

***ANTHEM PARK COMMUNITY
DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisors
Meeting***

Date & Time:

Friday

October 12, 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] 250 International Parkway, Suite 280
Lake Mary FL 32746
321-263-0132 Ext. 4205

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

October 12, 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, October 12, 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, October 12, 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
 - Police Call Log
 - Security Service Report
 - Landscape Maintenance Visual Scorecard
- B. Consideration of the September 14, 2018 Meeting Minutes Exhibit 2
- C. Acceptance of the Unaudited August 2018 Financial Statements Exhibit 3

IV. Consent Agenda

- A. Ratification of Yellowstone Hunter ACC Repair - \$1,429.38 Exhibit 4

V. Business Items

- A. Discussion of Pool Access Exhibit 5
- B. Consideration of Lake Fountains & Aeration Fountain Proposals Exhibit 6
 - 10hp Fountain - \$34,000
 - Two 3hp Fountains - \$16,500

VI. Staff Reports

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

VII. Supervisors Requests

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

IX. Adjournment

EXHIBIT 1

ANTHEM PARK

COMMUNITY DEVELOPMENT DISTRICT



Amenity Center Management Report

Date of Meeting: October 12, 2018

Submitted by: Maria Agosta

Facility Discussion and Projects for September and October

- **Project Timeline (recently completed or to be completed in September)**
 - a. **Fountain Park Float Valve - Completed in September**
 - b. **South Fountain & North Fountain Discussion**
- **Call report**
- **Icon Summary - TBD**
- **Yellowstone grade sheets**
- **Outlets at Entrance**
- **Roof Repaired**

Amenity Management

- We had 3 parties in September
- We have 5 parties in October

Resident Requests and Upcoming Events

- November 17th – Community clean up Day in conjunction with HOA



COMMUNICATIONS

CFS DATE LOC TYPE

CFS DATE LOC TYPE

Call Time	Event ID	Rpt #	Street	Nature
09/30/2018 11	2018273114		1981 NATIONS WAY	KEEP THE PEACE PRE ARRANG
09/29/2018 15	2018272172	18005288	2101 CONGRESS LN	MENTALLY ILL PERSON
09/29/2018 13	2018272140		2051 REMEMBRANCE A	LOUD PARTY
09/26/2018 08	2018269063	18005194	CAPITAL BLVD/PATRI	TRAFFIC STOP
09/25/2018 10	2018268119		1871 CENTENNIAL AV	LOST/FOUND PROPERTY
09/25/2018 09	2018268102		2120 JUSTICE LN	INFORMATION
09/25/2018 00	2018268013		1800 VALLEY FORGE	TRAFFIC
09/25/2018 00	2018268011		2090 CONTINENTAL S	INTELLIGENCE LED POLICING
09/23/2018 23	2018266193		4521 CAPITAL BLVD	EXTRA PATROL
09/22/2018 23	2018265207		4521 CAPITAL BLVD	EXTRA PATROL
09/22/2018 11	2018265100		2104 JUSTICE LN	INVESTIGATION SUPPLEMENTA
09/22/2018 10	2018265095		2101 CONGRESS LN	911 HANG UP
09/21/2018 23	2018264268		4521 CAPITAL BLVD	CITIZEN ASSIST
09/21/2018 23	2018264260		4521 CAPITAL BLVD	EXTRA PATROL
09/21/2018 18	2018264198		BANNER LN/CAPITAL	911 HANG UP
09/21/2018 11	2018264102	18005087	4751 CAPITAL BLVD	FRAUD
09/21/2018 03	2018264031		2090 CONTINENTAL S	INTELLIGENCE LED POLICING
09/21/2018 00	2018264001		2112 CONGRESS LN	CITIZEN ASSIST
09/20/2018 23	2018263274		4521 CAPITAL BLVD	EXTRA PATROL
09/20/2018 14	2018263139		1951 NATIONS WAY	PAST DISTURBANCE
09/20/2018 09	2018263069		1911 NATIONS WAY	SUPPLEMENTAL OTHER
09/20/2018 08	2018263061	18005063	2104 JUSTICE LN	BURGLARY TO A VEHICLE
09/19/2018 23	2018262275		4521 CAPITAL BLVD	EXTRA PATROL
09/18/2018 23	2018261274		4521 CAPITAL BLVD	EXTRA PATROL
09/18/2018 15	2018261196	18005020	1980 BANNER LN	THEFT
09/18/2018 09	2018261117		2101 CONGRESS LN	SUPPLEMENTAL OTHER
09/18/2018 07	2018261093		JUSTICE LN/CAPITAL	TRAFFIC STOP
09/17/2018 23	2018260255		4521 CAPITAL BLVD	EXTRA PATROL
09/17/2018 07	2018260040		1860 SOLDIERS PASS	PUBLIC SERVICE CALL
09/16/2018 23	2018259216		4521 CAPITAL BLVD	EXTRA PATROL
09/15/2018 23	2018258299		4521 CAPITAL BLVD	EXTRA PATROL

Call Time	Event ID	Rpt #	Street	Nature
09/15/2018 20	2018258263		2101 CONGRESS LN	JUVENILE PROBLEM
09/15/2018 12	2018258145		BETSY ROSS LN/CITI	URGENT CHECK WELL BEING
09/15/2018 10	2018258123	18004947	3910 OLD CANOE CRE	UNWANTED PERSON
09/14/2018 23	2018257243		4521 CAPITAL BLVD	EXTRA PATROL
09/14/2018 08	2018257078		REMEMBRANCE AVE/CA	TRAFFIC STOP
09/14/2018 06	2018257058	18004920	2090 CONTINENTAL S	SUSPICIOUS PERSON
09/13/2018 23	2018256261		4521 CAPITAL BLVD	EXTRA PATROL
09/12/2018 23	2018255279		4521 CAPITAL BLVD	EXTRA PATROL
09/12/2018 19	2018255241	18004887	4860 OLD GLORY WAY	PAST FRAUD DECEPTION
09/11/2018 23	2018254280		4521 CAPITAL BLVD	EXTRA PATROL
09/11/2018 15	2018254195	18004857	LEXINGTON BLVD/SOL	TRAFFIC INCIDENT NO INJUR
09/11/2018 10	2018254130		BETSY ROSS LN/LEXI	SUSPICIOUS VEHICLE
09/10/2018 23	2018253247		1830 BLOUNT TRL	TRAFFIC
09/10/2018 23	2018253239		4521 CAPITAL BLVD	EXTRA PATROL
09/10/2018 14	2018253134		2101 CONGRESS LN	ASSIST OTHER AGENCY NON U
09/10/2018 07	2018253050		2140 CONTINENTAL S	RESD BURGLARY INTRUSION
09/09/2018 23	2018252191		2090 CONTINENTAL S	BUSINESS CONTACT
09/09/2018 23	2018252190		4521 CAPITAL BLVD	EXTRA PATROL
09/09/2018 01	2018252016		4521 CAPITAL BLVD	EXTRA PATROL REQUEST
09/09/2018 00	2018252009		4521 CAPITAL BLVD	SUSPICIOUS VEHICLE
09/08/2018 23	2018251236		2090 CONTINENTAL S	BUSINESS CONTACT
09/08/2018 10	2018251094		2113 JUSTICE LN	PAST SUSPICIOUS INCIDENT
09/07/2018 23	2018250280		2122 CONGRESS LN	TRAFFIC
09/07/2018 23	2018250276		2090 CONTINENTAL S	BUSINESS CONTACT
09/07/2018 12	2018250150		2051 NATIONS WAY	REPOSSESSION
09/07/2018 04	2018250064		1995 BANNER LN	REPOSSESSION
09/06/2018 19	2018249216		1951 BANNER LN	INVESTIGATION SUPPLEMENTA
09/06/2018 19	2018249215		2020 PATRIOT WAY	SUSPICIOUS INCIDENT
09/05/2018 23	2018248235		2090 CONTINENTAL S	TRESPASSING UNWANTED
09/04/2018 23	2018247264		2090 CONTINENTAL S	BUSINESS CONTACT
09/04/2018 09	2018247089		1950 BANNER LN	911 DISCONNECT CELL
09/04/2018 08	2018247078		4400 FORT MCHENRY	CIVIL MATTER
09/03/2018 23	2018246168		2090 CONTINENTAL S	BUSINESS CONTACT
09/02/2018 21	2018245199		2010 BANNER LN	OTHER NOISE COMPLAINT
09/02/2018 20	2018245189		2137 BETSY ROSS LN	RESD BURGLARY INTRUSION

