a motion to close the public hearing.

On a MOTION by Mr. Williams, SECONDED by Ms. Possenreide, WITH ALL IN FAVOR, the Board opened the Fiscal Year **2018-2019** Assessment Public Hearing for the Anthem Park Community Development District.

On a MOTION by Ms. Possenreide, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board closed the Fiscal Year **2018-2019** Assessment Public Hearing for the Anthem Park Community Development District.

D. **Exhibit 7:** Consideration of Resolution 2018-05; Providing for the Collection & Enforcement of Special Assessments for Fiscal Year 2018-2019

Ms. Comings-Thibault presented Resolution 2018-05; Providing for the Collection & Enforcement of Special Assessments for Fiscal Year 2018-2019 Budget to the Board for their review and consideration.

On a MOTION by Mr. Harrington, SECONDED by Ms. Possenreide, WITH ALL IN FAVOR, the Board adopted Resolution **2018-05**; Providing for the Collection & Enforcement of Special Assessments for Fiscal Year 2018-2019 Budget for the Anthem Park Community Development District.

E. **Exhibit 8:** Public Hearing Regarding Amending the Facility Policy & Rate for Non-Profit Organizations

Ms. Comings-Thibault called for a motion to open the Public Hearing Regarding Amending the Facility Policy & Rate for Non-Profit Organizations. Ms. Comings-Thibault presented the Ruling Change to the Board for their review and consideration. The Board discussed the Ruling Change and entertained questions from the audience. After all questions were answered, Mr. Harrington made a motion to close the public hearing.

On a MOTION by Ms. Possenreide, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board opened the Public Hearing Regarding Amending the Facility Policy & Rate for Non-Profit Organizations for the Anthem Park Community Development District.

On a MOTION by Mr. Harrington, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board closed the Public Hearing Regarding Amending the Facility Policy & Rate for Non-Profit Organizations for the Anthem Park Community Development District.

F. **Exhibit 9:** Consideration of Resolution 2018-06; Amending the Facility Policy & Rate for Non-Profit Organizations

Ms. Comings-Thibault presented Resolution 2018-06; Amending the Facility Policy & Rate for Non-Profit Organizations to the Board for their review and consideration.

On a MOTION by Mr. Williams, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board adopted Resolution **2018-06**; Amending the Facility Policy & Rate for Non-Profit Organizations for the Anthem Park Community Development District.

G. **Exhibit 10:** Consideration of Resolution 2018-07; A Designation of Meeting Times & Place

Ms. Comings-Thibault presented Resolution 2018-07; A Designation of Meeting Times & Place to the Board for their review and consideration.

On a MOTION by Mr. Harrington, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board adopted Resolution **2018-07**; A Designation of Meeting Times & Place given the meeting changes that are stipulated moving the night meetings to December 6, 2018 at 6:00 p.m. and May 9, 2019 at 6:00 p.m. for the Anthem Park Community Development District.

H. **Exhibit 11:** Consideration of Resumes for Supervisor Seat 1 – Term Expires 11/2018

Ms. Comings-Thibault presented the resumes for supervisor seat # 1 that has a term expiring 11/2018 to the Board for their review and consideration.

1. Vickie Perez

Ms. Perez was not present, next item followed.

2. Motilal Sahatoo

Mr. Sahatoo gave his introduction and informed the Board about his experience.

3. Nicholas Carroll

Mr. Carroll gave his introduction and informed the Board about his experience.

On a MOTION by Mr. Harrington, SECONDED by Mr. Arce, WITH Ms. Possenreide Voting AYE, and Mr. Williams Voting Nay, the Board appointed **Mr. Motilal Sahatoo** to Supervisor Seat 1 – Term Expires 11/2018 for the Anthem Park Community Development District.

I. Exhibit 12: Oath of Office of New Supervisor, Form 1, and Sunshine Law Compensation

Ms. Comings-Thibault presented the Oath of Office of New Supervisor, Form 1, and explained the Sunshine Law Compensation to the newly elected supervisor. Ms. Comings-Thibault advised the newly elected supervisor that he is entitled to compensation of \$200 per meeting and asked whether he would like to receive or waive compensation.

➤ **Mr. Sahatoo** read and signed the Oath of Office and accepted compensation.

J. Exhibit 13: Consideration of Resolution 2018-08; A Designation of Officers

Ms. Comings-Thibault presented Resolution 2018-08; A Designation of Officers to the Board.

On a MOTION by Mr. Williams, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board adopted Resolution **2018-08; A Designation of Officers**, appointing the Officers of the District as follows: **Mr. Kenneth Williams** to serve as chairman, **Mr. Gerald Harrington** to serve as Vice Chairman, and **Ms. Blair Possenreide, Mr. Jorge Arce, and Mr. Motilal Sahatoo (after Oath)** to serve as Assistant Secretaries; District Staffing as follows: **Ms. Patricia Comings-Thibault** as Secretary and Treasurer, **Mr. Maik Aagaard** as Assistant Treasurer; and **Ms. Janet Johns** as Assistant Secretary for the Anthem Park Community Development District.

K. Exhibit 14: Discussion of Tree Trimming

SIXTH ORDER OF BUSINESS – Staff Reports

Moving on to the Seventh Order of Business, Ms. Comings-Thibault opened the floor the district staff to present their reports. There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

Moving on to the Eighth Order of Business, Ms. Comings-Thibault opened the floor for the supervisors to present their requests. There being none, next item followed.

EIGHTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)

Moving on to the Eighth Order of Business, Ms. Comings-Thibault opened the floor to the audience to comment on new business items.

A resident asked about the policy concerning pool access for non-residents. The Board advised that they will bring the policy concerning pool access and the policy for renting the clubhouse and adjoining patio to the next meeting for discussion.

NINTH ORDER OF BUSINESS – Adjournment

Moving on to the Ninth Order of Business, Ms. Comings-Thibault asked for final questions, comments, or corrections. There being none, Mr. Harrington made a motion to adjourn the meeting.

