

***ANTHEM PARK COMMUNITY  
DEVELOPMENT DISTRICT***

***Agenda Package***

***Board of Supervisors  
Meeting***

***Date & Time:***

***Friday***

***November 9, 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

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## DPFG Management & Consulting, LLC

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321-263-0132 Ext. 4205

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

November 9, 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, November 9, 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, November 09, 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 (To Be Distributed)
  - Landscape Maintenance Visual Scorecard
- B. Consideration of the October 12, 2018 Meeting Minutes Exhibit 2
- C. Acceptance of the Unaudited September 2018 Financial Statements Exhibit 3

### **IV. Business Items**

- A. Presentation of McGee's Plumbing and Backflow Testing Exhibit 4
- B. Discussion of Pool Access Hours Exhibit 5
- C. Presentation of ACH from Osceola County Tax Collector Exhibit 6
- D. Consideration of Pond Maintenance Proposals Exhibit 7
  - Aquatic System Sites #'s 1-3 - \$536 Monthly, \$6,432 Annually  
Site #1 Carp Barrier Installation - \$ 250 per Barrier
  - Solitude Lake Management 2 Sites - \$180 Monthly, \$2,160 Annually

**V. Business Items (Continued)**

E. Consideration of Fountains Repair Proposals

Exhibit 8

- Solitude Lake Management - \$1,445
- Note: Options to Replace Fountains Range From \$10,400 - \$50,000  
Depending on Motor Horsepower

F. Consideration of Fountain Maintenance Proposals

Exhibit 9

- Lake & Wetland Management - \$200 Quarterly, Annually \$800
- Solitude Lake Management - \$220 Quarterly, Annually \$880

**VI. Staff Reports**

E. District Manager

F. District Attorney

G. 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: November 2018

Submitted by: Maria Agosta

### ***Facility Discussion and Projects for October & November***

- **Project Timeline (recently completed or to be completed in November)**
  - **Pressure washed columns at entrance**
  - **Pressure wash columns at Patriot Park**
  - **Holiday decorations at entrances**
- **Call report**
- **Icon Summary - TBD**
- **Yellowstone grade sheets**
- **Fountain repair**
- **Fountain replacement**
- **Fountain maintenance**
- **Pond Maintenance**

### ***Amenity Management***

- We had 5 parties in October
- We have 5 parties in November

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

- November 17<sup>th</sup> – Community clean up Day in conjunction with HOA



Address_F	CallTime	Nature
2317 BETS	10/23/2018 911	HANG UP
4850 OLD	10/14/2018 911	HANG UP
1810 RUFL	10/09/2018 911	HANG UP
2164 CON	10/01/2018 911	OPEN LINE
4630 CAPI	10/10/2018	ABUSE
1991 CON	10/31/2018	ABUSE DCF
4820 NATI	10/01/2018	ALARM
2117 JUST	10/14/2018	ASSIST ANOTHER AGENCY
1811 CENT	10/26/2018	BURGLARY TO A VEHICLE
2090 CON	10/23/2018	BUSINESS CONTACT
2090 CON	10/21/2018	BUSINESS CONTACT
2090 CON	10/03/2018	BUSINESS CONTACT
1981 VALL	10/21/2018	CITIZEN ASSIST
2124 CON	10/17/2018	CITIZEN ASSIST
4850 OLD	10/15/2018	CITIZEN ASSIST
1884 SOLI	10/13/2018	CITIZEN ASSIST
2185 BETS	10/05/2018	CIVIL MATTER
2047 BAN	10/16/2018	COMMUNITY ORIENTED PATROL
LEXINGTC	10/25/2018	DISTURBANCE
4850 OLD	10/14/2018	DISTURBANCE
2090 CON	10/28/2018	INTELLIGENCE LED POLICING
2090 CON	10/15/2018	INTELLIGENCE LED POLICING
2112 JUST	10/14/2018	INTELLIGENCE LED POLICING
2090 CON	10/13/2018	INTELLIGENCE LED POLICING
2090 CON	10/13/2018	INTELLIGENCE LED POLICING
2090 CON	10/12/2018	INTELLIGENCE LED POLICING
2090 CON	10/03/2018	INTELLIGENCE LED POLICING
4630 CAPI	10/10/2018	INVESTIGATION SUPPLEMENTAL
2101 CON	10/21/2018	JUVENILE PROBLEM
1860 CENT	10/17/2018	KEEP THE PEACE
PATRIOT	10/10/2018	MISCELLANEOUS NON URGENT MSG
1951 NATI	10/30/2018	PAST SUSPICIOUS INCIDENT
1820 BLOL	10/11/2018	PAST SUSPICIOUS INCIDENT
1800 BLOL	10/10/2018	PUBLIC SERVICE CALL
4751 CAPI	10/11/2018	REPOSSESSION
1910 REMI	10/01/2018	RESID BURGLARY INTRUSION
4630 CAPI	10/20/2018	SUPPLEMENTAL OTHER
4701 CAPI	10/10/2018	SUSPICIOUS INCIDENT
2130 CON	10/21/2018	SUSPICIOUS PERSON
CONGRES	10/26/2018	SUSPICIOUS VEHICLE
1825 REMI	10/25/2018	SUSPICIOUS VEHICLE
2090 CON	10/18/2018	SUSPICIOUS VEHICLE
2090 CON	10/11/2018	SUSPICIOUS VEHICLE
1831 REMI	10/11/2018	SUSPICIOUS VEHICLE
2122 CON	10/04/2018	TRAFFIC
2168 CON	10/20/2018	TRAFFIC INCIDENT NO INJURY
LEXINGTC	10/25/2018	TRAFFIC STOP
CAPITAL E	10/21/2018	TRAFFIC STOP
CAPITAL E	10/19/2018	TRAFFIC STOP

## Notes

Oper with KPD adv of a 911 disconnect plotting to this address. oper adv they could hear someone talking in the v. REF 2018-287-028 [10/14/18 01:58:40 CHILL1826]NO ANSWER ON CALL BACK [10/14/18 01:56:22 CHILL1826] OPER MADE CTC WITH CALLER, SHE IS GOING TO STEP OUT TO MEET WITH OFC [10/09/18 21:15:48 MD] COMP ADV HE IS NOT AWARE WHO CALLED 911 EVERYTHING WAS OK [10/01/18 16:57:53 CELIA] OPER C I spoke with Christopher who advised he just got out of the hospital because of kidney surgery. He has medications SRO FROM NEPTUNE MIDDLE REQ TO SEE OFC REF INC OCC LAST NIGHT AT THIS LOC, ADV DCF ON S correct passcode given before dispatch [10/01/18 20:16:50 LCARN1725]]

Allegations of possible sexual abuse from the step father. Allegations anonymously reported online. DCF Investigat SGT NOTIF OF HOLDING [10/26/18 19:35:17 SSTRE2007]COMP IS UNSURE OF EXACTLY WHEN INCIDENT

comp was advised to get print outs of the fraud transactions in order to put in with the report. comp was also advise Male subject of recovery agency arrived at the residence, spoke with the owner through the bell and departed the a I spoke with comp and advised her that we do not openly hold guns because the owner wants to store them for a c I arrived on scene and made contact with the husband of the comp he advised me he was at the mothers home wa I made contact with the complainant who advised he rented to a room to a man identified as Richard Juan Soto who ANTHEM PARK [10/16/2018 09:10:15 Unit:A5]

Made contact with both subjects and they advised nothing physical intentional occurred just a verbal argument. Fer I made contact with the comp who advised the husband was drunk and wanted the keys to the house so he could l ANTHEM PARK [10/28/2018 11:48:17 KELLY]

EVENT 2018283158 [10/10/18 15:42:45 ELSA]OFC GALLOWAY TOOK CALL [10/10/18 15:42:28 ELSA]COMP I Juv ranaway because he refused to take a shower. Stuff got him back and that was why he was screaming that he COMP REQ TO SPK TO OFC BY PX REF WANTING TO KNOW THE PROCESS OF EVICTING SUBJ FROM LC comp wanted to know if there was a leash law in St Cloud. Advised her there was a city ordinance but that we had 1 Upon arrival, I observed many flies in each window of the residence. Contact was made with the management com Comp advised an unknown black pickup trucuk has been seen near the large pond, early in the morning during sunr

1G1PC5SBXE7177762 [10/11/18 03:03:12 PMALD2064]5227 YOUNG PINE RD ORLANDO [10/11/18 03:02:55 F House is secure from the outside, no audible or visual alarms are active. [10/01/18 08:48:37 Unit:A5][EPD] Questio COMPL REQ TO SPK BY PX IN REF TO SOMEONE ALLEGING THAT HE WAS DRIVING UNDER THE INFLUEI comp advised she heard a weird noise from her garage. I checked the garage and confirmed with Comp that ever,