Call Time	Event ID	Rpt #	Street	Nature
09/02/2018 11	2018245120		1980 PATRIOT WAY	CITIZEN ASSIST
09/02/2018 09	2018245093		3910 OLD CANOE CRE	LOST STRAY UNWANTED
09/01/2018 22	2018244239		2161 BETSY ROSS LN	LOUD PARTY

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
09/01/18	100	2200	PATROL	ANTHEM PARK	2230	SUPERVISOR MARCUCCI ARRIVED ON POST, ALL APPEARS 10-4
		2230			2300	CHECKED CLUBHOUSE, BACK RIGHT DOOR FOUND OPEN, SECURED
						POOL, PARKS, FITNESS CENTER AND CLUBHOUSE ARE CLEAR OF RESIDENTS
		2300			2330	PATROL PROPERTY ALL APPEARS 10-4
		2330			2400	WALKED PATHWAYS, CHECKED BACK AREAS ON FOOT
		2400			2430	RESIDENTS FLAGGED ME DOWN, ADVISED OF A DROVE AND
						ADVISED ME OF ISSUES AND CONCERNS IN NEIGHBORHOOD
		2430			130	WENT AROUND COMMUNITY AND FIGURED OUR LIGHT NUMBERS FOR OUT LIGHTS
		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
09/02/18	225	2000	PATROL	ANTHEM PARK CDD	2020	OFFICER HENRY ARRIVED ON POST, PATROLLED PROPERTY PROPERTY
		2020			2045	PATROLLED CLUBHOUSE AREA, FITNESS CENTER AND PARK. ALL APPEARS
		X			X	TO BE CLOSED AND SECURE.
		2045			2115	MADE SURE THE CLUBHOUSE, POOL AND KID PARK WAS CLOSED AND
		X			X	CLEAR OF ANY RESIDENTS. NOTHING TO REPORT ALL APPEARS 10-4
		2115			2145	PATROLLED PROPERTY, ALL APPEARS 10-4
		2145			2215	PATROLLED PROPERTY, ALL APPEARS 10-4. BASKETBALL/VOLLEYBALL
		X			X	AND PERIMETER PARKS ARE ALL CLEAR AND APPEAR 10-4
		2215			2245	PATROLLED PROPERTY, ALL APPEARS 10-4
		2245			2315	PATROLLED PROPERTY, ALL APPEARS 10-4
		2315			2345	PATROLLED PROPERTY, ALL APPEARS 10-4
		2345			2400	FINAL PATROL OF THE PROPERTY AND ALL APPEARS 10-4. NOTHING TO FURTHER
		X			X	TO REPORT, END OF SHIFT

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
09/06/18	225	2100	PATROL	ANTHEM PARK	2120	CPL HENRY ARRIVED ON POST, POOL AREA IS CLOSED AND EMPTY
		2120			2200	PATROLLED BACK LAKE AREA, ALL APPEARS 10-4
		2220			2215	PATROLLED PATHWAYS, ALL APPEAR 10-4
		2215			2230	PATROLLED BACK SIDE OF JEFFERSON GREEN, ALL APPEARS 10-4
		2230			2300	ALL OTHER COMMON AREAS AND PARKS AND CLEAR AND APPEAR 10-4
		2300			2330	PATROL PROPERTY, ALL APPEARS, 10-4
		2330			2400	PATROL PROPERTY, ALL APPEARS, 10-4
		2400			2430	PATROL PROPERTY, ALL APPEARS, 10-4
		2430			100	PATROL PROPERTY, ALL APPEARS, 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
09/07/18	100	2000	PATROL	ANTHEM PARK	2015	SUP MARCUCCI ARRIVED ON POST, FIRST PATROL SHOWS EVERYTHING
		X			X	APPEARS TO BE 10-4
		2015			2025	ARRIVED AT CLUBHOUSE, ALL IS SECURE, LOCATED 2 IN THE POOL ADVISED
		X			X	THEM OF POOL HOURS, LEFT WITH NO ISSUES
		2025			2100	CHECKED OTHER COMMON AREAS, ALL ARE CLEAR AND APPEAR 10-4
		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
09/08/18	100	2200	PATROL	ANTHEM PARK	2230	SUPERVISOR MARCUCCI ARRIVED ON POST, ALL APPEARS 10-4
		2230			2300	CHECKED ALL COMMON AREAS, ALL APPEAR 10-4
		2300			2330	PATROL PROPERTY, ALL APPEARS 10-4
		2330			2400	CHECKED ALL ENTRANCES, ALL APPEAR 10-4
		2400			100	CHECKED ALL LIGHTING AND ALL ALREADY REPORTED
		100			130	PATROL PROPERTY, ALL APPEARS 10-4
		130			200	CONDUCTED FOOT PATROLS OF PATHWAYS