On a MOTION by Mr. Harrington, SECONDED by Mr. Arce, 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

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 3

Anthem Park Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
July 31, 2018**

Anthem Park CDD
Balance Sheet
July 31, 2018

	<u>General Fund</u>	<u>Series 2016 Debt Service</u>	<u>Series 2016A2 Debt Service</u>	<u>Consolidated Total</u>
<u>ASSETS:</u>				
CASH - O&M Checking Accts.	\$ 324,471	\$ -	\$ -	\$ 324,471
MMK ACCOUNT	296,195	-	-	296,195
DEBIT CARD	1,997	-	-	1,997
INVESTMENTS:				
SBA POOL A	39,705	-	-	39,705
REVENUE FUND	-	71,573	14,784	86,357
RESERVE TRUST FUND	-	279,063	38,550	317,613
PREPAYMENT FUND	-	8	1	9
DEPOSITS - UTILITIES	240	-	-	240
ACCOUNTS RECEIVABLE	394	-	-	394
DUE FROM OTHER FUNDS	-	86,480	11,425	97,905
TOTAL ASSETS	<u>\$ 663,002</u>	<u>\$ 437,124</u>	<u>\$ 64,760</u>	<u>\$ 1,164,886</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$ 19,587	\$ -	\$ -	\$ 19,587
DUE TO OTHER FUNDS	97,905	-	-	97,905
<u>FUND BALANCES:</u>				
NON-SPENDABLE (DEPOSITS & PREPAID)	240	-	-	240
RESTRICTED FOR:				
DEBT SERVICE	-	437,124	64,760	501,884
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:	337,505	-	-	337,505
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 663,002</u>	<u>\$ 437,124</u>	<u>\$ 64,760</u>	<u>\$ 1,164,886</u>

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

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 630,269	\$ 630,269	\$ 632,647	\$ 2,378
INTEREST	2,000	1,667	1,911	244
CLUBHOUSE RENTAL	4,000	3,333	6,826	3,493
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	635,269	670,656	35,387
EXPENDITURES				
GENERAL ADMINISTRATION:				
SUPERVISORS' COMPENSATION	12,000	10,000	7,800	2,200
PAYROLL TAXES	918	765	600	165
PAYROLL SERVICE FEE	700	583	515	68
DISTRICT MANAGEMENT	20,640	17,200	17,200	-
ADMINISTRATIVE SERVICES	5,160	4,300	4,300	-
GENERAL OPERATING EXPENSES	4,956	4,130	4,130	-
WEBSITE HOSTING & MANAGEMENT	2,000	1,667	1,670	(3)
ACCOUNTING SERVICES	15,480	12,900	12,900	-
AUDITING SERVICES	4,450	3,250	3,250	-
LEGAL ADVERTISING	1,000	1,000	1,343	(343)
MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500	417	865	(448)
REGULATORY & PERMIT FEE	175	175	175	-
ENGINEERING SERVICES	3,000	-	-	-
LEGAL SERVICES	15,000	10,238	10,238	-
TOTAL GENERAL ADMINISTRATION	85,979	66,625	64,986	1,639
FINANCIAL ADMINISTRATIVE				
INSURANCE:				
INSURANCE (Liability, Property and Casualty)	20,240	20,240	18,655	1,585
TOTAL INSURANCE	20,240	20,240	18,655	1,585
ASSESSMENT ADMINISTRATION:				
ASSESSMENT ADMINISTRATION	8,250	8,250	8,250	-
COUNTY ASSESSMENT COLLECTION FEES	300	300	301	(1)
TOTAL ASSESSMENT ADMINISTRATION	8,550	8,550	8,551	(1)
DEBT SERVICE ADMINISTRATION:				
DISSIMINATION AGENT	5,000	5,000	5,000	-
ARBITRAGE REBATE CALCULATION	650	650	650	-
TRUSTEE FEES	3,772	3,772	3,457	315
TOTAL DEBT SERVICE ADMINISTRATION	9,422	9,422	9,107	315
TOTAL FINANCIAL ADMINISTRATIVE	38,212	38,212	36,313	1,899
UTILITIES:				
ELECTRICITY SERVICES	27,000	22,500	25,054	(2,554)
STREETLIGHTS - UTILITY	174,000	145,000	143,227	1,773
WATER - RECLAIMED	26,900	22,417	17,833	4,584
WATER UTILITY	8,100	6,750	4,722	2,028
TOTAL UTILITIES	236,000	196,667	190,836	5,831
SECURITY:				
SECURITY SYSTEM - CONTRACT - ENVERA	5,556	4,167	5,556	(1,389)
SECURITY SYSTEM - MONITORING - GUARDIAN	456	380	376	4
SECURITY - ACCESS CARDS	500	438	438	-
SECURITY - PROTECTION ONE - BASKETBALL COURT	948	869	866	3
SECURITY - POLICE PATROL	23,000	19,167	5,298	13,869
TOTAL SECURITY	30,460	25,021	12,534	12,487

ANTHEM PARK CDD

General Fund

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

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
FIELD OFFICE ADMINISTRATION:				
AMENITY MANAGEMENT CONTRACT	95,330	79,442	72,882	6,560
AMENITY MANAGEMENT - CLUBHOUSE RENTALS	3,771	3,143	2,864	279
AMENITY MANAGEMENT - REIMBURSEMENTS	-	-	-	-
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,380	4,015	3,977	38
CLUBHOUSE OFFICE SUPPLIES	1,700	1,417	890	527
CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,500	1,250	1,253	(3)
PEST CONTROL & TERMITE BOND	552	414	421	(7)
MISCELLANEOUS	400	336	336	-
CLUBHOUSE FACILITY MAINTENANCE	5,000	4,167	553	3,614
CLUBHOUSE LIGHTING REPLACEMENT	500	300	300	-
TOTAL FIELD OFFICE ADMINISTRATION	113,133	94,483	83,476	11,008
LANDSCAPING MAINTENANCE:				
LANDSCAPE MAINTENANCE - CONTRACT	137,305	114,421	114,421	-
LANDSCAPE REPLACEMENT	22,000	18,333	17,517	816
TREE TRIMMING	1,000	-	-	-
IRRIGATION - REPAIRS & MAINTENANCE	12,300	10,250	4,352	5,898
LANDSCAPE MISCELLANEOUS	-	-	-	-
TOTAL LANDSCAPING MAINTENANCE	172,605	143,004	136,290	6,714
FACILITY MAINTENANCE:				
LAKE MANAGEMENT	4,572	3,810	3,562	248
WETLAND MONITORING	1,440	1,440	1,440	-
FOUNTAIN SERVICE CONTRACT	800	600	600	-
FOUNTAIN REPAIRS & MAINTENANCE	1,000	775	775	-
GATE REPAIRS & MAINTENANCE	1,000	833	250	583
ENTRY & WALLS MAINTENANCE	1,000	1,000	5,300	(4,300)
DECORATIVE LIGHT MAINTENANCE	1,500	1,250	-	1,250
POWERWASH	1,800	1,500	740	760
POOL SERVICE CONTRACT	13,800	11,500	12,000	(500)
POOL REPAIRS & MAINTENANCE	3,000	2,500	975	1,525
POOL MONITORING	-	-	-	-
POOL PERMIT	325	325	375	(50)
ATHLETIC FACILITIES REPAIRS & MAINTENANCE	600	500	334	166
MISCELLANEOUS - CONTINGENCY - EXPENSE	2,500	2,083	6,487	(4,404)
TOTAL FACILITY MAINTENANCE	33,337	28,117	32,838	(4,721)
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	592,127	557,273	34,856
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	43,142	113,383	70,243
NET CHANGE IN FUND BALANCE	-	43,142	113,383	70,243
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	\$ 437,172	\$ 545,508	\$ 502,368