COMP ADV NO CTC NEEDED [10/26/18 07:09:48 GSEAM1964][EPD] Person 1 (Suspect) Information: -- Clothii spoke with comp who advised cars parked in same area for several days. comp concerned enighbors may hit cars B6 WILL BE OUT AT THE WOODED AREA NEAR BETSY ROSS LN [10/18/18 22:41:29 SSTRE2007]NO ANSWI COM IS AT CLUBHOUSE AND WOULD LIKE TO MAKE CTC [10/11/18 20:50:43 MWELS1962][EPD] Questions: CAR COMES BACK TO 3824 ENCHANTMENT LN [10/11/18 18:52:23 LCARN1725]COMP DOES NOT WANT C COMP REQUESTS OFC HERRERA AT THE PD IN REF TO TRAFFIC ISSUES AT THE SCHOOLS. [10/04/18 01 [EPD] Questions: 11. Exact veh loc: PARKED ON SIDE OF ROAD [10/20/18 21:11:27 HEATHERM][EPD] Vehicle DRIVER NO SEAT BELT [10/25/2018 08:50:33 JEFFM] B5 VEH SEARCH [10/21/18 01:32:02 LHAND1612]BY CLUBHOUSE [10/21/18 01:30:16 LHAND1612]GRY MAZI



background but no sounds of distress. Unable to call back [10/23/18 22:10:35 LILYVETTE]]  
KPD ADV OF RECEIVING A 911 HANG UP PLOTTING BACK TO THIS LOCATION. [10/14/18 01:55  
ODD1814]DISCONNECT TO THIS LOC; RINGS BUSY ON CALLBACK [10/09/18 21:02:45 MWELS19  
ALLED SPOKE TO A MALE WHO ADV ALL IS OK [10/01/18 16:56:31 LHAND1612]OPER ATC NOW  
; that are prescribed to him; he believes his sister is the one who called. Christopher was coherent and d  
CENE AT SCHOOL [10/31/18 13:35:51 SKROK1613]]

or spoke to mother of juveniles over px and she advsised they were at Sea World and wouldnt be home  
OCCURED. HE HAS BEEN IN NY FOR THE LAST FEW DAYS. [10/26/18 19:34:43 MDODD1814][EPI

ad to contact their bank in order to open an investigation and see if the bank wants a report done or if the  
area. [10/17/18 19:05:58 Unit:B7]COM REQ TO SPK TO OFC BY PX AFTER HE GOES TO THE LOC |  
ouple of weeks. I advised she could sell it if she does not want it anymore or let a family member hold it |  
iting for his wife to come there. He suspects his wife to be cheating on him and he wanted to be there to  
o arrived here with a FEMA voucher. he stated he recently has been noticing items missing from his hom

nale subject wanted the male subject trespass but male subject has been living at the residence for two  
eave and not come back. The comp wanted the husband to go to bed but the Verbal altercation insued a

S UPSET BECAUSE SHE WAS VERY ADAMANT ABOUT NOT WANTING HIM TO KNOW SHE CALLE  
was being kidnapped. [10/21/18 20:46:33 Unit:B5]2101 COMMERCE LANE [10/21/18 20:43:44 PMALI  
OC [10/17/18 14:10:43 RICHARDH][EPD] Dispatch Code: 125C01Response: 2PQuestions: 3. No kno  
to witness the violation in order to take enforcement action. Also advised her she could contact her HOA  
pany who provided the combination to the lock box, and gave consent for St. Cloud Police Department t  
ise hours. He advised he noticed every time he completes a lap around the pond, the truck tends to driv

PMALD2064]OWNER UNAWARE [10/11/18 03:02:41 PMALD2064]2014 CHEVY CRUZ GRN [10/11/18  
ons: 5. Drop time: 0836 6. Owners phone : 4072847839 7. Keyholder to be contacted. [10/01/18 0  
NCE WITH HIS CHILDREN IN THE CAR. COMPL WANTS TO KNOW IF THERE WAS A REPORT TAK  
ything was in normal condition [10/10/18 22:09:49 Unit:B2]COMP WANTS TO MAKE CONTACT WITH

ng: SHORT/BLK AND WHITE SWEATERPerson 2 (Suspect) Information: -- Sex: Male [10/26/18 07:05  
as backing out of their driveways. spoke with family member who advised would be moving vehicles tod  
ER ON CALL BACK TO COMP [10/18/18 22:37:38 CHILL1826]COMP WILL MEET THE OFC NEAR CL  
7. Unk veh desc. 8. Unk if veh occupied. [10/11/18 20:50:12 MWELS1962][EPD] Dispatch Code: 12  
TC UNLESS NEEDED [10/11/18 18:51:33 LCARN1725][EPD] Questions: 8. Veh unoccupied. [10/11/  
3:57:17 FGONZ1602]

2 (Involved) Information: -- Color: DBL -- Body: 4D [10/20/18 21:11:06 HEATHERM][EPD] Questions

NO HEADLIGHTS [10/21/2018 01:30:07 LHAND1612]

:26 CHILL1826]OSCEOLA [10/14/18 01:54:34 CHILL1826]  
62]

[10/01/18 16:55:47 LHAND1612]NO HISTORY WITH THE PX IN CAD [10/01/18 16:55:27 LHAND1612]  
did not appear to be intoxicated at this time. The caller was anonymous so I was not able to make contact

anytime soon. DCF will contact Orange County SO and have an Orange County DCF investigator meet  
[10/26/18 19:32:28 MDODD1814][EPD] Questions: 2. Victim caller

she will refund the money. [10/21/18 11:53:30 Unit:A2]COM REQ TO SEE OFC REF CHARGES ON BAN  
[10/17/18 18:00:53 MWELS1962]COM COULD SEE THE MALE SUBJ ARGUING WITH HIS DAUGHTER  
for her. [10/15/18 12:07:07 Unit:A5]COMP REQUESTS TO SEE AN OFC AT THE PD IN REF TO HAVING  
to confirm it. I spoke with the mom who advised she did not want to trespass him but did not want an altercation  
and suspects the subject may be taking them. He stated at this time he did NOT want to file a police report

months. I advised female she will have to go through the eviction process through the court. Male subject  
and both parties separated after the comp called the police. I advised the husband if it was possible to see

ED [10/10/18 15:41:46 ELSA]COMP ADV SHE BELIEVES THE OFFICER TOLD HER BROTHER WHO  
D2064]COMP ADV THEY CHASED HIM DOWN THE ROAD AND HEARD CHILD YELLING FOR HELP  
when wpsn invl. 2. Victim caller. Person 1 (Suspect) Information: -- Race: h -- Sex: Male -- Name: MARC  
[10/10/18 17:30:12 Unit:A1]sgt adv of call holding [10/10/18 17:19:54 JEFFM]COMP REQ TO SPK TO  
to search the residence. Sgt. Leon and I entered the residence and observed only foul garbage and no one  
away when he gets near it on the sidewalk. He advised he recently observed the female driver was rec

[10/03/01:51 PMALD2064]

8:41:31 RICHARDH][EPD] Dispatch Code: 104D01Response: 2PQuestions: 1. Alarm co. reporting. 2. [10/20/18 15:05:47 JEFFM][EPD] Dispatch Code: 128A04Response: 1PQuestions: 2. Original caller  
THE OFC [10/10/18 21:17:03 DWYNN1269][EPD] Dispatch Code: 129C05Response: 2PQuestions: 3. Victim caller

9:20 GSEAM1964][EPD] Questions: 8. Veh occupied. Person 1 (Suspect) Information: -- Sex: Male [10/25/18 10:51:20 Unit:A6]COMP REQ TO SPK  
lay, owners had to go out of town for family emergency [10/25/18 10:51:20 Unit:A6]COMP REQ TO SPK  
SUBHOUSE COMP IS A SECURITY PATROL CAR [10/18/18 22:31:09 LILYVETTE][EPD] Questions: 4. Victim caller  
129C03Response: 2PQuestions: 5. No known wpsn invl. 2. 2nd party caller on scene. 3. In progress. 4. Victim caller  
18 18:50:40 LCARN1725][EPD] Dispatch Code: 129C03Response: 2PQuestions: 5. No known wpsn invl

9. Traffic not affected. Vehicle 1 (Involved) Information: -- Color: Tan -- Make: HONDA -- Model: Civic

2][Wireless Re-bid] Callers closest address is 2164 CONTINENTAL ST (DIST: DIST: 34.13 ft). [10/01/18  
:t for more information. I also spoke with his daughter who was in good spirits and there was nothing to il

them at SeaWorld. If any evidence is found they will contact SCPD to report as the juves reside in St. C  
aller on scene. 3. Past incident. 4. Susp unk. 6. Property taken: HANDICAP TAG AND OTHER ITE