ICON SECURITY SERVICES PATROL DIVISION

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

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
09/13/18	225	2000	PATROL	ANTHEM PARK	2030	OFC HENRY ARRIVED ON POST, CHECKED THE COMMON GROUNDS, ALL APPEAR TO BE 10-4 AND CLEAR OF RESIDENTS
		2030			2100	WALKED PATHWAYS LEADING TO JEFFERSON GREEN SECTION, ALL PATHS ARE CLEAR AND APPEAR 10-4
		2100			2130	PATROLLED PARKS AND COMMON AREA, ALL AREA CLEAR
		2130			2200	PATROL PROPERTY, ALL APPEARS 10-4
		2200			2230	PATROL PROPERTY, ALL APPEARS 10-4
		2230			2300	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
09/16/18	225	2100	PATROL	ANTHEM PARK	2115	SUPERVISOR MARGUERITE ARRIVED ON POST, ALL APPEARS 10-4
		2130			2135	CPL HENRY ARRIVED TO CL HOUSE AREA, ALL CLEAR AND APPEARS 10-4
		2135			2200	PATROL PROPERTY, ALL APPEARS 10-4
		2135			2200	WALKED PATH AREAS, ALL APPEARS 10-4
		2135			2200	CHECKED ALL ENTRANCES, ALL APPEAR 10-4
		2200			2230	PATROL PROPERTY, ALL APPEARS 10-4
		2200			2230	CHECKED ALL LIGHTING AND ALL ALREADY REPORTED
		2230			2245	WALKED LAKE AREA, ALL APPEARS 10-4
		X 130			X 200	PATROL PROPERTY, ALL APPEARS 10-4
		2245			2315	WALKED BACK SIDE OF JEFFERSON GREEN, FOUND TIRE TRACKS
		2315			2345	CONDUCTED FOOT PATROLS OF PATHWAYS
		2345			2415	APPEARS A LARGER TRUCK WAS DRIVING BACK THERE
		2415			100	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
09/20/18	225	2000	PATROL PROPERTY	ANTHEM PARK	2030	CPL HENRY ARRIVED ON POST, ALL APPEARS 10-4
		2030			2050	COMMON AREAS ARE CLEAR AND APPEAR 10-4
		2050			2110	WALKED BACK PATHS, ALL APPEAR 10-4
		2110			2145	PATROL PROPERTY, ALL APPEARS 10-4
		2145			2220	WALKED LAKE AREA, MADE CONTACT WITH 1 WHITE MALE AND 1 WHITE FEMALE, PLAYING POKEMON GO, ALL APPEARS 10-4
		X			X	
		2220			2250	PATROL PROPERTY, ALL APPEARS 10-4
		2250			2315	PATROL PROPERTY, ALL APPEARS 10-4
		2315			2400	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
09/21/18	225	2200	PATROL	ANTHEM PARK	2230	CPL HENRY ARRIVED ON POST, ALL COMMON AREAS ARE SECURED AND EMPTY
		2230			2300	PATROL PROPERTY, ALL APPEARS 10-4
		2300			2330	PATROL PROPERTY, ALL APPEARS 10-4
		2330			2400	PATROL PROPERTY, ALL APPEARS 10-4
		2400			2430	PATROLLED LAKE AREA, ALL APPEARS 10-4
		2430			100	PATROL PROPERTY, ALL APPEARS 10-4
		100			130	PATROL PROPERTY, ALL APPEARS 10-4
		130			200	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
09/28/18	232	2030	PATROL	ANTHEM PARK	2100	OFC TEJEDA ARRIVED ON POST, ALL APPEARS 10-4
		X			X	CLUBHOUSE AND SURROUNDING COMMON AREAS ARE CLEAR AND 10-4
		2100			2130	PATROL PROPERTY, ALL APPEARS 10-4
		2130			2200	PATROL PROPERTY, ALL APPEARS 10-4
		2200			2215	WALKED PATHWAYS BEHIND CLUBHOUSE, ALL APPEARS 10-4
		2215			2245	PATROL PROPERTY, ALL APPEARS 10-4
		2245			2300	WALKED BACK AREA OF JEFFERSON GREEN, ALL APPEARS 10-4
		2300	RESIDENT CONTACT		2310	MADE CONTACT WITH 2 AT SUNSET PARK , ADVISED THEM IT WAS CLOSED, ALL 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

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
09/29/18	225	2200	PATROL	ANTHEM PARK	2230	CPL HENRY ARRIVED ON POST, ALL COMMON AREAS ARE SECURED AND EMPTY
		2230			2300	PATROL PROPERTY, ALL APPEARS 10-4
		2300			2330	PATROL PROPERTY, ALL APPEARS 10-4
		2330			2400	PATROL PROPERTY, ALL APPEARS 10-4
		2400			2430	PATROLLED LAKE AREA, ALL APPEARS 10-4
		2430			100	PATROL PROPERTY, ALL APPEARS 10-4
		100			130	PATROL PROPERTY, ALL APPEARS 10-4
		130			200	PATROL PROPERTY, ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
09/22/18	232	2100	PATROL	ANTHEM PARK	2115	OFC TEJEDA ARRIVED TO PROPERTY, ALL APPEARS 10-4
		2115			2130	CLUBHOUSE, POOL AND PARK ALL APPEAR TO BE 10-4
		2130			2200	PATROL PROPERTY ALL APPEARS 10-4
		2200			2230	PATROLLED BACK AREA BY LAKE, ALL APPEARS 10-4
		2230			2300	PATROL PROPERTY ALL APPEARS 10-4
		2300			2330	ALL COMMON AREAS AND CLEAR OF RESIDENTS, ALL APPEARS 10-4
		2330	PUBLIC CONTACT		2340	FLAGGED DOWN BY RESIDENT, HAD A QUESTION ABOUT POOL HOURS
		2340			2400	PATROL PROPERTY ALL APPEARS 10-4
		2400			2430	PATROL PROPERTY ALL APPEARS 10-4
		2430			100	PATROL PROPERTY ALL APPEARS 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
09/27/18	225	2100	PATROL	ANTHEM PARK	2120	CPL HENRY ARRIVED ON POST, POOL AREA IS CLOSED AND EMPTY
		2120			2200	PATROLLED BACK LAKE AREA, ALL APPEARS 10-4
		2220			2215	PATROLLED PATHWAYS, ALL APPEAR 10-4
		2215			2230	PATROLLED BACK SIDE OF JEFFERSON GREEN, ALL APPEARS 10-4
		2230			2300	ALL OTHER COMMON AREAS AND PARKS AND CLEAR AND APPEAR 10-4
		2300			2330	PATROL PROPERTY, ALL APPEARS, 10-4
		2330			2400	PATROL PROPERTY, ALL APPEARS, 10-4
		2400			2430	PATROL PROPERTY, ALL APPEARS, 10-4
		2430			100	PATROL PROPERTY, ALL APPEARS, 10-4

ICON SECURITY SERVICES PATROL DIVISION

DATE	PRIMARY UNIT	START TIME	TYPE OF CALL	ADDRESS	END TIME	NOTES
09/23/18	225	2100	PATROL	ANTHEM PARK	2115	OFCHENRY ARRIVED ON POST, ALL APPEARS 10-4
		2115			2145	CLUBHOUSE, POOL AND FITNESS CENTER ARE CLOSED AND SECURE
		2145			2210	PATROLLED PATHWAYS, 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
09/14/18	100	2100	PATROL	ANTHEM PARK	2215	SUP MARCUCCI ARRIVED ON POST ALL APPEARS 10-4
		2115			2130	POOL, CLUBHOUSE AND PARK ARE CLEAR, 1 RESIDENT IN FITNESS CENTER
		2130			2200	ALL PARKS AND COMMON AREAS AREA CLEAR AND APPEAR 10-4
		2200			2230	PATROL PROPERTY, ALL APPEARS 10-4
		2230			2245	FITNESS CENTER IS NOW CLEAR OF RESIDENTS
		2245			2315	PATROL PROPERTY, ALL APPEARS 10-4
		2315			2330	CHECKED AROUND THE LAKE, CLEAR OF ANY PEOPLE
		2330			2350	WALKED JEFFERSON GREEN, ALL APPEARS 10-4
		2350			2420	PATROL PROPERTY, ALL APPEARS 10-4
		2420			100	PATROL PROPERTY, ALL APPEARS 10-4

LIGHTING ISSUES:

1 LIGHT POLE OUT IN THE CIRCLE OF JEFFERSON GREEN. NO ID NUMBER ON LIGHT POLE OR ANY OF THE LIGHTS AROUND IT

ALL ENTRANCE LIGHTING APPEARS 10-4

FOUNTAIN LIGHTS ARE NOT WORKING

1 FOUNTAIN IS NOT WORKING

OFFICERS HAVE BEEN REMOVING MANY YARD SIGNS FOR ROOFING AND PRESSURE WASHING (MOSTLY AT ENTRANCES)

WEEKEND OF THE CONSTRUCTION, PEOPLE KEPT REMOVING THE CONES AND TAKING DOWN CAUTION TAPE

WEEKEND OF THE 13TH, HAD PEOPLE SHOOTING OFF FIREWORKS, COULD NOT MAKE CONTACT.