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 July 31, 2018

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 593,750	\$ 558,125	\$ 562,634 (a)	\$ 4,509
INTEREST--INVESTMENT	-	-	4,034	4,034
MISCELLANEOUS REVENUE	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(23,750)	-	-	-
TOTAL REVENUE	570,000	558,125	566,668	8,543
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	9,812	(112,385)
FUND BALANCE - BEGINNING	-	-	427,312	427,312
FUND BALANCE - ENDING	\$ 4,419	\$ 122,197	\$ 437,124	\$ 314,927

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

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 81,726	\$ 76,822	\$ 74,327 (a)	\$ (2,495)
INTEREST--INVESTMENT	-	-	302	302
MISCELLANEOUS REVENUE	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(3,269)	-	-	-
TOTAL REVENUE	78,457	76,822	74,629	(2,193)
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	1,953	(23,531)
FUND BALANCE - BEGINNING	-	-	62,805	62,805
FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE - ENDING	\$ 4,784	\$ 25,484	\$ 64,758	\$ 39,274

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

	<u>BANK UNITED</u>
Balance Per Bank Statement	\$ 326,745.90
Less: Outstanding Checks	(2,274.71)
<i>Adjusted Bank Balance</i>	<u>\$ 324,471.19</u>
Beginning Bank Balance Per Books	\$ 376,949.20
Cash Receipts & Credits	124.75
Cash Disbursements	(52,602.76)
<i>Balance Per Books</i>	<u>\$ 324,471.19</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