IK ACCOUNT [10/21/18 11:30:01 SKROK1613][EPD] Dispatch Code: 118B02Response: 1PQuestions:  
RS THROUGH HIS RING SECURITY DEVICE. HE WAS ASKING THE MAN TO LEAVE AND HE WOL  
NG A WEAPON IN HER HOUSE, BUT SHES NOT FEELING SAFE WITH IT IN THE HOUSE, AND HE/  
ation in her yard. I advised the male to leave and he complied he had a good attitude about the situation  
:port but only wanted information on eviction. I advised him. i provided the comp with an event number. |

ct advised he will be moving out on Friday. Male subject advised he will be living for the night to defuse a  
stay at a friends house he advised he would uber to a hotel so no further altercation would happen. I advi

) CALLED ON HIM [10/10/18 15:40:38 ELSA]COMP REQ TO SPEAK TO SGT ON DUTY REFERENCE  
; CARRIED HIM TO THE CONGRESS ADDRESS, COMP FOLLOWED BEHIND WHILE ON THE PHOI  
DELLO [10/17/18 14:09:58 RICHARDH][EPD] Caller Statement: civil matter [10/17/18 14:09:24 RICHAF  
O OFC BY PX REF TO WALKING DOG WITHOUT A LEASH [10/10/18 17:19:37 RICHARDH][EPD] Dis  
uspicious circumstances. I contacted the management company back and informed them of the outcom  
ording him with her cell phone and the comp was concerned. Comp did not have a phone number or ar

3. Property owner: JAEL RODRIGUEZ 4. Area: GARAGE DOOR [10/01/18 08:41:09 RICHARDH][EPI  
ase unk. 3. Unk officer rptd. [10/20/18 15:03:06 JEFFM][EPD] Caller Statement: REQ TO SPK TO AN  
5. No known wpns invl. 2. Vict caller on scene. 3. Time lapse (mins): 4 MINS 6. Suspicious becaus

10/26/18 07:09:03 GSEAM1964][EPD] Vehicle 1 (Suspect) Information: -- Color: GRN -- Body: OLDEF  
K TO OFC BY PX REF TO VEH LEFT IN FROTN OF HER RESIDENCE FOR SEVERAL DAYS COMP A  
8. Unk if veh occupied. [10/18/18 22:30:14 LILYVETTE][EPD] Vehicle 1 (Suspect) Information: -- Color/  
6. Suspicious because: ON ROAD THAT LEADS TOWARDS OVER PASS NO CARS SHOULD BE ON  
rnl. 2. 2nd pty caller on scene. 3. In progress. 6. Suspicious because: parked there for a weekVehi

IVIC -- Body: 4D [10/20/18 21:10:39 HEATHERM][EPD] Dispatch Code: 131B01Response: 1PQuesti

3 16:55:10 LHAND1612]SOUNDS LIKE MOWING [10/01/18 16:54:52 LHAND1612]COORDS COME B/  
ndicate abuse. [10/10/18 15:29:40 Unit:A5]COMP ADV SUBJ WAS DRIVING IMPAIRED ON STOLEN I

loud. [10/14/18 12:25:41 Unit:A5]NOTIFIED SGT [10/14/18 11:58:57 GSEAM1964][EPD] Dispatch Cod  
MS [10/26/18 19:32:12 MDODD1814][EPD] Caller Statement: COMP REQ TO SEE OFC REF VEH BU

2. Vict caller on scene. 3. Time lapse: OCT 18, 19 AND 20 4. Susp unk. [10/21/18 11:28:58 SKRO  
JLD NOT. THE MALE SUBJ STEPPED OUT OF CAMERA VIEW, UNSURE IF HE LEFT THE AREA. [1  
ARD FROM A FRIEND THAT SHE CAN KEEP IT IN THE PD UNTIL SHE DECIDES TO PICK IT UP. [1  
. [10/14/18 00:01:48 Unit:B5]MOTHER 407-288-9335 HILDA ABARCA [10/13/18 23:30:07 CHILL1826]  
[10/05/18 17:53:32 Unit:A20]sgt adv of call holding [10/05/18 17:22:31 JEFFM]COMP REQUEST TO SI

any further verbal disturbance. Male subject left the area for the night.Made contact with comp and advis  
ised the comp of the husbands wishes and she agreed. [10/14/18 03:04:18 Unit:B5]COMP ADV SHE IS

E TO ASKING FOR CALL TO BE ANONYMOUS [10/10/18 15:39:57 ELSA]]  
NE UNSURE IF IT IS THEIR CHILD [10/21/18 20:13:24 LCARN1725][EPD] Dispatch Code: 125B01Re:  
RDH]  
patch Code: 122B01Response: 1PQuestions: 2. Vict caller not on scene. 3. In progress. 4. NON-L  
ie. [10/30/18 14:48:25 Unit:A7]px from utilities for tehani quintana 8133220123 [10/30/18 13:55:12 JEFI  
y further information. I informed the comp although it is strange, it was not illegal for someone to record

D] Caller Statement: ALARM [10/01/18 08:40:48 RICHARDH]  
I OFC BY PX [10/20/18 15:02:37 JEFFM]  
e: NO ONE ELSE SHOULD BE THERE AND THE GARAGE DOOR WAS CLOSED LOUDLY [10/10/18

R MODEL 4D [10/26/18 07:08:44 GSEAM1964][EPD] Dispatch Code: 129C03Response: 2PQuestions:  
ADV NO ONE KNOWS WHO THE VEH BELONGS TO [10/25/18 10:07:28 RICHARDH][EPD] Question  
r: White -- Body: 4 Door [10/18/18 22:29:59 LILYVETTE][EPD] Dispatch Code: 129C03Response: 2PC  
V IT [10/11/18 20:49:48 MWELS1962][EPD] Caller Statement: PEOPLE ON ON THE ROAD NO ONE S  
cle 1 (Suspect) Information: -- Color: gry -- Make: BMW. -- Plate: 2058YZ [10/11/18 18:50:25 LCARI

ons: 2. Vict caller on scene. 4. Time lapse (mins): 10 MINS 5. No inj. 8. 1 veh invl. [10/20/18 21:

ACK TO THIS AREA. [10/01/18 16:54:49 LHAND1612]KPD OPEN LINE TRANSFER SOUNDS LIKE MEDS WITH JUV [10/10/18 15:09:40 RICHARDH][EPD] Questions: 9. Susps vehicle desc unk. 10. I

le: 107B01Response: 1PQuestions: 9. No safety issues. 3. No known wpns invl. 1. Caller on scene  
IRG [10/26/18 19:31:50 MDODD1814]

K1613][EPD] Caller Statement: FRAUD [10/21/18 11:28:00 SKROK1613]FRADULENT CHARGES ON  
0/17/18 18:00:35 MWELS1962][EPD] Questions: 7. Susps vehicle desc unk. 9. Property owner: COI  
J/15/18 11:49:13 FGONZ1602]

[EPD] Questions: 9. Property owner: COMP MOTHER [10/13/18 23:29:27 CHILL1826][EPD] Vehicle  
EE A SPANISH SPEAKING OFFICER AT THE PD LOBBY REGARDING A TENANT. [10/05/18 17:13:36

ed nothing physical was observed only verbal. [10/25/18 01:11:05 Unit:B1]B20 WITH THE SUSP [10/25/  
; IN THE RESTROOM [10/14/18 02:05:18 LCARN1725]BACK INSIDE [10/14/18 02:04:41 LCARN1725

sponse: 1PQuestions: 4. No known wpns invl. 2. 2nd pty caller on scene. 3. Bldg invl. 6. Unk if su

URGENT request: REQ INFO REGARDING WALKING DOG WITH NO LEASH [10/10/18 17:19:20 RIC  
FM]AUNT IS A REALTOR AND CALLED SOMP TO CALL US TO CHECK OUT OFC CAN CALL COMP  
him as he could not have a reasonable expectation of privacy outside in a public walking trail. I advised

; 21:16:06 DWYNN1269][EPD] Caller Statement: COMP REQ TO SEE AN OFC REF TO HEARING A L

5. No known wpns invl. 2. 3rd pty caller not on scene. 3. In progress. 6. Suspicious because: TH  
s: 8. Veh unoccupied. [10/25/18 10:06:18 RICHARDH][EPD] Vehicle 1 (Suspect) Information: -- Stati  
Questions: 5. No known wpns invl. 2. 2nd pty caller on scene. 3. In progress. 6. Suspicious becau  
;HOULD BE ON [10/11/18 20:49:19 MWELS1962]COM IS SECURITY [10/11/18 20:49:00 MWELS196;  
N1725][EPD] Caller Statement: abandoned veh in feront of home [10/11/18 18:49:46 LCARN1725]susp