ANTHEM PARK – Clubhouse

MONTHLY LANDSCAPE MAINTENANCE VISUAL SCORECARD

A. LANDSCAPE MAINTENANCE – Common Areas/Roadways	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	5		
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	15	3	Between street and sidewalk (dead/browning)
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	5		
WEED CONTROL – TURF AREAS (reasonably free of weeds)	10		
TURF INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10		
PLANT FERTILITY (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing)	5	3	Juniper is brown (detailed next week)
WEED CONTROL – BED AREAS (reasonably free of weeds)	10		
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10		
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	10		
CLEANLINESS (debris free, leaf litter, landscape debris)	10		
MULCHING (distributed appropriately, bare areas, recommended is 3")	5		
WATER/IRRIGATION MANAGEMENT	15		
PRIOR MAINTENANCE ITEMS ADDRESSED, SCHEDULED ITEMS ARE HAPPENING AS CALENDARED	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10	1	On schedule for next week
MAXIMUM VALUE	145		

Date 10/4/18 Score: 137 Failure is at 124

Inspector Signature: _____

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

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, September 14, 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 Possenriede	Board Supervisor, Assistant Secretary
Jorge Arce	Board Supervisor, Assistant Secretary
Motilal Sahatoo	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager, DPFG, Inc.
Gregg Johnson	District Attorney, Brown, Garganese, Weiss & D'Agresta
Maria Agosta	Amenity Manager

The following is a summary of the discussions and actions taken at the September 14, 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)

Ms. Comings-Thibault opened the floor for the audience to comment on the agenda items being presented. There being none, next item followed.

THIRD ORDER OF BUSINESS – Administration Items

Ms. Comings-Thibault presented the administration items that included the Amenity Manager report (**Exhibit 1**), the minutes of the Board of Supervisors' regular meeting held on August 10, 2018 (**Exhibit 2**), and the unaudited July 2018 Financial Statements (**Exhibit 3**) to the Board for their review and consideration. Ms. Agosta presented the Amenity Manager Report and discussed the Security Service Report, the Pool Report, and the Police Call Log for Anthem Park. Discussion ensued.

A. Exhibit 2: Consideration of the August 10, 2018 Meeting Minutes

On a MOTION by Mr. Williams, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors' regular meeting held on **August 10, 2018** for the Anthem Park Community Development District.

B. Exhibit 2: Acceptance of the Unaudited July 2018 Financial Statements

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

FOURTH ORDER OF BUSINESS – Business Items

Ms. Comings-Thibault presented the business items that included the Discussion of Pool Access and Room Rental (**Exhibit 4**) and the Ratification of Notice of Commencement for Roof Construction Project (**Exhibit 5**) to the Board for their review and consideration.

A. **Exhibit 4:** Discussion of Pool Access and Room Rental

This item is tabled until the October meeting as it pertains to resident versus guest access during peak hours.

B. **Exhibit 5:** Ratification of Notice of Commencement for Roof Construction Project

On a MOTION by Mr. Harrington, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board approved the ratifications to the Notice of Commencement for Roof Construction Project for the Anthem Park Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

Ms. Comings-Thibault opened the floor for the district staff to present their reports. There being none, next item followed.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Ms. Comings-Thibault opened the floor for the supervisors' to present their requests. There being none, next item followed.

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

Ms. Comings-Thibault opened the floor for the audience to comment on new business items. Discussion ensued concerning a proposal for sand and a volleyball net and the cleanup effort with the HOA (Homeowner's Association).

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Comings-Thibault asked for final questions, comments, or corrections before concluding the meeting. 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

Title: ☐ Secretary ☐ Assistant Secretary

Printed Name

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 3

Anthem Park Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
August 31, 2018**

Anthem Park CDD
Balance Sheet
August 31, 2018

	General Fund	Series 2016 Debt Service	Series 2016A2 Debt Service	Consolidated Total
<u>ASSETS:</u>				
CASH - O&M Checking Accts.	\$ 178,373	\$ -	\$ -	\$ 178,373
MMK ACCOUNT	296,283	-	-	296,283
DEBIT CARD	1,388	-	-	1,388
INVESTMENTS:				
SBA POOL A	39,779	-	-	39,779
REVENUE FUND	-	158,475	26,252	184,727
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	-	35	5	40
TOTAL ASSETS	<u>\$ 516,412</u>	<u>\$ 437,581</u>	<u>\$ 64,808</u>	<u>\$ 1,018,801</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$ 20,368	\$ -	\$ -	\$ 20,368
DUE TO OTHER FUNDS	40	-	-	40
<u>FUND BALANCES:</u>				
NON-SPENDABLE (DEPOSITS & PREPAID)	240	-	-	240
RESTRICTED FOR:				
DEBT SERVICE	-	437,581	64,808	502,389
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:	287,999	-	-	287,999
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 516,412</u>	<u>\$ 437,581</u>	<u>\$ 64,808</u>	<u>\$ 1,018,801</u>

ANTHEM PARK CDD

General Fund

Statement of Revenue, Expenses and Change in Fund Balance For the period from October 1, 2017 through August 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	1,833	2,103	270
CLUBHOUSE RENTAL	4,000	3,667	7,811	4,144
ACCESS CARDS	-	-	380	380
MISCELLANEOUS	-	-	-	-
INSURANCE PROCEEDS	-	-	29,072	29,072
LESS: ASSESSMENT DISCOUNT (4%)	-	-	-	-
FUND BALANCE FORWARD	127,760	-	-	-
AMOUNTS ALLOCATED FROM RESERVES FOR CAPITAL IMPROVEMENTS	55,183	-	-	-
TOTAL REVENUE	819,212	635,769	672,013	36,244
EXPENDITURES				
GENERAL ADMINISTRATION:				
SUPERVISORS' COMPENSATION	12,000	11,000	8,600	2,400
PAYROLL TAXES	918	842	662	180
PAYROLL SERVICE FEE	700	642	573	69
DISTRICT MANAGEMENT	20,640	18,920	18,920	-
ADMINISTRATIVE SERVICES	5,160	4,730	4,730	-
GENERAL OPERATING EXPENSES	4,956	4,543	4,543	-
WEBSITE HOSTING & MANAGEMENT	2,000	1,833	1,837	(4)
ACCOUNTING SERVICES	15,480	14,190	14,190	-
AUDITING SERVICES	4,450	3,250	3,250	-
LEGAL ADVERTISING	1,000	1,000	1,343	(343)
MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500	458	865	(407)
REGULATORY & PERMIT FEE	175	175	175	-
ENGINEERING SERVICES	3,000	-	-	-
LEGAL SERVICES	15,000	11,631	11,631	-
TOTAL GENERAL ADMINISTRATION	85,979	73,214	71,319	1,895
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	24,750	27,962	(3,212)
STREETLIGHTS - UTILITY	174,000	159,500	157,533	1,967
WATER - RECLAIMED	26,900	24,658	18,669	5,989
WATER UTILITY	8,100	7,425	5,593	1,832
TOTAL UTILITIES	236,000	216,333	209,757	6,576
SECURITY:				
SECURITY SYSTEM - CONTRACT - ENVERA	5,556	5,556	5,556	-
SECURITY SYSTEM - MONITORING - GUARDIAN	456	418	413	5
SECURITY - ACCESS CARDS	500	438	438	-
SECURITY - PROTECTION ONE - BASKETBALL COURT	948	948	945	3
SECURITY - POLICE PATROL	23,000	21,083	6,322	14,761
TOTAL SECURITY	30,460	28,443	13,674	14,769