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12/07/2017		BANK UNITED	Funds Transfer	515.00	76,579.37	
12/08/2017	1699	ORLANDO UTILITIES COMMISSION	Electricity and Streetlights	16,722.20	59,857.17	
12/11/2017	1700	ANTHEM PARK CDD	Tax Collection Distribution c/o US Bank	36,138.78	23,718.39	
12/11/2017	1701	BLUESCAPE POOLS & SPAS	Pool Maint - December	650.00	23,068.39	
12/11/2017	1702	ENVERA	1/1-3/31 - Pool Monitoring	1,289.00	21,779.39	
12/11/2017	1703	GARGANESE WEISS & D'AGRESTA	Legal Svcs - November	1,618.44	20,160.95	
12/11/2017	1704	LAKE & WETLAND MANAGEMENT	Lake Maint - December	350.00	19,810.95	
12/11/2017	1705	PROTECTION ONE ALARM MONITORING, INC	11/30-12/29 - Monitoring	78.95	19,732.00	
12/11/2017	1706	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - December	6,974.65	12,757.35	
12/12/2017	ACH 1212201	AGNEL HERRERA	12/8/17 - Patrol	120.00	12,637.35	
12/12/2017		CITY OF ST CLOUD POLICE DEPARTMENT	12/8/17 - Car Fee	20.00	12,617.35	
12/12/2017		KOMMANDER	12/8/17 - Admin Fee	8.40	12,608.95	
12/13/2017	10116DD	BLAIR POSSENRIEDE	BOS Mtg - 12/8/17	184.70	12,424.25	
12/13/2017	10115	GERALD HARRINGTON	BOS Mtg - 12/8/17	184.70	12,239.55	
12/13/2017	10113DD	JORGE ARCE	BOS Mtg - 12/8/17	184.70	12,054.85	
12/13/2017	10117DD	KENNETH WILLIAMS	BOS Mtg - 12/8/17	184.70	11,870.15	
12/13/2017	10114DD	MIGUEL CAMACHO	BOS Mtg - 12/8/17	184.70	11,685.45	
12/13/2017	ACH12132017	PAYCHEX - P/R	BOS Mtg - 12/8/17	153.40	11,532.05	
12/13/2017	ACH12132017	PAYCHEX - P/R	P/R Fee	55.50	11,476.55	
12/14/2017		ANTHEM PARK	Rentals/Misc	860.00	12,336.55	
12/15/2017	1707	BRIGHT HOUSE	12/1-12/31 - Cable/Internet	235.64	12,100.91	
12/15/2017	1708	MARIA AGOSTA	Party Closures (6) November	281.70	11,819.21	
12/15/2017	1709	WALL BROS. CONSTRUCTION, LLC	Repair Brick Wall (Accident)	4,100.00	7,719.21	
12/15/2017	1710	GUARDIAN PROTECTION SERVICES, INC	12/7-1/6 - Monitoring	37.07	7,682.14	
12/15/2017		Osceola Tax Collector	11/16-11/30/17 - Tax Collections	913,707.53	921,389.67	
12/22/2017	1711	BIO-TECH CONSULTING, INC	Wetland Monitoring	360.00	921,029.67	
12/22/2017	1712	BRIGHT HOUSE	12/25-1/24 - Internet	124.30	920,905.37	
12/22/2017	1713	CITY OF ST CLOUD	Water & Wter Reclaimed	3,347.95	917,557.42	
12/22/2017	1714	LAKE & WETLAND MANAGEMENT	Lake Maint - December	350.00	917,207.42	
12/22/2017	1715	PROTECTION ONE ALARM MONITORING, INC	12/30-1/29 - Alarm Monitoring	78.95	917,128.47	
12/22/2017	1716	TRONE	Legal Ads	528.18	916,600.29	
12/22/2017	1717	YELLOWSTONE LANDSCAPE	Landscape Maint - December	13,142.92	903,457.37	
12/28/2017		Osceola Tax Collector	12/1-12/15/17 Tax Collections	27,932.89	931,390.26	
12/28/2017		STATE FARM	Insurance reimbursement	4,100.00	935,490.26	
12/28/2017	1718	MARIA AGOSTA	Party Closures (8) - December	375.60	935,114.66	
12/28/2017	1719	TRULY NOLEN OF AMERICA, INC	Pest Control - Qtrly	138.00	934,976.66	
12/31/2017		BANK UNITED	Interest	70.84	935,047.50	
12/31/2017			EOM Balance	946,706.46	DPFG789	935,047.50
01/01/2018	1720	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - January	4,020.00	931,027.50	
01/11/2018		BANK UNITED	Funds Transfer	385.00	930,642.50	
01/12/2018	1721	BRIGHT HOUSE	1/1-1/31 - Cable/Internet	235.64	930,406.86	
01/12/2018	1722	ORLANDO UTILITIES COMMISSION	11/28-12/28 - Electricity & Dec streetlights	16,614.66	913,792.20	
01/12/2018	1723	PRO-PET DISTRIBUTORS	Pet Waste Bags	200.00	913,592.20	
01/12/2018	1724	YELLOWSTONE LANDSCAPE	Replace (4) Decoders & (1) Solenoid, Remove & Install Sod	4,139.14	909,453.06	
01/13/2018	ACH01132018	ANTHONY MILLER	1/12/18 - Patrol	120.00	909,333.06	
01/13/2018	ACH01132018	CITY OF ST CLOUD POLICE DEPARTMENT	1/12/18 - Vehicle Fee	20.00	909,313.06	
01/13/2018	ACH01132018	KOMMANDER	Admin Fee	8.40	909,304.66	
01/16/2018		Osceola Tax Collector	12/16-12/31 - Tax Collection	15,881.98	925,186.64	
01/17/2018	1725	BLUESCAPE POOLS & SPAS	Pool Maint - January	1,150.00	924,036.64	
01/17/2018	1726	GARGANESE WEISS & D'AGRESTA	Legal Svcs - December	916.80	923,119.84	
01/17/2018	1727	GUARDIAN PROTECTION SERVICES, INC	1/7-2/6 - Monitoring	37.07	923,082.77	
01/17/2018	1728	HURRICANE FENCING COMPANY, LLC	Fence Repairs (7 Posts)	1,200.00	921,882.77	
01/17/2018	1729	ORLANDO UTILITIES COMMISSION	11/21-12/31 - 2100 Blk Even Kissimmee Park Rd	26.36	921,856.41	
01/19/2018	1732	FLORIDA DEPT OF REVENUE	4th Qtr. 2017	83.65	921,772.76	
01/19/2018	ACH01192018	PAYCHEX - P/R	P/R Fee	194.25	921,578.51	
01/19/2018	10121DD	BLAIR POSSENRIEDE	BOS Mtg - 1/12/18	184.70	921,393.81	
01/19/2018	10120	GERALD HARRINGTON	BOS Mtg - 1/12/18	184.70	921,209.11	
01/19/2018	10118DD	JORGE ARCE	BOS Mtg - 1/12/18	184.70	921,024.41	
01/19/2018	10122DD	KENNETH WILLIAMS	BOS Mtg - 1/12/18	184.70	920,839.71	
01/19/2018	10119DD	MIGUEL CAMACHO	BOS Mtg - 1/12/18	184.70	920,655.01	
01/19/2018	ACH01192018	PAYCHEX - P/R	BOS Mtg - 1/12/18	153.40	920,501.61	
01/22/2018	1730	CITY OF ST CLOUD	Water	3,152.33	917,349.28	
01/22/2018	ACH01222018	CITY OF ST CLOUD POLICE DEPARTMENT	1/20/18 - Vehicle	20.00	917,329.28	
01/22/2018	ACH01222018	KOMMANDER	1/20/18 - Admin Fee	8.40	917,320.88	
01/22/2018	ACH01222018	STEPHEN R. UBERTACCIO	1/20/18 - Patrol	120.00	917,200.88	
01/25/2018	1731	BRIGHT HOUSE	1/25-2/24 - Internet - Courts	124.30	917,076.58	
01/26/2018		Osceola Tax Collector	Tax Collection - Interest	196.63	917,273.21	
01/26/2018	ACH01262018	ANTHONY MILLER	1/26/18 - Patrol	120.00	917,153.21	
01/26/2018	ACH01262018	CITY OF ST CLOUD POLICE DEPARTMENT	1/26/18 - Vehicle Fee	20.00	917,133.21	
01/26/2018	ACH01262018	KOMMANDER	1/26/18 - Admin Fee	8.40	917,124.81	
01/31/2018		BANK UNITED	Interest	118.81	917,243.62	
01/31/2018			EOM Balance	16,197.42	34,001.30	917,243.62
02/01/2018	1733	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - February	4,020.00	913,223.62	
02/01/2018	1734	ENVERA	1/1-3/31 - Monitoring (shorted pmnt)	100.00	913,123.62	
02/01/2018	1735	ANTHEM PARK CDD	Tax Collection Distribution c/o US Bank	480,486.72	432,636.90	
02/02/2018		BANK UNITED	Funds Transfer	462.00	432,174.90	
02/05/2018	1736	BRIGHT HOUSE	2/1-2/28 - Cable/Internet	235.96	431,938.94	
02/06/2018	1737	BLUESCAPE POOLS & SPAS	Pool Maint - February	1,150.00	430,788.94	
02/06/2018	1738	EXERCISE SYSTEMS, INC	Equipment Part	149.00	430,639.94	
02/06/2018	1739	PROTECTION ONE ALARM MONITORING, INC	1/30-2/27 - Monitoring	78.95	430,560.99	
02/06/2018	ACH02062018	CITY OF ST CLOUD POLICE DEPARTMENT	2/3/18 - Vehicle Fee	20.00	430,540.99	
02/06/2018	ACH02062018	KOMMANDER	2/3/18 - Admin Fee	8.40	430,532.59	
02/06/2018	ACH02062018	STEPHEN R. UBERTACCIO	2/3/18 - Patrol	120.00	430,412.59	
02/07/2018		ANTHEM PARK	Rentals	1,120.00	431,532.59	
02/09/2018	1740	GARGANESE WEISS & D'AGRESTA	Legal Svcs - January	1,163.44	430,369.15	
02/09/2018	1741	ORLANDO UTILITIES COMMISSION	12/13-1/15 - Ball Court	1,254.33	429,114.82	
02/09/2018	1742	LAKE & WETLAND MANAGEMENT	Lake Maint - February	350.00	428,764.82	