10:01 HEATHERM][EPD] Caller Statement: COMP BACKED INTO A CAR PARKED [10/20/18 21:09:39

OUTSIDE WORK BEING DONE.NO DISTRESS HEARD [10/01/18 16:54:40 LHAND1612]]

Jnk if anyone in danger. 12. Responsible pty loc: SUBJ IS CAREGIVER 13. Unk if medical needed. [

3. 4. Units needed at: this location 7. Contact: Davide Fedozzi 8. Contact info: pxVehicle 1 (Subject

BANK ACCOUNT [10/21/18 11:27:42 SKROK1613]]

MP [10/17/18 17:59:26 MWELS1962][EPD] Questions: 5. Susp on scene: NO LONGER IN CAMERA

1 (Suspect) Information: -- Color: GRY -- Year: 2001 -- Make: DODGE -- Model: RAM -- Addl info:  
3 RVARG1455]

5/18 00:23:19 DWYNN1269]B20 WITH B/M AT REMEMB/RUFUS [10/25/18 00:22:11 DWYNN1269][EF  
]COMP ADV HE IS OUTSIDE [10/14/18 02:04:21 LCARN1725]NO WEAPONS INSIDE THE HOME [1

Subj has physical/medical/mental cond. 7. No key available.Person 1 (Subject) Information: -- Race: La

HARDH][EPD] Caller Statement: CITIZEN ASSIST [10/10/18 17:18:49 RICHARDH]

WITH OUTCOME [10/30/18 13:38:32 CONNIE][EPD] Dispatch Code: 129B03Response: 1PQuestions  
comp if he observed the truck again, he could contact the St. Cloud Police Department for an officer to r

LOUD NOISE FROM THE GARAGE [10/10/18 21:15:06 DWYNN1269]COMP REQ TO SEE AN OFC RE

EYRE JUST SITTING THERE, I DROVE BY AND THE DOORS ARE WIDE OPEN [10/26/18 07:08:26  
e/Prov: PAVehicle 2 (Suspect) Information: -- Color: BLU -- State/Prov: FL [10/25/18 10:06:05 RICHARDH]  
ise: not supposed to be in the area and the veh is blacked out [10/18/18 22:29:43 LILYVETTE][EPD] Ca  
2]

veh parked infront of the home, been there for a week [10/11/18 18:48:18 LCARN1725]

HEATHERM]

10/10/18 14:57:40 RICHARDH][EPD] Questions: 7. Susp loc unk. Person 1 (Suspect) Information: -- I

) Information: -- Color: Red -- Make: TOYOTA -- Body: 4 Door [10/14/18 11:58:04 LILYVETTE][EPD]

VIEW Person 1 (Suspect) Information: -- Race: White -- Sex: Male -- Age: MID 50 TO 60 -- Clothing

POSSIBLY HAS A TRAILER ATTACHED [10/13/18 23:29:19 CHILL1826][EPD] Questions: 5. Susp or

'D] Questions: 11. No children at loc. 12. Unk if alcohol/drugs invl. 13. No medical needed. [10/25/18  
0/14/18 02:02:52 LCARN1725]COMP ADV HUSBAND HAS RETURNED, NO YELLING AT THE MOME

Latino or Hispanic -- Sex: Male -- Age: 25-35 Person 2 (Subject) Information: -- Race: Latino or Hispan

: 2. 3rd party caller not on scene. 3. Time lapse: just noticed a couple day ago 4. Susp/Veh not in are  
respond to make contact with the vehicle if he desired. Comp appreciated the response and assistance.

:IF TO HEARING THE GARAGE CLOSE LOUDLY AND SHE LIVES ALONE [10/10/18 21:15:06 DWYNI

GSEAM1964][EPD] Caller Statement: THEYRE JUST HANGING OUT BY THE PARK AND THERES BE  
RDH][EPD] Vehicle 1 (Suspect) Information: -- Color: SIL [10/25/18 10:05:51 RICHARDH][EPD] Dispa  
iller Statement: suspicious veh [10/18/18 22:29:07 LILYVETTE]comp with security adv of a road with a c

Race: H -- Sex: Male -- Name: GUAYLUPO CHRISTOPHER RAPHAEL -- DOB: 10141987 [10/10/1

] Caller Statement: joint reponse [10/14/18 11:56:40 LILYVETTE]DCF Joint response [10/14/18 11:56:2

j: NAVY BLUE SHIRT AND SHORTS -- Hair: GRY HAIR -- Characteristics: "CENTRAL RECOVERY"

1 scene: OUTSIDE Person 1 (Suspect) Information: -- Race: HISP -- Sex: Male -- Age: 34 -- Clothing

3 00:22:05 HEATHERM][EPD] Person 2 (Suspect) Information: -- Race: Black or African American -- S  
NT, ASKING FOR CAR KEYS [10/14/18 02:02:18 LCARN1725]COMP ADV THAT SUBJ HAS RETURN

ic -- Sex: Male -- Age: 25-35 Person 3 (Subject) Information: -- Race: Latino or Hispanic -- Sex: Fem

a. 6. Suspicious because: flies and bugs on all of the windows inside vacant house [10/30/18 13:36:5  
[10/11/18 09:55:34 Unit:A7]COMP DOES WANT TO MEET HE OFC - COMP ALSO ADV THAT HE IS (

N1269]

EN LOTS OF BROKEN BEER BOTTLES DOWN THERE [10/26/18 07:07:59 GSEAM1964]at the park  
atch Code: 129C03Response: 2PQuestions: 5. No known wpns invl. 2. Vict caller not on scene. 3. I  
car at the back of the community [10/18/18 22:28:55 LILYVETTE]COMP WILL MEET THE OFC NEAR (



8 14:57:00 RICHARDH][EPD] Dispatch Code: 102D01Response: 2PQuestions: 6. No known wp

:1 LILYVETTE]

-- Name: MARK [10/17/18 17:59:04 MWELS1962][EPD] Dispatch Code: 133D01Response: 2PQuestic  
g: CUT UP JEANS, TSHIRT -- Height: 508 -- Weight: heavy -- Hair: Bald

Sex: Female -- Age: 30 -- Clothing: shorts [10/25/18 00:21:24 HEAT  
IED [10/14/18 02:00:57 LCARN1725][EPD] Questions: 15. No children at loc. 16. Alcohol/drugs invl.

male -- Age: 25-35Person 4 (Subject) Information: -- Race: Latino or Hispanic -- Sex: Male

4 CONNIE][EPD] Caller Statement: comp wants ofc to check house that has flies all over the windows th  
ON THE HOA BOARD [10/11/18 09:28:13 TSTRE1263][EPD] Dispatch Code: 129B03Response: 1PQu

[10/26/18 07:07:18 GSEAM1964]  
n progress. 6. Suspicious because: PARKED IN FRONT OF HER LOC [10/25/18 10:05:29 RICHARD  
CLUBHOUSE COMP IS A SECURITY PATROL CAR [10/18/18 22:31:09 LILYVETTE][EPD] Questions:

ons: 3. No known wpns invl. 1. Callers loc: TALKING TO MAN THROU

17. No medical needed. [10/14/18 01:59:59 LCARN17

re house is v  
estions:

H][EPD] Caller State

8. Unk if veh occupied. [10/18/18 22

# ANTHEM PARK - Clubhouse

## MONTHLY LANDSCAPE MAINTENANCE VISUAL SCORECARD

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

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

Date 11/1/18 Score: 134 Failure is at 124





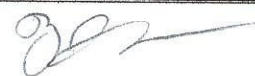
**ANTHEM PARK – Row Areas**

**MONTHLY LANDSCAPE MAINTENANCE VISUAL SCORECARD**

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

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

Date 11/1/18 Score: 135 Failure is at 124





**ANTHEM PARK - Parks**  
**MONTHLY LANDSCAPE MAINTENANCE VISUAL SCORECARD**

<b>A. LANDSCAPE MAINTENANCE – Common Areas/Roadways</b>	<b>VALUE</b>	<b>DEDUCTION</b>	<b>REASON FOR DEDUCTION</b>
<b>TURF MOW</b> (grass height, patterns changed, free of grass clumps and landscape debris)	5	-2	-2 grass at courts have uneven grass, clumps and brown patches
<b>TURF FERTILITY</b> (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	15	-2	-2 edges around basketball court completely dead grass  *** Grass dying throughout AP. Points not deducted due to fertilizer on schedule for next week.
<b>TURF EDGING</b> (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	5		
<b>WEED CONTROL – TURF AREAS</b> (reasonably free of weeds )	10	-2	-2 grass around courts full of weeds
<b>TURF INSECT/DISEASE CONTROL</b> (monitor for pests, disease, fungus)	10		
<b>PLANT FERTILITY</b> (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing)	5		
<b>WEED CONTROL – BED AREAS</b> (reasonably free of weeds)	10	-5	-3 volleyball court is completely full of weeds -1 fountain park weeds in rocks -1 patriot park weeds in shrubs
<b>PLANT BED INSECT/DISEASE CONTROL</b> (monitor for pests, disease, fungus)	10		
<b>PRUNING &amp; TREE TRIMMING</b> (15 feet over roadways, 8 feet sidewalks and elsewhere)	10		
<b>CLEANLINESS</b> (debris free, leaf litter, landscape debris)	10	-1	-1 garbage in rocks at fountain park
<b>MULCHING</b> (distributed appropriately, bare areas, recommended is 3")	5		
<b>WATER/IRRIGATION MANAGEMENT</b>	15		
<b>PRIOR MAINTENANCE ITEMS ADDRESSED, SCHEDULED ITEMS ARE HAPPENING AS CALENDARED</b>	5		

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

Date 11/1/18 Score: 133 Failure is at 124

# 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, October 12, 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 and conducted roll call.