ANTHEM PARK CDD

General Fund

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

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
FIELD OFFICE ADMINISTRATION:				
AMENITY MANAGEMENT CONTRACT	95,330	87,386	81,592	5,794
AMENITY MANAGEMENT - CLUBHOUSE RENTALS	3,771	3,457	2,864	593
AMENITY MANAGEMENT - REIMBURSEMENTS	-	-	-	-
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,380	4,380	4,341	39
CLUBHOUSE OFFICE SUPPLIES	1,700	1,558	998	560
CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,500	1,375	1,253	122
PEST CONTROL & TERMITE BOND	552	414	421	(7)
MISCELLANEOUS	400	375	375	-
CLUBHOUSE FACILITY MAINTENANCE	5,000	4,583	706	3,877
CLUBHOUSE LIGHTING REPLACEMENT	500	300	300	-
TOTAL FIELD OFFICE ADMINISTRATION	113,133	103,828	92,850	10,978
LANDSCAPING MAINTENANCE:				
LANDSCAPE MAINTENANCE - CONTRACT	137,305	125,863	125,863	-
LANDSCAPE REPLACEMENT	22,000	20,167	18,807	1,360
TREE TRIMMING	1,000	-	-	-
IRRIGATION - REPAIRS & MAINTENANCE	12,300	11,275	4,352	6,923
LANDSCAPE MISCELLANEOUS	-	-	-	-
TOTAL LANDSCAPING MAINTENANCE	172,605	157,305	149,022	8,283
FACILITY MAINTENANCE:				
LAKE MANAGEMENT	4,572	4,191	3,912	279
WETLAND MONITORING	1,440	1,440	1,440	-
FOUNTAIN SERVICE CONTRACT	800	800	800	-
FOUNTAIN REPAIRS & MAINTENANCE	1,000	955	955	-
GATE REPAIRS & MAINTENANCE	1,000	917	250	667
ENTRY & WALLS MAINTENANCE	1,000	1,000	5,300	(4,300)
DECORATIVE LIGHT MAINTENANCE	1,500	1,375	-	1,375
POWERWASH	1,800	1,650	740	910
POOL SERVICE CONTRACT	13,800	12,650	13,400	(750)
POOL REPAIRS & MAINTENANCE	3,000	2,750	1,078	1,672
POOL MONITORING	-	-	-	-
POOL PERMIT	325	325	375	(50)
ATHLETIC FACILITIES REPAIRS & MAINTENANCE	600	550	334	216
MISCELLANEOUS - CONTINGENCY - EXPENSE	2,500	2,292	6,615	(4,323)
TOTAL FACILITY MAINTENANCE	33,337	30,894	35,199	(4,305)
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	648,230	608,134	40,095
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(12,461)	63,879	76,339
NET CHANGE IN FUND BALANCE	-	(12,461)	63,879	76,339
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	\$ 381,569	\$ 496,004	\$ 508,464

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 August 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	-	-	4,491	4,491
MISCELLANEOUS REVENUE	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(23,750)	-	-	-
TOTAL REVENUE	570,000	558,125	567,125	9,000
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	10,269	(111,928)
FUND BALANCE - BEGINNING	-	-	427,312	427,312
FUND BALANCE - ENDING	\$ 4,419	\$ 122,197	\$ 437,581	\$ 315,384

ANTHEM PARK CDD
DEBT SERVICE 2016 A2
STATEMENT OF REVENUE, EXPENDITURES AND CHANGE IN FUND BALANCE
For the period from October 1, 2017 through August 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	-	-	351	351
MISCELLANEOUS REVENUE	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(3,269)	-	-	-
TOTAL REVENUE	78,457	76,822	74,678	(2,144)
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	2,002	(23,482)
FUND BALANCE - BEGINNING	-	-	62,805	62,805
FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE - ENDING	\$ 4,784	\$ 25,484	\$ 64,807	\$ 39,323

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

	<u>BANK UNITED</u>
Balance Per Bank Statement	\$ 179,388.18
Less: Outstanding Checks	(1,014.86)
<i>Adjusted Bank Balance</i>	<u>\$ 178,373.32</u>
Beginning Bank Balance Per Books	\$ 324,471.19
Cash Receipts & Credits	1,240.73
Cash Disbursements	(147,338.60)
<i>Balance Per Books</i>	<u>\$ 178,373.32</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
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
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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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	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
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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
08/01/2018	1851	AMERICAN ECO SYSTEM, INC	Ftnn Maint	200.00	324,271.19
08/01/2018	1852	BRIGHT HOUSE	8/1-8/31- Cable/Internet	239.65	324,031.54
08/01/2018	1853	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Mgmt - August	4,020.00	320,011.54
08/01/2018		ANTHEM PARK HOA	Rental	45.00	320,056.54
08/02/2018	1854	ANTHEM PARK CDD	Tax Collection Distribution c/o US Bank	97,864.63	222,191.91
08/02/2018	1855	LAKE & WETLAND MANAGEMENT	Lake Maint - August	350.00	221,841.91
08/02/2018	1856	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt & Pool Monitoring - August	8,710.65	213,131.26
08/02/2018	1857	YELLOWSTONE LANDSCAPE	Landscape Maint - August	12,731.75	200,399.51
08/02/2018	1858	Icon Security Services	6/28-7/22 - Security	1,024.00	199,375.51
08/06/2018	1859	ORLANDO UTILITIES COMMISSION	6/13-7/13- 2090 Continental St -Court/Ftnn	1,282.59	198,092.92
08/08/2018	1860	ORLANDO UTILITIES COMMISSION	Streelights - July, 6/28-7/27 - Electricity	15,792.89	182,300.03
08/10/2018	1861	JR GOLDENRAY LLC	Pressure Wash Dog Park, Fountain and Surface Areas in Park	340.00	181,960.03
08/13/2018		ANTHEM PARK	Rentals/Misc	1,165.00	183,125.03
08/14/2018	1862	CITY OF ST CLOUD	6/27-7/27-Water	1,708.12	181,416.91
08/14/2018	1863	GARGANESE WEISS & D'AGRESTA	Legal Svcs - July	1,393.03	180,023.88
08/14/2018	1864	GUARDIAN PROTECTION SERVICES, INC	8/7-9/6 - Monitoring	37.07	179,986.81
08/14/2018	1865	PROTECTION ONE ALARM MONITORING, INC	8/30-9/29 - Monitoriong	78.95	179,907.86
08/14/2018	ACH08142018	PAYCHEX - P/R	P/R Fees	58.21	179,849.65
08/14/2018	10145	GERALD HARRINGTON	BOS Mtg - 8/10/18	184.70	179,664.95
08/14/2018	10146DD	BLAIR POSSENRIEDE	BOS Mtg - 8/10/18	184.70	179,480.25
08/14/2018	10144DD	JORGE ARCE	BOS Mtg - 8/10/18	184.70	179,295.55
08/14/2018	10147DD	KENNETH WILLIAMS	BOS Mtg - 8/10/18	184.70	179,110.85
08/14/2018	ACH08142018	PAYCHEX - P/R	BOS Mtg - 8/10/18	122.80	178,988.05
08/24/2018	1866	BRIGHT HOUSE	8/25-9/24 - Internet - Court	124.26	178,863.79
08/29/2018	1867	BRIGHT HOUSE	9/1-9/30 - Cable/Internet	239.50	178,624.29
08/31/2018	1868	MARIA AGOSTA	Party Closures (6) July	281.70	178,342.59
08/31/2018			Interest	30.73	178,373.32
08/31/2018		EOM Balance	1,240.73	147,338.60	178,373.32