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02/09/2018	1743	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - February	6,974.65	421,790.17
02/12/2018	1744	YELLOWSTONE LANDSCAPE	Landscape Maint - January	13,142.92	408,647.25
02/14/2018		Osceola Tax Collector	1/1-1/31/18 - Tax Collections	16,137.38	424,784.63
02/15/2018	ACH02152018	PAYCHEX - P/R	P/R Fee	55.50	424,729.13
02/15/2018	10126DD	BLAIR POSSENRIEDE	BOS Mtg - 2/9/18	184.70	424,544.43
02/15/2018	10125	GERALD HARRINGTON	BOS Mtg - 2/9/18	184.70	424,359.73
02/15/2018	10123DD	JORGE ARCE	BOS Mtg - 2/9/18	184.70	424,175.03
02/15/2018	10127DD	KENNETH WILLIAMS	BOS Mtg - 2/9/18	184.70	423,990.33
02/15/2018	10124DD	MIGUEL CAMACHO	BOS Mtg - 2/9/18	184.70	423,805.63
02/15/2018	ACH02152018	PAYCHEX - P/R	BOS Mtg - 2/9/18	153.40	423,652.23
02/16/2018	ACH02162018	ANTHONY MONDELLO	2/9/18 - Patrol	120.00	423,532.23
02/16/2018	ACH02162018	CITY OF ST CLOUD POLICE DEPARTMENT	2/9/18 - Vehicle	20.00	423,512.23
02/16/2018	ACH02162018	KOMMANDER	2/9/18 - Admin Fee	8.40	423,503.83
02/16/2018	1745	CITY OF ST CLOUD	12/28-1/30 - Water	1,347.16	422,156.67
02/16/2018	1746	MARIA AGOSTA	Party Closures (4) - January	187.80	421,968.87
02/16/2018	1747	ORLANDO UTILITIES COMMISSION	12/28-1/30 - Electricity	15,793.78	406,175.09
02/16/2018	1748	YELLOWSTONE LANDSCAPE	Landscape Maint - February	13,142.92	393,032.17
02/22/2018		ANTHEM PARK	Rentals	560.00	393,592.17
02/23/2018	1749	BRIGHT HOUSE	2/25-3/24 - Internet	124.30	393,467.87
02/23/2018	ACH02232018	CITY OF ST CLOUD POLICE DEPARTMENT	2/17/18 - Car Fee	20.00	393,447.87
02/23/2018	ACH02232018	KOMMANDER	2/17/18 - Admin Fee	8.40	393,439.47
02/23/2018	ACH02232018	STEPHEN R. UBERTACCIO	2/17/18 - Patrol	120.00	393,319.47
02/23/2018		BANK UNITED	Funds Transfer	600.00	392,719.47
02/28/2018		BANK UNITED	Interest	61.33	392,780.80
02/28/2018		EOM Balance	17,878.71	542,341.53	392,780.80
03/01/2018	1750	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - March	4,020.00	388,760.80
03/02/2018	1751	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - January	6,974.65	381,786.15
03/02/2018	1752	BLUESCAPE POOLS & SPAS	Pool Maint - March	1,150.00	380,636.15
03/02/2018	1753	GUARDIAN PROTECTION SERVICES, INC	2/7-3/6 - Monitoring	37.07	380,599.08
03/02/2018	1754	LAKE & WETLAND MANAGEMENT	Lake Maint - March	350.00	380,249.08
03/02/2018	1755	PROTECTION ONE ALARM MONITORING, INC	2/28-3/29 - Monitoring	78.95	380,170.13
03/02/2018	1756	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - March	6,974.65	373,195.48
03/08/2018		ANTHEM PARK MASTOR HOA	Rental	45.00	373,240.48
03/12/2018		Osceola Tax Collector	2/1-2/28/18 - Tax Collections	14,914.34	388,154.82
03/12/2018	1757	AMERICAN ECO SYSTEM, INC	Ftnn Maint	200.00	387,954.82
03/12/2018	1758	BRIGHT HOUSE	3/1-3/31 - Internet/Cable	235.96	387,718.86
03/12/2018	1759	ORLANDO UTILITIES COMMISSION	Electricity	16,847.20	370,871.66
03/12/2018	1760	OSCEOLA COUNTY PROPERTY APPRIASER	Collection Fee - 2017	300.77	370,570.89
03/12/2018	1761	YELLOWSTONE LANDSCAPE	Landscape Maint - March	13,142.92	357,427.97
03/13/2018	ACH03132018	CITY OF ST CLOUD POLICE DEPARTMENT	3/10/18 - Patrol Car	20.00	357,407.97
03/13/2018	ACH03132018	CLAUDE CAMPBELL	3/10/18 - Patrol	120.00	357,287.97
03/13/2018	ACH03132018	KOMMANDER	Admin Fee - 3/10/18	8.40	357,279.57
03/13/2018	ACH03132018	PAYCHEX - P/R	P/R Fee	55.50	357,224.07
03/13/2018	10131DD	BLAIR POSSENRIEDE	BOS Mtg - 3/9/18	184.70	357,039.37
03/13/2018	10130	GERALD HARRINGTON	BOS Mtg - 3/9/18	184.70	356,854.67
03/13/2018	10128DD	JORGE ARCE	BOS Mtg - 3/9/18	184.70	356,669.97
03/13/2018	10132DD	KENNETH WILLIAMS	BOS Mtg - 3/9/18	184.70	356,485.27
03/13/2018	10129DD	MIGUEL CAMACHO	BOS Mtg - 3/9/18	184.70	356,300.57
03/13/2018	ACH03132018	PAYCHEX - P/R	BOS Mtg - 3/9/18	153.40	356,147.17
03/16/2018	1762	ANTHEM PARK CDD	Tax Collection Distribution c/o US Bank	15,578.64	340,568.53
03/16/2018	1763	CITY OF ST CLOUD	1/30-2/27 - Water	1,937.42	338,631.11
03/16/2018	1764	GARGANESE WEISS & D'AGRESTA	Legal Svcs - February	1,635.94	336,995.17
03/16/2018	1765	TRULY NOLEN OF AMERICA, INC	Pest Control - Qtrly	138.00	336,857.17
03/20/2018	ACH03202018	JOSE NATER	3/16/18 - Patrol	120.00	336,737.17
03/20/2018	ACH03202018	KOMMANDER	Admin Fee - 3/16/18	8.40	336,728.77
03/20/2018	ACH03202018	ST. CLOUD POLICE DEPARTMENT	Car Fee - 3/16/18	20.00	336,708.77
03/22/2018		ANTHEM PARK HOA	Meeting Room	45.00	336,753.77
03/23/2018	1766	AMERICAN ECO SYSTEM, INC	Ftnn Repairs (Lights & Bracket)	525.00	336,228.77
03/23/2018	1767	BRIGHT HOUSE	3/25-4/24 - Internet	124.26	336,104.51
03/27/2018	1768	MARIA AGOSTA	Party Closures (3) - February	140.85	335,963.66
03/27/2018	1769	PRO-PET DISTRIBUTORS	Pet Waste Bags	600.00	335,363.66
03/27/2018	ACH03272018	CLAUDE CAMPBELL	3/24/18 - Patrol	120.00	335,243.66
03/27/2018	ACH03272018	KOMMANDER	Admin Svcs - 3/24/18	8.40	335,235.26
03/27/2018	ACH03272018	ST. CLOUD POLICE DEPARTMENT	Patrol Car - 3/24/18	20.00	335,215.26
03/30/2018		BANK UNITED	Funds Transfer	615.00	334,600.26
03/31/2018		BANK UNITED	Interest	47.06	334,647.32
03/31/2018		KOMMANDER	3/30/2018 - Fee	8.40	334,638.92
03/31/2018		ST. CLOUD POLICE DEPARTMENT	3/30/18 - Patrol Car Fee	20.00	334,618.92
03/31/2018		JOSE NATER	3/30/18 - Patrol	120.00	334,498.92
03/31/2018		EOM Balance	15,051.40	73,184.88	334,498.92
04/01/2018	1770	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - April	4,020.00	330,478.92
04/03/2018	1771	DIRT ON DEMAND	Sidewalk Repairs	4,000.00	326,478.92
04/03/2018		BANK UNITED	Funds Transfer	300.00	326,178.92
04/06/2018	1772	BLUESCAPE POOLS & SPAS	Pool Maint - April	1,150.00	325,028.92
04/06/2018	1773	BRIGHT HOUSE	4/1-4/30 - Cable/Internet	239.81	324,789.11
04/06/2018	1774	ENVERA	4/1-6/30 - Pool Monitoring	1,389.00	323,400.11
04/06/2018	1775	GARGANESE WEISS & D'AGRESTA	Legal Svcs - March	1,172.50	322,227.61
04/06/2018	1776	LAKE & WETLAND MANAGEMENT	Lake Maint - April	350.00	321,877.61
04/06/2018	1777	MARIA AGOSTA	Party Closures (9) March	422.55	321,455.06
04/06/2018	1778	ORLANDO UTILITIES COMMISSION	2/27-3/27 - Electricity & Streetlights	15,866.62	305,588.44
04/06/2018	1779	PROTECTION ONE ALARM MONITORING, INC	3/30-4/29 - Monitoring	78.95	305,509.49
04/06/2018	1780	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - April	6,974.65	298,534.84
04/06/2018	1781	YELLOWSTONE LANDSCAPE	Landscape Maint - April	12,731.75	285,803.09
04/10/2018		ANTHEM PARK	Rentals/Misc	1,360.00	287,163.09
04/10/2018		ANTHEM PARK	Rentals/Misc	585.00	287,748.09
04/10/2018	ACH4102018	DELUXE BUSINESS CHECKS AND SOLUTIONS	Checks	127.43	287,620.66
04/13/2018	1782	CITY OF ST CLOUD	2/27-3/27 - Water	3,263.50	284,357.16