Present and constituting a quorum were:

Kenneth Williams	Board Supervisor, Chairman
Gerald Harrington	Board Supervisor, Vice Chairman ( <i>via phone</i> )
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, DPGF, Inc.
Gregg Johnson	District Attorney, Brown, Garganese, Weiss & D'Agresta
Julie Cortina	Amenity Manager
Rob Stultz	Yellowstone
Zach Higgenbotham	Yellowstone

*The following is a summary of the discussions and actions taken at the October 12, 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 agenda items to the Board for discussion. The agenda items that were discussed included the Amenity Manager Report (**Exhibit 1**) that included the Police Call Log, Security Service Report, and the Landscape Maintenance Visual Scorecard, the minutes of the Board of Supervisors regular meeting held on September 14, 2018 (**Exhibit 2**), and the Unaudited August 2018 Financial Statements (**Exhibit 3**). Discussion ensued.

**A. Exhibit 2:** Consideration of the September 14, 2018 Meeting Minutes

On a MOTION by Ms. Possenriede, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors regular meeting held on <b>September 14, 2018</b> for the Anthem Park Community Development District.
---

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

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

**FOURTH ORDER OF BUSINESS – Consent Agenda**

Ms. Comings-Thibault presented the agenda items to the Board for discussion. The agenda item that was discussed concerned the ratification of the Yellowstone enhancement proposal to replace the Hunter ACC module (**Exhibit 4**).

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

On a MOTION by Mr. Williams, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board approved the ratifications to the Yellowstone Hunter ACC Repair enhancement proposal for the Anthem Park Community Development District.

**FIFTH ORDER OF BUSINESS – Business Items**

Ms. Comings-Thibault presented the agenda items to the Board for discussion. The agenda items that were discussed concerned pool access (**Exhibit 5**) and the proposals for lake and aeration fountains. (**Exhibit 6**).

*Both agenda items were tabled to the November 9, 2018 meeting.*

**SIXTH ORDER OF BUSINESS – Staff Reports**

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

**SEVENTH ORDER OF BUSINESS – Supervisors Requests**

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

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

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

**NINTH ORDER OF BUSINESS – Adjournment**

Ms. Comings-Thibault asked for final questions, comments, or corrections before concluding the meeting. There being none, Mr. Williams made a motion to adjourn the meeting.

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

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



89    **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
90    **meeting held on \_\_\_\_\_.**  
91

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

92

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

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

93

94    **Title:**   ☐ **Secretary**      ☐ **Assistant Secretary**

**Title:**   ☐ **Chairman**      ☐ **Vice Chairman**

# EXHIBIT 3

# **Anthem Park Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending  
September 30, 2018**

**Anthem Park CDD**  
**Balance Sheet**  
**September 30, 2018**

	<b>General Fund</b>	<b>Series 2016 Debt Service</b>	<b>Series 2016A2 Debt Service</b>	<b>Consolidated Total</b>
<b><u>ASSETS:</u></b>				
CASH - O&M Checking Accts.	\$ 109,613	\$ -	\$ -	\$ 109,613
MMK ACCOUNT	296,368	-	-	296,368
DEBIT CARD	1,188	-	-	1,188
INVESTMENTS:				
SBA POOL A	39,876	-	-	39,876
REVENUE FUND	-	159,061	26,308	185,369
RESERVE TRUST FUND	-	279,063	38,550	317,613
PREPAYMENT FUND	-	-	-	-
DEPOSITS - UTILITIES	240	-	-	240
PREPAID EXPENSES	18,340	-	-	18,340
ACCOUNTS RECEIVABLE	349	-	-	349
ON ROLL ASSESSMENTS RECEIVABLE - Excess Fees	4,082	3,630	480	8,192
<b>TOTAL ASSETS</b>	<b><u>\$ 470,056</u></b>	<b><u>\$ 441,754</u></b>	<b><u>\$ 65,338</u></b>	<b><u>\$ 977,148</u></b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$ 58,239	\$ -	\$ -	\$ 58,239
<b><u>FUND BALANCES:</u></b>				
NON-SPENDABLE ( DEPOSITS & PREPAID)	18,580	-	-	18,580
RESTRICTED FOR:				
DEBT SERVICE	-	441,754	65,338	507,092
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	(25,000)	-	-	(25,000)
UNASSIGNED:	155,289	-	-	155,289
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b><u>\$ 470,056</u></b>	<b><u>\$ 441,754</u></b>	<b><u>\$ 65,338</u></b>	<b><u>\$ 977,148</u></b>

# ANTHEM PARK CDD

## General Fund

### Statement of Revenue, Expenses and Change in Fund Balance For the period from October 1, 2017 through September 30, 2018

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 630,269	\$ 630,269	\$ 632,647	\$ 2,378
SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	4,082	4,082
INTEREST	2,000	2,000	2,305	305
CLUBHOUSE RENTAL	4,000	4,000	8,601	4,601
ACCESS CARDS	-	-	420	420
MISCELLANEOUS	-	-	-	-
INSURANCE PROCEEDS FOR ROOF REPAIR	-	-	29,072	29,072
LESS: ASSESSMENT DISCOUNT (4%)	-	-	-	-
FUND BALANCE FORWARD	127,760	127,760	69,613	(58,147)
AMOUNTS ALLOCATED FROM RESERVES FOR CAPITAL IMPROVEMENTS	55,183	55,183	25,000	(30,183)
<b>TOTAL REVENUE</b>	<b>819,212</b>	<b>819,212</b>	<b>771,740</b>	<b>(47,472)</b>
<b>EXPENDITURES</b>				
<b>GENERAL ADMINISTRATION:</b>				
SUPERVISORS' COMPENSATION	12,000	12,000	9,400	2,600
PAYROLL TAXES	918	918	724	194
PAYROLL SERVICE FEE	700	700	631	69
DISTRICT MANAGEMENT	20,640	20,640	20,640	-
ADMINISTRATIVE SERVICES	5,160	5,160	5,160	-
GENERAL OPERATING EXPENSES	4,956	4,956	4,956	-
WEBSITE HOSTING & MANAGEMENT	2,000	2,000	2,004	(4)
ACCOUNTING SERVICES	15,480	15,480	15,480	-
AUDITING SERVICES	4,450	4,450	3,250	1,200
LEGAL ADVERTISING	1,000	1,000	1,637	(637)
MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500	500	865	(365)
REGULATORY & PERMIT FEE	175	175	175	-
ENGINEERING SERVICES	3,000	3,000	-	3,000
LEGAL SERVICES	15,000	15,000	12,735	2,265
<b>TOTAL GENERAL ADMINISTRATION</b>	<b>85,979</b>	<b>85,979</b>	<b>77,657</b>	<b>8,322</b>
<b>FINANCIAL ADMINISTRATIVE</b>				
<b>INSURANCE:</b>				
INSURANCE (Liability, Property and Casualty)	20,240	20,240	18,655	1,585
<b>TOTAL INSURANCE</b>	<b>20,240</b>	<b>20,240</b>	<b>18,655</b>	<b>1,585</b>
<b>ASSESSMENT ADMINISTRATION:</b>				
ASSESSMENT ADMINISTRATION	8,250	8,250	8,250	-
COUNTY ASSESSMENT COLLECTION FEES	300	300	301	(1)
<b>TOTAL ASSESSMENT ADMINISTRATION</b>	<b>8,550</b>	<b>8,550</b>	<b>8,551</b>	<b>(1)</b>
<b>DEBT SERVICE ADMINISTRATION:</b>				
DISSIMINATION AGENT	5,000	5,000	5,000	-
ARBITRAGE REBATE CALCULATION	650	650	650	-
TRUSTEE FEES	3,772	3,772	3,457	315
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>9,422</b>	<b>9,422</b>	<b>9,107</b>	<b>315</b>
<b>TOTAL FINANCIAL ADMINISTRATIVE</b>	<b>38,212</b>	<b>38,212</b>	<b>36,313</b>	<b>1,899</b>
<b>UTILITIES:</b>				
ELECTRICITY SERVICES	27,000	27,000	29,375	(2,375)
STREETLIGHTS - UTILITY	174,000	174,000	171,999	2,001
WATER - RECLAIMED	26,900	26,900	21,274	5,626
WATER UTILITY	8,100	8,100	6,645	1,455
<b>TOTAL UTILITIES</b>	<b>236,000</b>	<b>236,000</b>	<b>229,293</b>	<b>6,707</b>
<b>SECURITY:</b>				
SECURITY SYSTEM - CONTRACT - ENVERA	5,556	5,556	5,556	-
SECURITY SYSTEM - MONITORING - GUARDIAN	456	456	442	14
SECURITY - ACCESS CARDS	500	500	805	(305)
SECURITY - PROTECTION ONE - BASKETBALL COURT	948	948	947	1
SECURITY - POLICE PATROL	23,000	23,000	7,346	15,654
<b>TOTAL SECURITY</b>	<b>30,460</b>	<b>30,460</b>	<b>15,096</b>	<b>15,364</b>