EXHIBIT 4



Enhancement Proposal

Job Name: Pedastal Timer Module Replacement
Property Name: Anthem Park CDD
Client: Anthem Park CDD C/O DPFG
Address: 1060 Maitland Center Commons Suite 340
City/State/Zip: Maitland FL 32751
Phone: _____

Proposal # _____
Date: September 18, 2018

Yellowstone Landscape will complete the work described below:

Description

Replace module in pedastal timer and diagnose 2wire path for shorts

***Once module is replaced I expect to find multiple bad decoders that will need replaced on a separate proposal

Hunter ACC Module.	1	\$ 1,179.38	\$ 1,179.38
Labor to repair parts	5	\$ 50.00	\$ 250.00

TOTAL PRICE **\$ 1,429.38**

ACCEPTANCE OF TERMS

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

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

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

Client: _____

Prepared by: _____

Jon Cook

Date: _____

SEP 20 2018

Date: September 18, 2018

Internal Use Only

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

EXHIBIT 5

ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

2090 CONTINENTAL STREET
ST. CLOUD, FLORIDA 34769

POLICIES & RATES

ADOPTED - SEPTEMBER 14, 2007
AMENDED - FEBRUARY 6, 2009
AMENDED - AUGUST 14, 2015
AMENDED - MAY 12, 2016
AMENDED - DECEMBER 9, 2016
AMENDED – JUNE 9, 2017
AMENDED – JANUARY 12, 2018
AMENDED – MAY 10, 2018
AMENDED - AUGUST 10, 2018

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*** Whenever the term 'Patron' is used in these Policies for Anthem Park CDD, it shall mean any Resident Member or Non-resident Member with Privileges to use any Amenity Facilities, and such Privileges are not suspended or terminated.***

*** Adult Patron is used in these Policies, it shall mean a Patron of 18 years of age or older.***

The District Board of Supervisors reserves the right to amend or modify these policies by Board action.

ARTICLE I
ANTHEM PARK FEE STRUCTURE

- (1) The annual user fee for persons not owning property within the District is \$3,500.00. This fee must be paid in full at the time of completion of the Non-Resident Club Member application and the corresponding agreement. This Fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities; such increase may not exceed ten percent (10%) per year. This membership is not available for commercial purposes.
- (2) Two (2) Facility Access Cards will be issued to each owning entity within the District for Resident Members and non-resident fee paying entity for Non-Resident Members. There is a \$20.00 charge to replace lost cards or to purchase additional cards. The maximum number of Facility Access Cards any one household can hold at any time is two.
- (3) The number of guests allowed to use District facilities at any one time is as follows:
 - a. Swimming pool, fitness center, volleyball court, tennis court, and basketball court:
 - 8am to 12 noon daily: maximum of four (4) guests per Patron household;
 - 12 noon to close: maximum of two (2) guests per Patron household;
 - b. Amenity Center and Parks – no limit on number of guests.
- (4) All Guests shall register with the Anthem Park Staff and must be accompanied by a Patron at all times while using District Facilities.
- (5) All persons renting or leasing a residential unit from persons owning a residential unit in the District are responsible for obtaining Facility Access Cards from the unit owner. Renters/lessees will not be issued additional Facility Access Cards or Annual Guest Cards at no cost; however they would have the ability to pay the annual user fee applicable to persons not owning property within the District.
- (6) The owner of the unit is responsible for returning the cards once the lease agreement has ended with the renter/lessee.

ARTICLE II

GENERAL FACILITY PROVISIONS

- (1) Patrons, Non-Resident Members, and Renters/lessees of residential units within the District must present their access cards and register upon entering the District Amenity Center.
- (2) Children under fourteen (14) years of age must be accompanied by a parent or adult Patron or Guest at all times.
- (3) The Amenity Center's hours of operation will be established and published by the District depending upon the season of the year and other circumstances.
- (4) The sale, consumption, possession, or distribution of alcoholic beverages at special events is prohibited without the prior approval of the District Board of Supervisors (request must be presented to the District Manager in advance of the scheduled meeting of the Board of Supervisors). The granting of this request is contingent upon proof of event insurance maintained and held by the applicant with the District being named as an additional insured on such policy of insurance. The applicant for the special event is required to hire or contract with a licensed and insured vendor of alcoholic beverages for purposes of distributing or selling alcoholic beverages at the event. Proof of such insurance and satisfaction of such other required conditions shall be provided to the District Manager's office prior to the scheduled event. Notwithstanding the above, the consumption and possession of alcoholic beverages by individuals of legal age at the Amenity Center Facilities is not prohibited; however, such individuals are responsible for their actions.
- (5) Dogs and all other pets (with the exception of Service Animals as defined by Florida law) are not permitted within the Amenity Center's facilities. In those areas where dogs are permitted, all dogs shall be leashed at all times. Patrons & Guests are responsible for picking up after all pets and properly disposing of any pet waste.
- (6) Vehicles shall be parked in designated areas only. Vehicles shall not park in any manner which has the effect of disrupting the normal flow of traffic.
- (7) Fireworks of any kind are not permitted at the Amenity Center Facilities, grounds or adjacent areas.
- (8) No Patron, visitor or Guest is permitted in the service areas of the Amenity Center Facility without the permission of District Staff.
- (9) The District Board of Supervisors reserves the right to amend or modify these policies by Board action.
- (10) The District Board of Supervisors and District Staff have full authority to enforce

these policies.

- (11) Two (2) Facility Access Cards will be issued to a unit owner at the time of closing upon property within the District or upon notification of closing to the District. The District has the discretion to request proof of ownership prior to releasing Facility Access Cards. All Patrons shall use their Card for entrance to the Amenity Center. All lost or stolen swipe cards should be reported immediately to the Amenity Center Manager. A \$20.00 replacement card fee will be charged for replacement cards.
- (12) Smoking and the use of any tobacco products are not permitted anywhere in the Amenity Center or its facilities.
- (13) Guests shall be registered and accompanied by a Patron before entering the Amenity Center.
- (14) Disregard for any of the Amenity Center or District Facility rules or policies may result in expulsion and/or suspension from the facility and termination of privileges for Patrons & Guests. Please see the section on EXPULSION FROM PREMISES; SUSPENSION AND TERMINATION OF PRIVILEGES in these policies for further explanation and detail.
- (15) Glass and other breakable items are not permitted at the Amenity Center or its facilities.
- (16) Patrons and Guests shall treat all staff members with courtesy and respect.
- (17) Skateboarding is not permitted on any Amenity Facility property, including but not limited to the Amenity Center and sidewalks surrounding this area.
- (18) Other than the streets and roadways designed for travel by the public, no vehicular traffic is permitted on any District property without the written permission from the District.
- (19) No person shall be allowed inside the Clubhouse or Fitness center in a wet swimsuit or wet clothing.
- (20) Use of Amenity Facilities and surrounding parks is limited to personal, non-commercial use only unless expressly approved in writing by the District. For purposes of this section “non-commercial use” shall mean for use of family and guests of Patrons such as engagement parties, showers, weddings, receptions, birthday parties, anniversary parties, and may not include the provision of goods or services for compensation of any kind. Commercial use of District Amenity Facilities and surrounding parks must be approved by the District in advance and shall be limited to those Patrons of the District providing services to other Patrons of

the District and guests only. All commercial users shall execute an approved District Services Agreement and shall procure necessary insurance as requested by the District.