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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	Frntn 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
07/01/2018	1829	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Mgmt - July	4,020.00	372,929.20
07/02/2018	1830	BRIGHT HOUSE	7/1-7/31 - Cable/Internet	239.65	372,689.55
07/02/2018	1831	Icon Security Services	5/31-6/10 - Security, 6/14-6/24- Security	1,024.00	371,665.55
07/02/2018	1832	LAKE & WETLAND MANAGEMENT	Lake Maint - July	350.00	371,315.55
07/05/2018	1833	VESTA PROPERTY SERVICES, INC.	Pool Monitoring - July, Amenity Mgmt - July	8,710.65	362,604.90
07/10/2018	1834	CITY OF ST CLOUD	5/25-6/27 - Water	2,359.80	360,245.10
07/10/2018	1835	ORLANDO UTILITIES COMMISSION	5/29-6/28 Electricity, Streetlights - June	15,759.26	344,485.84
07/10/2018	1836	OSCEOLA NEWS GAZETTE	Legal Ad	267.67	344,218.17
07/10/2018	1837	YELLOWSTONE LANDSCAPE	Landscape Maint - July	12,731.75	331,486.42
07/12/2018	1838	GARGANESE WEISS & D'AGRESTA	Legal Svcs - June	974.70	330,511.72
07/12/2018	1839	ORLANDO UTILITIES COMMISSION	5/14-6/13 - 2090 Continental St -Court/Frntn	1,547.06	328,964.66
07/12/2018	1840	TAMPA PRINT SERVICES INC	Mass Mailing	735.52	328,229.14
07/13/2018	1841	GEM SUPPLY CO.	Supplies	280.42	327,948.72