# ANTHEM PARK CDD

## General Fund

### Statement of Revenue, Expenses and Change in Fund Balance For the period from October 1, 2017 through September 30, 2018

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
<b>FIELD OFFICE ADMINISTRATION:</b>				
AMENITY MANAGEMENT CONTRACT	95,330	95,330	90,303	5,027
AMENITY MANAGEMENT - CLUBHOUSE RENTALS	3,771	3,771	3,240	531
AMENITY MANAGEMENT - REIMBURSEMENTS	-	-	-	-
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,380	4,380	4,366	14
CLUBHOUSE OFFICE SUPPLIES	1,700	1,700	1,021	679
CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,500	1,500	1,253	247
PEST CONTROL & TERMITE BOND	552	552	566	(14)
MISCELLANEOUS	400	400	392	8
CLUBHOUSE FACILITY MAINTENANCE	5,000	5,000	1,851	3,149
CLUBHOUSE LIGHTING REPLACEMENT	500	500	300	200
<b>TOTAL FIELD OFFICE ADMINISTRATION</b>	<b>113,133</b>	<b>113,133</b>	<b>103,292</b>	<b>9,841</b>
<b>LANDSCAPING MAINTENANCE:</b>				
LANDSCAPE MAINTENANCE - CONTRACT	137,305	137,305	137,305	-
LANDSCAPE REPLACEMENT	22,000	22,000	19,686	2,314
TREE TRIMMING	1,000	1,000	-	1,000
IRRIGATION - REPAIRS & MAINTENANCE	12,300	12,300	5,781	6,519
LANDSCAPE MISCELLANEOUS	-	-	-	-
<b>TOTAL LANDSCAPING MAINTENANCE</b>	<b>172,605</b>	<b>172,605</b>	<b>162,772</b>	<b>9,833</b>
<b>FACILITY MAINTENANCE:</b>				
LAKE MANAGEMENT	4,572	4,572	4,262	310
WETLAND MONITORING	1,440	1,440	1,440	-
FOUNTAIN SERVICE CONTRACT	800	800	800	-
FOUNTAIN REPAIRS & MAINTENANCE	1,000	1,000	1,070	(70)
GATE REPAIRS & MAINTENANCE	1,000	1,000	250	750
ENTRY & WALLS MAINTENANCE	1,000	1,000	5,300	(4,300)
DECORATIVE LIGHT MAINTENANCE	1,500	1,500	-	1,500
POWERWASH	1,800	1,800	740	1,060
POOL SERVICE CONTRACT	13,800	13,800	14,800	(1,000)
POOL REPAIRS & MAINTENANCE	3,000	3,000	1,078	1,922
POOL MONITORING	-	-	-	-
POOL PERMIT	325	325	375	(50)
ATHLETIC FACILITIES REPAIRS & MAINTENANCE	600	600	334	266
MISCELLANEOUS - CONTINGENCY - EXPENSE	2,500	2,500	6,615	(4,115)
<b>TOTAL FACILITY MAINTENANCE</b>	<b>33,337</b>	<b>33,337</b>	<b>37,064</b>	<b>(3,727)</b>
<b>CAPITAL IMPROVEMENT PROGRAM:</b>				
CAPITAL IMPROVEMENTS	5,000	5,000	10,950	(5,950)
<b>TOTAL CAPITAL IMPROVEMENT PROGRAM</b>	<b>5,000</b>	<b>5,000</b>	<b>10,950</b>	<b>(5,950)</b>
<b>RESERVES</b>				
INCREASE IN RESERVES FY 2018	49,300	49,300	49,300	-
RESERVE CAPITAL IMPROVEMENTS	55,183	55,183	25,000	30,183
<b>TOTAL RESERVES</b>	<b>104,483</b>	<b>104,483</b>	<b>74,300</b>	<b>30,183</b>
<b>TOTAL EXPENDITURES</b>	<b>819,212</b>	<b>819,212</b>	<b>746,740</b>	<b>72,472</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>25,000</b>	<b>25,000</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>-</b>	<b>25,000</b>	<b>25,000</b>
FUND BALANCE - BEGINNING	394,030	394,030	432,125	432,125
INCREASE IN REESRVES FY 2018 & 2019	49,300	49,300	49,300	49,300
DECREASE IN RESERVE CAPITAL IMPROVEMENTS	(55,183)	(55,183)	(25,000)	(25,000)
LESS: FUND BALANCE FORWARD	(127,760)	(127,760)	(69,613)	(69,613)
<b>FUND BALANCE - ENDING</b>	<b>\$ 260,387</b>	<b>\$ 260,387</b>	<b>\$ 411,812</b>	<b>\$ 411,812</b>

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

**ANTHEM PARK CDD**  
**DEBT SERVICE 2016 A1**  
**STATEMENT OF REVENUE, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**For the period from October 1, 2017 through September 30, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 593,750	\$ 558,125	\$ 562,634 (a)	\$ 4,509
SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	3,630	3,630
INTEREST--INVESTMENT	-	-	5,033	5,033
MISCELLANEOUS REVENUE	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(23,750)	-	-	-
<b>TOTAL REVENUE</b>	<b>570,000</b>	<b>558,125</b>	<b>571,297</b>	<b>13,172</b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	11,875	-	-	-
INTEREST EXPENSE (NOV 2017)	-	-	120,928	(120,928)
INTEREST EXPENSE (MAY & NOV 2018)	238,706	238,706	120,928	117,778
PRINCIPAL RETIREMENT (MAY 2018)	315,000	315,000	315,000	-
COST OF ISSUANCE	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>565,581</b>	<b>553,706</b>	<b>556,856</b>	<b>(3,150)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFER-IN	-	-	-	-
TRANSFER-OUT	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURE</b>	<b>4,419</b>	<b>4,419</b>	<b>14,441</b>	<b>10,022</b>
FUND BALANCE - BEGINNING	-	-	427,312	427,312
<b>FUND BALANCE - ENDING</b>	<b>\$ 4,419</b>	<b>\$ 4,419</b>	<b>\$ 441,753</b>	<b>\$ 437,334</b>

**ANTHEM PARK CDD**  
**DEBT SERVICE 2016 A2**  
**STATEMENT OF REVENUE, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**For the period from October 1, 2017 through September 30, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 81,726	\$ 76,822	\$ 74,327 (a)	\$ (2,495)
SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	480	480
INTEREST--INVESTMENT	-	-	400	400
MISCELLANEOUS REVENUE	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(3,269)	-	-	-
<b>TOTAL REVENUE</b>	<b>78,457</b>	<b>76,822</b>	<b>75,207</b>	<b>(1,615)</b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	1,635	-	-	-
INTEREST EXPENSE (NOV 2017)	-	-	21,338	(21,338)
INTEREST EXPENSE (MAY & NOV 2018)	42,038	42,038	21,338	20,700
PRINCIPAL RETIREMENT (MAY 2018)	30,000	30,000	30,000	-
COST OF ISSUANCE	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>73,673</b>	<b>72,038</b>	<b>72,676</b>	<b>(638)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
GAIN OR (LOSS ) ON BOND CANCELLATION ( 3.2M )	-	-	-	-
TRANSFER-IN	-	-	-	-
TRANSFER-OUT	-	-	-	-
BOND PROCEEDS	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>4,784</b>	<b>4,784</b>	<b>2,531</b>	<b>(2,253)</b>
FUND BALANCE - BEGINNING	-	-	62,805	62,805
FUND BALANCE FORWARD	-	-	-	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 4,784</b>	<b>\$ 4,784</b>	<b>\$ 65,336</b>	<b>\$ 60,552</b>