ARTICLE III

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

- (1) Each Patron and each guest as a condition of invitation to the premises of the center assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the center, whether in lockers or elsewhere.
- (2) No person shall remove from the room in which it is placed or from the Anthem Park Amenity Center's premises any property or furniture belonging to the District or its contractors without proper authorization. Anthem Park Amenity Center Patrons shall be liable for any property damage and/or personal injury at the Amenity Center, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members.
- (3) The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.
- (4) Any Patron, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Center's premises, shall do so at his or her own risk, and shall hold the Anthem Park Amenity Center, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.
- (5) Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, any Anthem Park Amenity Center operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Anthem Park Amenity Center operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

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

Tennis Facility equipment may result in the suspension or termination of Tennis Facility privileges. Guests may use the Tennis and Basketball Facility if accompanied by an adult Patron.

Please note that the Tennis and Basketball Facility is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Tennis and Basketball Facility are encouraged to consult with a physician prior to using the facility.

- (1) Hours: The Anthem Park Tennis and Basketball Facility is available for use by Patrons during normal operating hours which are posted. Courts in this facility may not be rented, however Tennis Courts can be reserved by Patrons for use.
- (2) Emergencies: All emergencies and injuries must be reported to the Facility Manager as well as the District Manager at 407-556-2202.
- (3) Proper Attire: Proper tennis or basketball shoes and attire is required at all times while on the court. No cutoffs, swimsuits, or jeans. No black soled shoes.
- (4) Tennis Court Reservations: Patrons may reserve a tennis court by contacting the amenity staff. Reservations may be made up to a week in advance for a period of up to two (2) hours. Only one (1) reservation may be held by a Patron at any given time. If the Patron is twenty (20) minutes late for their reservation, the reservation shall be forfeited. When not the subject of a reservation, the tennis court is available on a first come, first serve basis. It is recommended that persons desiring to use the tennis court check with the amenity staff to verify availability. Use of a tennis court is limited to one (1) hour when others are waiting unless the court is being used pursuant to a reservation discussed above.
- (5) General Policies:

Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.

Persons using the Tennis and Basketball Facility must supply their own equipment (rackets, balls, etc.).

No hanging from rims, nets, or goal supports.

Play time limited to 30 minutes when others are waiting.

Players must adhere to the first come, first serve rule.

The Tennis Facility is for the play of tennis only and the Basketball Facility is for the play of Basketball only unless approved by the District in advance. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited from the Tennis and Basketball Facility.

Beverages are permitted at the Tennis and Basketball Facility if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on

the courts. Alcoholic beverages are not permitted on courts.

No chairs other than those provided by the District are permitted on the courts.

Children under the age of fourteen (14) are not allowed to use the tennis court unless accompanied by an adult Patron.

Children under the age of fourteen (14) are not allowed to use the basketball court unless accompanied by an adult Patron.

No climbing of fences. Violators will be considered trespassers and treated accordingly.

Access gate shall remain closed at all times while not in use.

ARTICLE VI PLAYGROUND POLICIES

- (1) Children under the age of fourteen (14) must be accompanied by an adult.
- (2) No roughhousing on the playground.
- (3) Patrons and guests using the playground must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers are strictly prohibited in the playground area.
- (4) Use of the playground may be limited from time to time due to a sponsored event, which must be approved by the District Manager or Facility Manager.
- (5) The use of profanity or disruptive behavior is absolutely prohibited.
- (6) Alcoholic beverages are not permitted on the playground.

ARTICLE VII

SAND VOLLEYBALL COURT POLICIES

- (1) Proper volleyball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- (2) Proper volleyball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
- (3) The volleyball facility is for the play of volleyball only.
- (4) Beverages are permitted at the volleyball facility if they are contained in non-breakable containers with screw top or sealed lids.
- (5) No chairs, other than those provided by the District, are permitted on the volleyball courts.

- (6) Children under the age of thirteen (13) are not allowed to use the volleyball facility unless accompanied by an adult Patron.
- (7) Please clean up the court after use.
- (8) The volleyball courts may be reserved by the District for District-sponsored events or functions.

ARTICLE VIII

FITNESS CENTER POLICIES

All Patrons and Guests using the District Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Center Facilities. Any disregard or violation of the District's policies and rules and misuse or destruction of District Fitness Center equipment may result in the suspension or termination of District Amenity Center privileges. Prior to entering the District Fitness Center, persons are required to register with District Staff.

Please note the Fitness Center is an unattended facility and persons using the facility do so at their own risk. District Staff is not present to provide Personal Training or Exercise Consultation to Patrons or Guests. Persons interested in using the District Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

Hours: The District Fitness Center is available for use by Patrons and their Guests during normal operating hours to be established and posted by the District.

Emergencies: All emergencies and injuries must be reported to the Facility Manager as well as the District Manager at 407-556-2202.

Eligible Users: Patrons and Guests eighteen (18) years of age and older are permitted to use the District fitness centers during designated operating hours. No children under the age of eighteen (18) are allowed in the District fitness centers at any time.

Food and Beverage: Food (including chewing gum) is not permitted within the District fitness centers. Beverages, however, are permitted in the District fitness centers if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking is not permitted in the District fitness centers.

General Policies:

- (1) Appropriate attire and footwear (covering the entire foot; i.e. NO sandals or flip-flops) must be worn at all times in the District Fitness Center. Appropriate attire includes t-shirts, shorts, leotards, and/or sweat suits (no tank tops, jeans or swimsuits).
- (2) All fitness equipment shall be wiped clean after each use.
- (1) Use of personal trainers is not permitted in the District Fitness Center without

express written permission of the District Manager or on-site Facility Manager.

- (4) Hand chalk is not permitted to be used in the District Fitness Center.
- (5) Radios, tape players, CD players or other similar devices are not permitted unless they are personal units equipped with headphones.
- (6) No bags, gear, or jackets are permitted on the floor of the District Fitness Center or on the fitness equipment
- (7) Weights or other fitness equipment may not be removed from the District fitness centers.
- (8) Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
- (9) Please be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
- (10) Weights shall be returned to their proper location after use.
- (11) Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- (12) Lift at your own risk. If in doubt, please consult your doctor prior to using any fitness equipment
- (13) Any fitness program operated, established and/or run by the District Staff will have priority over other users of the Fitness Center.

ARTICLE IX

LAKE, POND, AND BRIDGE POLICIES

General Polices:

- (1) Swimming and boating is prohibited in all lakes/ponds and other bodies of water on District property.
- (2) Jumping or diving from bridges located on District property is prohibited at all times. Swimming will only be permitted at the Anthem Park Amenity Center Pool. This is for the safety of Patrons and their Guests and the legal protection of the District.
- (3) Patrons and their Guests may fish in the lakes within the District (the "Lakes"). Fishing is NOT permitted from private property without the permission of the owner of such property. Patrons and their Guests fishing in the Lakes shall remove and properly dispose of all garbage, fishing line, hooks and other refuse. We ask that you respect your fellow landowners and access the Lakes through the proper access points. No watercraft of any kind is allowed in the Lakes.