**ANTHEM PARK CDD
CHECK REGISTER
FY2018**

DATE	CHECK NO.	PAYEE		DEPOSIT	PAYMENT	BANK UNITED BALANCE
07/13/2018	1842	GUARDIAN PROTECTION SERVICES, INC	7/7-8/6 - Monitoring		37.07	327,911.65
07/13/2018	1843	PROTECTION ONE ALARM MONITORING, INC	7/30-8/29 - Monitoriong		78.95	327,832.70
07/17/2018		Osceola Tax Collector	4/2-6/30/18 - Interest	79.86		327,912.56
07/17/2018	1844	McGEE'S PLUMBING AND BACKFLOW TESTING	Back Flow Test		39.95	327,872.61
07/18/2018	ACH07182018	PAYCHEX - P/R	P/R Fees		57.21	327,815.40
07/18/2018	10141	GERALD HARRINGTON	BOS Mtg - 7/13/18		184.70	327,630.70
07/18/2018	10143DD	KENNETH WILLIAMS	BOS Mtg - 7/13/18		184.70	327,446.00
07/18/2018	10142DD	BLAIR POSSENRIEDE	BOS Mtg - 7/13/18		184.70	327,261.30
07/18/2018	10140DD	JORGE ARCE	BOS Mtg - 7/13/18		184.70	327,076.60
07/18/2018	ACH07182018	PAYCHEX - P/R	BOS Mtg - 7/13/18		122.80	326,953.80
07/19/2018	1845	TRONE	Legal Ads		546.93	326,406.87
07/19/2018	1846	FLORIDA DEPT OF REVENUE	2nd Qtr 2018 Sales Tax		239.61	326,167.26
07/23/2018	1847	BRIGHT HOUSE	7/25-8/24 - Internet - Court		124.26	326,043.00
07/23/2018		BANK UNITED	Funds Transfer		775.00	325,268.00
07/25/2018	1848	MARIA AGOSTA	Party Closures (6) June		281.70	324,986.30
07/26/2018	1849	AMERICAN ECO SYSTEM, INC	Ftnn Maint		200.00	324,786.30
07/30/2018	1850	BIO-TECH CONSULTING, INC	Wetland Mitigation - Qtrly - 2nd Qtr		360.00	324,426.30
07/31/2018		BANK UNITED	Interest	44.89		324,471.19
07/31/2018			EOM Balance	124.75	52,602.76	324,471.19

EXHIBIT 4

ARTICLE IV
GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY- SWIM AT YOUR OWN RISK

Please note the swimming pool is an unattended facility and persons using the swimming pool do so at their own risk.

- (1) All Patrons must register upon entry of the pool area.
- (2) Children under fourteen (14) years of age must be accompanied by a Parent or Adult Patron at all times for usage of the pool facility.
- (3) Radios, CD players, speakers, and similar audio playback devices without headsets are not allowed in the pool area. Headsets must be used such that audio cannot be heard by other persons.
- (4) Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health. There is no staff present at all times. Patrons swim at their own risk while adhering to swimming pool rules.
- (5) Showering is required before entering the pool.
- (6) Glass containers are strictly prohibited in the pool area.
- (7) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
- (8) Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices must meet with District Staff approval prior to use. The District Staff reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool or if the equipment poses a safety concern.
- (9) Swimming Pool hours will be determined by the District Board of Supervisors and may be changed by the Board at its discretion. The pool may be closed for various periods of time to facilitate maintenance and keep it up to health code.
- (10) Pets, bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside the pool gates at any time.
- (11) The Anthem Park Amenity Center staff reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Pool Parties.
- (12) Any person swimming during non-posted swimming hours may be suspended from using the facility. Guests must be registered and accompanied by a Patron before entering the Anthem Park Amenity Center.

- (13) Proper swim attire must be worn in the pool, no cutoffs or thongs are allowed.
- (14) No chewing gum is permitted in the pool or on the pool
- (15) Alcoholic beverages are not permitted in the pool area.
- (16) No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
- (17) For the comfort of others, the changing of diapers or clothes is not allowed at pool side.
- (18) No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating, cleaning and reopening the pool.
- (19) Radio controlled water craft are not allowed in the pool area.
- (20) Pool entrances must be kept clear at all times.
- (21) No food, beverages of any kind, or animals, except service animals as defined by Florida Law, shall be permitted in the pool area.
- (22) No swinging on ladders, fences, or railings is allowed.
- (23) Pool furniture is not to be removed from the pool area.
- (24) Loud, profane, obscene or abusive language is absolutely prohibited.
- (25) THUNDERSTORM POLICY
 - The pool shall be considered closed upon any signs of lightning or thunderstorms until such storm(s) have left the area.
- (26) FECES POLICY
 - If contamination occurs, the pool may be closed.
 - Parents should take their children to the restroom before entering the pool.
 - Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper in the swimming pool and swimming pool deck area.

ARTICLE V TENNIS AND BASKETBALL FACILITY POLICIES

All Patrons and guests using the Tennis and Basketball Facility are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Anthem Park Community Development District governing the amenity facilities.

Disregard or violation of the District's policies and rules and misuse or destruction of

- (4) Anthem Park CDD has a strict catch-and-release policy for all fish and any other aquatic wildlife caught in the Lakes, requiring that any fish or other aquatic wildlife caught be immediately returned to the Lake from which it was caught. The purpose of the Lakes is to facilitate the District's natural water system for run off and overflow. The Lakes are not to State code for keeping your catch, so please protect yourself and our fish population and return them to the water.
- (5) Violations of these policies will be reported to local authorities.

ARTICLE X

DISTRICT PARKS POLICIES

All attendees, residents and their guests must observe the policies listed below; otherwise they will be issued a trespass warning and will be subject to eviction from the park premises. The District may close any park if public safety is threatened by any activity on the premises.

1. Park hours of operation are daily from dawn to dusk.
2. Children under the age of fourteen (14) shall be directly supervised by an adult Patron.
3. Pets must be restrained on a leash at all times. Attendees must clean-up after the animals.
4. Loitering and soliciting are prohibited, and violators will be required to leave.
5. Alcoholic beverages and/or other controlled substances are prohibited.
6. Motorized vehicles are prohibited except in parking areas and designated roadways.
7. No motor vehicles shall be left at the park after the posted hours of operation.
8. Rollerblades and bikes are permitted on sidewalks only.
9. All trash shall be disposed of in designated waste receptacles. No littering.

The District reserves the right to remove any attendee from the park premises for violation of these policies.