**ANTHEM PARK**  
**Community Development District**  
**Operating Accounts Reconciliations**  
**September 30, 2018**

	<u>BANK UNITED</u>
Balance Per Bank Statement	\$ 126,966.17
Less: Outstanding Checks	(17,353.47)
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 109,612.70</u></b>
Beginning Bank Balance Per Books	\$ 178,373.32
Cash Receipts & Credits	1,260.12
Cash Disbursements	(70,020.74)
<b><i>Balance Per Books</i></b>	<b><u>\$ 109,612.70</u></b>

**ANTHEM PARK CDD  
CHECK REGISTER  
FY2018**

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

**ANTHEM PARK CDD  
CHECK REGISTER  
FY2018**

DATE	CHECK NO.	PAYEE	DEPOSIT	PAYMENT	BANK UNITED BALANCE	
12/07/2017		BANK UNITED	Funds Transfer	515.00	76,579.37	
12/08/2017	1699	ORLANDO UTILITIES COMMISSION	Electricity and Streetlights	16,722.20	59,857.17	
12/11/2017	1700	ANTHEM PARK CDD	Tax Collection Distribution c/o US Bank	36,138.78	23,718.39	
12/11/2017	1701	BLUESCAPE POOLS & SPAS	Pool Maint - December	650.00	23,068.39	
12/11/2017	1702	ENVERA	1/1-3/31 - Pool Monitoring	1,289.00	21,779.39	
12/11/2017	1703	GARGANESE WEISS & D'AGRESTA	Legal Svcs - November	1,618.44	20,160.95	
12/11/2017	1704	LAKE & WETLAND MANAGEMENT	Lake Maint - December	350.00	19,810.95	
12/11/2017	1705	PROTECTION ONE ALARM MONITORING, INC	11/30-12/29 - Monitoring	78.95	19,732.00	
12/11/2017	1706	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - December	6,974.65	12,757.35	
12/12/2017	ACH 1212201	AGNEL HERRERA	12/8/17 - Patrol	120.00	12,637.35	
12/12/2017		CITY OF ST CLOUD POLICE DEPARTMENT	12/8/17 - Car Fee	20.00	12,617.35	
12/12/2017		KOMMANDER	12/8/17 - Admin Fee	8.40	12,608.95	
12/13/2017	10116DD	BLAIR POSSENRIEDE	BOS Mtg - 12/8/17	184.70	12,424.25	
12/13/2017	10115	GERALD HARRINGTON	BOS Mtg - 12/8/17	184.70	12,239.55	
12/13/2017	10113DD	JORGE ARCE	BOS Mtg - 12/8/17	184.70	12,054.85	
12/13/2017	10117DD	KENNETH WILLIAMS	BOS Mtg - 12/8/17	184.70	11,870.15	
12/13/2017	10114DD	MIGUEL CAMACHO	BOS Mtg - 12/8/17	184.70	11,685.45	
12/13/2017	ACH12132017	PAYCHEX - P/R	BOS Mtg - 12/8/17	153.40	11,532.05	
12/13/2017	ACH12132017	PAYCHEX - P/R	P/R Fee	55.50	11,476.55	
12/14/2017		ANTHEM PARK	Rentals/Misc	860.00	12,336.55	
12/15/2017	1707	BRIGHT HOUSE	12/1-12/31 - Cable/Internet	235.64	12,100.91	
12/15/2017	1708	MARIA AGOSTA	Party Closures (6) November	281.70	11,819.21	
12/15/2017	1709	WALL BROS. CONSTRUCTION, LLC	Repair Brick Wall (Accident)	4,100.00	7,719.21	
12/15/2017	1710	GUARDIAN PROTECTION SERVICES, INC	12/7-1/6 - Monitoring	37.07	7,682.14	
12/15/2017		Osceola Tax Collector	11/16-11/30/17 - Tax Collections	913,707.53	921,389.67	
12/22/2017	1711	BIO-TECH CONSULTING, INC	Wetland Monitoring	360.00	921,029.67	
12/22/2017	1712	BRIGHT HOUSE	12/25-1/24 - Internet	124.30	920,905.37	
12/22/2017	1713	CITY OF ST CLOUD	Water & Wter Reclaimed	3,347.95	917,557.42	
12/22/2017	1714	LAKE & WETLAND MANAGEMENT	Lake Maint - December	350.00	917,207.42	
12/22/2017	1715	PROTECTION ONE ALARM MONITORING, INC	12/30-1/29 - Alarm Monitoring	78.95	917,128.47	
12/22/2017	1716	TRONE	Legal Ads	528.18	916,600.29	
12/22/2017	1717	YELLOWSTONE LANDSCAPE	Landscape Maint - December	13,142.92	903,457.37	
12/28/2017		Osceola Tax Collector	12/1-12/15/17 Tax Collections	27,932.89	931,390.26	
12/28/2017		STATE FARM	Insurance reimbursement	4,100.00	935,490.26	
12/28/2017	1718	MARIA AGOSTA	Party Closures (8) - December	375.60	935,114.66	
12/28/2017	1719	TRULY NOLEN OF AMERICA, INC	Pest Control - Qtrly	138.00	934,976.66	
12/31/2017		BANK UNITED	Interest	70.84	935,047.50	
12/31/2017			EOM Balance	946,706.46	DPFG789	935,047.50
01/01/2018	1720	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - January	4,020.00	931,027.50	
01/11/2018		BANK UNITED	Funds Transfer	385.00	930,642.50	
01/12/2018	1721	BRIGHT HOUSE	1/1-1/31 - Cable/Internet	235.64	930,406.86	
01/12/2018	1722	ORLANDO UTILITIES COMMISSION	11/28-12/28 - Electricity & Dec streetlights	16,614.66	913,792.20	
01/12/2018	1723	PRO-PET DISTRIBUTORS	Pet Waste Bags	200.00	913,592.20	
01/12/2018	1724	YELLOWSTONE LANDSCAPE	Replace (4) Decoders & (1) Solenoid, Remove & Install Sod	4,139.14	909,453.06	
01/13/2018	ACH01132018	ANTHONY MILLER	1/12/18 - Patrol	120.00	909,333.06	
01/13/2018	ACH01132018	CITY OF ST CLOUD POLICE DEPARTMENT	1/12/18 - Vehicle Fee	20.00	909,313.06	
01/13/2018	ACH01132018	KOMMANDER	Admin Fee	8.40	909,304.66	
01/16/2018		Osceola Tax Collector	12/16-12/31 - Tax Collection	15,881.98	925,186.64	
01/17/2018	1725	BLUESCAPE POOLS & SPAS	Pool Maint - January	1,150.00	924,036.64	
01/17/2018	1726	GARGANESE WEISS & D'AGRESTA	Legal Svcs - December	916.80	923,119.84	
01/17/2018	1727	GUARDIAN PROTECTION SERVICES, INC	1/7-2/6 - Monitoring	37.07	923,082.77	
01/17/2018	1728	HURRICANE FENCING COMPANY, LLC	Fence Repairs (7 Posts)	1,200.00	921,882.77	
01/17/2018	1729	ORLANDO UTILITIES COMMISSION	11/21-12/31 - 2100 Blk Even Kissimmee Park Rd	26.36	921,856.41	
01/19/2018	1732	FLORIDA DEPT OF REVENUE	4th Qtr. 2017	83.65	921,772.76	
01/19/2018	ACH01192018	PAYCHEX - P/R	P/R Fee	194.25	921,578.51	
01/19/2018	10121DD	BLAIR POSSENRIEDE	BOS Mtg - 1/12/18	184.70	921,393.81	
01/19/2018	10120	GERALD HARRINGTON	BOS Mtg - 1/12/18	184.70	921,209.11	
01/19/2018	10118DD	JORGE ARCE	BOS Mtg - 1/12/18	184.70	921,024.41	
01/19/2018	10122DD	KENNETH WILLIAMS	BOS Mtg - 1/12/18	184.70	920,839.71	
01/19/2018	10119DD	MIGUEL CAMACHO	BOS Mtg - 1/12/18	184.70	920,655.01	
01/19/2018	ACH01192018	PAYCHEX - P/R	BOS Mtg - 1/12/18	153.40	920,501.61	
01/22/2018	1730	CITY OF ST CLOUD	Water	3,152.33	917,349.28	
01/22/2018	ACH01222018	CITY OF ST CLOUD POLICE DEPARTMENT	1/20/18 - Vehicle	20.00	917,329.28	
01/22/2018	ACH01222018	KOMMANDER	1/20/18 - Admin Fee	8.40	917,320.88	
01/22/2018	ACH01222018	STEPHEN R. UBERTACCIO	1/20/18 - Patrol	120.00	917,200.88	
01/25/2018	1731	BRIGHT HOUSE	1/25-2/24 - Internet - Courts	124.30	917,076.58	
01/26/2018		Osceola Tax Collector	Tax Collection - Interest	196.63	917,273.21	
01/26/2018	ACH01262018	ANTHONY MILLER	1/26/18 - Patrol	120.00	917,153.21	
01/26/2018	ACH01262018	CITY OF ST CLOUD POLICE DEPARTMENT	1/26/18 - Vehicle Fee	20.00	917,133.21	
01/26/2018	ACH01262018	KOMMANDER	1/26/18 - Admin Fee	8.40	917,124.81	
01/31/2018		BANK UNITED	Interest	118.81	917,243.62	
01/31/2018			EOM Balance	16,197.42	34,001.30	917,243.62
02/01/2018	1733	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - February	4,020.00	913,223.62	
02/01/2018	1734	ENVERA	1/1-3/31 - Monitoring (shorted pmnt)	100.00	913,123.62	
02/01/2018	1735	ANTHEM PARK CDD	Tax Collection Distribution c/o US Bank	480,486.72	432,636.90	
02/02/2018		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
<b>02/28/2018</b>			<b>EOM Balance</b>	<b>17,878.71</b>	<b>542,341.53</b>
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
<b>03/31/2018</b>			<b>EOM Balance</b>	<b>15,051.40</b>	<b>73,184.88</b>
04/01/2018	1770	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - April	4,020.00	330,478.92
04/03/2018	1771	DIRT ON DEMAND	Sidewalk Repairs	4,000.00	326,478.92
04/03/2018		BANK UNITED	Funds Transfer	300.00	326,178.92
04/06/2018	1772	BLUESCAPE POOLS & SPAS	Pool Maint - April	1,150.00	325,028.92
04/06/2018	1773	BRIGHT HOUSE	4/1-4/30 - Cable/Internet	239.81	324,789.11
04/06/2018	1774	ENVERA	4/1-6/30 - Pool Monitoring	1,389.00	323,400.11
04/06/2018	1775	GARGANESE WEISS & D'AGRESTA	Legal Svcs - March	1,172.50	322,227.61
04/06/2018	1776	LAKE & WETLAND MANAGEMENT	Lake Maint - April	350.00	321,877.61
04/06/2018	1777	MARIA AGOSTA	Party Closures (9) March	422.55	321,455.06
04/06/2018	1778	ORLANDO UTILITIES COMMISSION	2/27-3/27 - Electricity & Streetlights	15,866.62	305,588.44
04/06/2018	1779	PROTECTION ONE ALARM MONITORING, INC	3/30-4/29 - Monitoring	78.95	305,509.49
04/06/2018	1780	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - April	6,974.65	298,534.84
04/06/2018	1781	YELLOWSTONE LANDSCAPE	Landscape Maint - April	12,731.75	285,803.09
04/10/2018		ANTHEM PARK	Rentals/Misc	1,360.00	287,163.09
04/10/2018		ANTHEM PARK	Rentals/Misc	585.00	287,748.09
04/10/2018	ACH4102018	DELUXE BUSINESS CHECKS AND SOLUTIONS	Checks	127.43	287,620.66
04/13/2018	1782	CITY OF ST CLOUD	2/27-3/27 - Water	3,263.50	284,357.16