- (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.

Relating to District Policies and Fees for All Amenity Facilities:

A Patron's or Guest's privileges of any or all Amenity Facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Supervisors, and a Patron or Guest may also be required to pay restitution for any property damage, if he or she:

1. Fails to abide by the District Policies and Fees for All Amenity Facilities established and approved by the Board of Supervisors.
2. Submits false information on the application for an Access Card or Guest pass.
3. Permits unauthorized use of an Access Card or Guest pass.
4. Violates applicable law or ordinance.
5. Treats District Staff or the personnel or employees of the Amenity Facilities Staff in an unreasonable or abusive manner. Such treatment includes, but is not limited to verbal and/or written communication.
6. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District, Field or Amenity Manager's staff.
7. Damages or destroys District property.

District Suspension and Termination Process:

The following discipline process is imposed unless the actions by the Guest or Patron is reasonably perceived by the District to create an unreasonable risk of harm, is detrimental to the interest of the community, is a criminal offense, and/or otherwise is reasonably considered to be such an infraction that is considered a threat to the community.

In response to any violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the preceding paragraph, the District shall follow the process outlined below with regard to suspension or termination of a Patron's or Guest's privileges to use the amenity facilities:

1. First Offense- Issuance of either a Verbal or a Written Warning by Staff of policy violations. If verbal, a follow-up written summary by Staff shall be kept on file in the Amenity Center office, with a letter of confirmation sent by registered mail to the resident's mailing address on file. (The warning may not necessarily occur immediately at the time of the violation, due to frequent, past instances of Patrons' refusal to provide their name or contact information to Staff.)
2. Second Offense - Suspension of all Amenity Facilities privileges by the District Facility Manager, District Manager, Amenity Facilities Staff, or the Board of Supervisors until

further notice, for a period of up to ninety (90) days. Again, confirmation of this action shall be sent by registered mail to the resident.

3. A written report shall be provided to the District Manager and Board of Supervisors, and a final decision relating to the final term of suspension of privileges shall be made by the Board of Supervisors either within one (1) month of the incident or by the next Board of Supervisors meeting, whichever comes first.
4. Third Offense - Automatic suspension of all Amenity Facilities privileges for a minimum of ninety (90) days, with confirmation sent to the resident by registered mail. At the next Board of Supervisors meeting, a written account of all previous offenses shall be submitted and shall be reviewed by the Board of Supervisors, with possible suspension of privileges beyond ninety (90) days, including possible termination of the Patron's/Guest's privileges for one (1) or more years, recommended by Staff and requiring approval by the Board of Supervisors.

Note 1: Should a Patron or a Guest ignore or otherwise violate his or her suspension of privileges by such behavior as continuing to attempt to use the amenity facilities, Staff has the authority to call law enforcement to report a trespass upon the District's premises.

Note 2: Adherence to the above procedures for suspension and/or termination of district-use privileges has no bearing whatsoever on whether a Patron or Guest may be physically removed from District premises, as described previously.

Note 3: Access card will be confiscated upon suspension and/or termination of privileges. Notwithstanding the above, the District shall retain the authority to immediately expel a guest or Patron if actions by the Guest or Patron is reasonably perceived by the District to create an unreasonable risk of harm, is detrimental to the interest of the community, is a criminal offense, and/or otherwise is reasonably considered to be such an infraction that is considered a threat to the community.

Notification and Right to Hearing.

Upon the taking of action by the Board of Supervisors regarding the suspension or expulsion of a person from the use of the Amenity Facilities, the District Manager shall provide notice, by certified mail, of the Board's determination, at the most recent address provided by such person in the District's records. Within fifteen (15) days from receipt of such notice, the person having been suspended or expelled (the "Affected Person") may request in writing, sent by certified mail to the District Offices, that the Board of Supervisors conduct a hearing regarding the suspension or expulsion. The right to a hearing, the requirement of written notice and the address to which such notice is to be sent, shall be clearly set forth in the District Manager's notice.

If the Affected Person requests a hearing, the Board of Supervisors shall set a date and time, not later than sixty (60) days after the written request, and shall conduct a hearing regarding its decision to suspend or expel the person from the amenity facilities. The District Manager shall give written notice, by certified mail, of the date and time of the hearing. At such hearing:

The Affected Person shall have the right:

- to counsel of his/her own choice;
- to hear or read a full report of testimony of witnesses;
- to confront and cross-examine witnesses who appear in person at the hearing;
- to present his or her own witnesses;
- to testify in his or her own behalf and to give reasons for his or her conduct; and
- to a fair and impartial decision based on substantial evidence.

The District shall keep a record of the proceedings by audio recording or court reporter, at its option. However, if anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

The conduct of the hearing shall proceed generally in accordance with the Florida Rules of Civil Procedure and Florida Evidence Code, except that the formality of the proceedings shall not be as great as that of a court proceeding. The introduction of hearsay evidence shall not be objectionable.

At the conclusion of the hearing, the District's Board of Supervisors shall, by majority vote, determine whether to uphold or modify its prior action. The Board's actions shall be read into the record at the hearing and shall include findings of fact supporting the action.

If the Affected Person wishes to appeal the determination of the Board of Supervisors, he/she may, pursuant to Ch. 120, Florida Statutes, file a notice of appeal or petition for review to the Fifth District Court of Appeal in accordance with the Florida Rules of Appellate Procedure within 30 days after the rendition of the order being appealed. Expulsion, suspension and termination decisions made at the conclusion of a hearing by the District's Board of Supervisors shall be final agency action subject to judicial review by appeal pursuant to the provisions of § 120.68 Fla. Stat.

The above policies were amended and adopted by the Board of Supervisors Community Development District on this day the 10th day of August, 2018.

Secretary/Assistant Secretary Anthem Park Community Development District

EXHIBIT 6



Anthem Park CDD
C/o DPGF Management
Attn: Maria Augusta
250 International Pkwy., Ste. 280
Lake Mary, Florida 32746

October 5, 2018

Dear Maria:

These fountains are now 12 years old and are about at the end of their life span. Right now, they have multiple serious problems. Someone who has been maintaining these fountains has removed all GFI protection in the control panels. This buys a little more time before the motor fails. This is a problem in that these devices protect people and wildlife from electrical shock.

Right now, in both fountains, the lights and the motors are showing a short to ground. This is exactly the problem the GFIs are supposed to guard against. If the GFIs were to be installed, neither the fountain pumps nor the lights would operate. They would immediately trip out.

As it stands now, the motors, pumps, and lights would have to be replaced along with most components in the electrical panel (GFIs). Also, the power cords for the motor and lights might have a problem. These repairs might run as high as \$12k-\$15k.

We built and installed these fountains around 2006. It might be time to replace them with something new. To replace them with the same type of fountains you currently have would cost approx. \$34k. You could downsize the fountains to save money on electricity and future repairs. Two 3HP 3tier fountains with LED lights would be around \$16.5k. This would include new controls and get the north fountain back in the center of the lake. The 3HP 3tier fountain goes about 30ft. high and about 14ft. wide. This is significantly smaller than the 10HP units you have now.

Should you have any questions or concerns, please feel free to contact me at any time. Also, if you want other horsepower and display options, let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bill Sweetman", written over a horizontal line.

Bill Sweetman,
President