ARTICLE XI

FACILITY RENTAL POLICIES

Patrons may reserve for rental certain portions of the Anthem Park Amenity Center for private events. Only one (1) room or portion of the Anthem Park Amenity Center is available for rental during regular hours of operation and reservations may not be made more than four (4) months prior to the event. Persons interested in doing so should contact the on-site Manager regarding the anticipated date and time of the event to determine availability. Please note that

the Anthem Park Amenity Center is unavailable for December Holiday Parties and private events on the following holidays:

Easter Sunday	Memorial Day
4 th of July	Labor Day
Thanksgiving	Christmas Eve
Christmas Day	New Year's Eve
New Year's Day	

- (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.

(2) Reservations: Patrons interested in reserving a room must submit to the on-site manager a completed Facility Use Application. At the time of approval, a check and a money order (**no cash**) made out to the Anthem Park Community Development District should be submitted to the on-site manager in order to reserve the room. The room rental fee must be in the form of a money order and the check should be in the amount of the deposit. The Anthem Park on-site manager will review the Facility Use Application on a case-by- case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. Cancellations within seven (7) days of the reservation date will forfeit the deposit.

(3) Deposit: As stated above, a deposit in the amount set forth above is required by the time the reservation is approved. To receive a full refund of the deposit, the following must be completed:

- Ensure that all garbage is removed and placed in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position.
- Wipe off counters, table tops and sink area.
- Replace garbage liner.
- Clean out and wipe down the refrigerator, and all cabinets and appliances used.
- Clean any windows and doors in the rented room.
- Ensure that no damage has occurred to the Anthem Park Amenity Center and its property.

If additional cleaning is required, the Patron reserving the room will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The Anthem Park District Manager and/or Facility Manager shall determine the amount of deposit to return, if any.

(4) General Policies:

- Patrons are responsible for ensuring that their guests adhere to the policies set forth herein.
- Rooms may be rented outside of the regular hours of operation of the facility or beyond the four hour maximum, and will be reviewed on a case-by-case basis. Please see the Facility Manager for details relating to additional rental cost, staffing cost/availability, and facility availability. Please note all Facility Rental Policies remain in force for these special circumstances and the District has final say in these matters.
- The volume of live or recorded music must not violate applicable City of Kissimmee noise ordinances.
- No alcoholic beverages are allowed in the Amenity Center at any time.
- The Board of Supervisors or District Manager has the right to waive room rental fees and usage limits that do not exceed the fire code for private

rentals, events, or activities they have reviewed on a case-by-case basis at the request of the Facility Manager or any Patron.

- No items may be affixed to walls, doors or windows (i.e. tape, thumbtacks, etc.).

ARTICLE XII

EXPULSION FROM PREMISES: SUSPENSION AND TERMINATION OF PRIVILEGES

Relating to the Health, Safety and Welfare of the Patrons and Damage to Amenity Facilities:

Notwithstanding anything contained herein, the District and/or Amenity Facilities Staff may, at any time, remove any Patron or their Guest from the premises and/or restrict or suspend any Patron's or Guest's privileges to use any or all of the Amenity Facilities (the procedures for which are outlined below), when such action is necessary to:

1. Protect the health, safety and welfare of other Patrons and their Guests.
2. Protect the health, safety and welfare of District and Amenity Facilities Staff.
3. Protect the Amenity Facilities from damage.
4. Protect the District's Food & Beverage Operator's ability to comply with all local, state and federal guidelines.

Expulsion from Premises:

Expulsion of a Patron or Guest from District premises shall be at the discretion of the District's Facility Manager, District Manager, Amenity Facilities Staff, or the Board of Supervisors, resulting from:

1. Hostile behavior that is a threat to other Patrons/Guests, District Staff, Amenity Facilities Staff, and/or district property.
2. Behavior that, if left unchecked by Staff, could either jeopardize the Food & Beverage Operator's Food & Beverage license(s) or otherwise affect its lawful operation of the District's Food & Beverage facilities.

Such physical expulsion from the premises shall be undertaken only by local law enforcement personnel and not by District or Amenity Facilities Staff, or a member of the Board of Supervisors.

Restriction or Suspension of District Privileges:

The authority to restrict or suspend any Patron's or their Guest's privileges to use any or all of the Amenity Facilities is formally granted by the Board of Supervisors to the District Facility Manager, District Manager, and/or the Amenity Manager. Such action may be initiated by the District Manager, District Facility Manager, or Amenity Manager, with its final determination made by the Board of Supervisors at the next Board of Supervisors meeting (or as soon as practical). For more details, see "District Suspension and Termination Process" outlined below.

EXHIBIT 5

Prepared By: Jeffrey A. Rowe
101 E 13th St
St Cloud, FL 34769

**NOTICE OF COMMENCEMENT
FS 713.13**

PERMIT #: _____
STATE OF Florida

TAX PARCEL #: 0926300065000100C0
COUNTY OF Osceola

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Legal description of property: ANTHEM PARK PH 2 PB 19 PG 53-54 TRACT C
(and street address if available): 2090 Continental St, St Cloud, FL 34769
2. General description of improvement(s): **RE-ROOF**
3. Owner: Name: Anthem Park Com Dev District
Address: c/o Rick Woodville, Suite 340, Maitland, FL 32751
Phone: N/A Fax: N/A
 - a. Interest in property: **100%**
 - b. Name and address of fee simple titleholder (if other than owner) Phone: N/A
4. Contractor: Name: **Don Schmidt Contracting and Roofing, Inc.**
Address: **101 E 13th St, St. Cloud, FL 34769**
Phone: **407-892-9884** Fax: **407-892-8881**
5. Surety: Name and Address: N/A
Phone: N/A Fax: N/A
6. Lender: Name and Address: N/A
Phone: N/A Fax: N/A
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by section 713.13(1)(a)7, Florida Statutes: N/A
(Name, address, phone number, and fax number). N/A
8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes: N/A
(Name, address, phone number, and fax number). N/A
9. Expiration date of Notice of Commencement (the expiration date is one (1) year from the date of recording unless a different date is specified). N/A

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Verification pursuant to Section 92.525, Florida Statutes. Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

X Jeffrey A. Rowe
(Signature of Owner) [Note: per Section 713.13(1)g, Florida Statutes
"Owner must sign...and no one else may be permitted to sign in his or her stead."

X Kenneth Williams
(PRINT OWNER'S NAME)

State of Florida County of Osceola
The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____
Who _____ is personally known to me or _____ has produced _____ as identification, and
_____ did take an oath, _____ did not take an oath.

Print name: _____

Notary signature: _____
(seal)