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04/13/2018	1783	PROTECTION ONE ALARM MONITORING, INC	4/30-5/29 - Monitoring	78.95	284,278.21
04/16/2018		Osceola Tax Collector	3/1-3/31/18 - Tax Collections	10,586.24	294,864.45
04/16/2018		Osceola Tax Collector	3/1-3/31/18 - Tax Collections - Installments	3,072.13	297,936.58
04/19/2018	1784	FLORIDA DEPT OF REVENUE	1st Qtr 2018 - Sales Tax	123.90	297,812.68
04/24/2018	1785	AMERICAN ECO SYSTEM, INC	Lake Maint - November	296.00	297,516.68
04/24/2018	1786	BRIGHT HOUSE	4/25-5/24 - Internet	124.28	297,392.40
04/24/2018	1787	ORLANDO UTILITIES COMMISSION	2/27-3/27 - 2090 Continental St CHSE	668.66	296,723.74
04/27/2018		Osceola Tax Collector	1/1-1/31/18 - Interest	12.43	296,736.17
04/30/2018	1788	ANTHEM PARK CDD	Tax Collection Distribution	6,852.39	289,883.78
04/30/2018	1789	Icon Security Services	4/5-4/15 - Security	512.00	289,371.78
04/30/2018		BANK UNITED	Interest	39.10	289,410.88
<b>04/30/2018</b>			<b>EOM Balance</b>	<b>15,654.90</b>	<b>60,742.94</b>
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
<b>05/31/2018</b>			<b>EOM Balance</b>	<b>166,636.44</b>	<b>51,420.99</b>
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
<b>06/30/2018</b>			<b>EOM Balance</b>	<b>30,111.60</b>	<b>57,788.73</b>
07/01/2018	1829	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Mgmt - July	4,020.00	372,929.20
07/02/2018	1830	BRIGHT HOUSE	7/1-7/31 - Cable/Internet	239.65	372,689.55
07/02/2018	1831	Icon Security Services	5/31-6/10 - Security, 6/14-6/24- Security	1,024.00	371,665.55
07/02/2018	1832	LAKE & WETLAND MANAGEMENT	Lake Maint - July	350.00	371,315.55
07/05/2018	1833	VESTA PROPERTY SERVICES, INC.	Pool Monitoring - July, Amenity Mgmt - July	8,710.65	362,604.90
07/10/2018	1834	CITY OF ST CLOUD	5/25-6/27 - Water	2,359.80	360,245.10
07/10/2018	1835	ORLANDO UTILITIES COMMISSION	5/29-6/28 Electricity, Streetlights - June	15,759.26	344,485.84
07/10/2018	1836	OSCEOLA NEWS GAZETTE	Legal Ad	267.67	344,218.17
07/10/2018	1837	YELLOWSTONE LANDSCAPE	Landscape Maint - July	12,731.75	331,486.42
07/12/2018	1838	GARGANESE WEISS & D'AGRESTA	Legal Svcs - June	974.70	330,511.72
07/12/2018	1839	ORLANDO UTILITIES COMMISSION	5/14-6/13 - 2090 Continental St -Court/Frntn	1,547.06	328,964.66
07/12/2018	1840	TAMPA PRINT SERVICES INC	Mass Mailing	735.52	328,229.14
07/13/2018	1841	GEM SUPPLY CO.	Supplies	280.42	327,948.72



**ANTHEM PARK CDD  
CHECK REGISTER  
FY2018**

DATE	CHECK NO.	PAYEE	DEPOSIT	PAYMENT	BANK UNITED BALANCE
07/13/2018	1842	GUARDIAN PROTECTION SERVICES, INC	7/7-8/6 - Monitoring	37.07	327,911.65
07/13/2018	1843	PROTECTION ONE ALARM MONITORING, INC	7/30-8/29 - Monitoring	78.95	327,832.70
07/17/2018		Osceola Tax Collector	4/2-8/30/18 - 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		<b>EOM Balance</b>	<b>124.75</b>	<b>52,602.76</b>	<b>324,471.19</b>
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	Streetslights - 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 - Monitoring	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		<b>EOM Balance</b>	<b>1,240.73</b>	<b>147,338.60</b>	<b>178,373.32</b>
09/01/2018	1869	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Mgmt - September	4,020.00	174,353.32
09/04/2018	1870	BLUESCAPE POOLS & SPAS	Pool Maint - July-Aug	3,153.00	171,200.32
09/04/2018	1871	LAKE & WETLAND MANAGEMENT	Lake Maint - September	350.00	170,850.32
09/04/2018	1872	VESTA PROPERTY SERVICES, INC.	Pool Monitoring, Amenity Mgmt - September	8,710.58	162,139.74
09/04/2018	1873	YELLOWSTONE LANDSCAPE	Landscape Maint - September	12,731.75	149,407.99
09/06/2018		BANK UNITED	Funds Transfer	1,100.00	148,307.99
09/07/2018		ANTHEM PARK	Rentals/Misc	830.00	149,137.99
09/14/2018	1874	BLUESCAPE POOLS & SPAS	Pool Maint - September	1,400.00	147,737.99
09/14/2018	1875	CITY OF ST CLOUD	6/27-8/28 - Water	1,818.46	145,919.53
09/14/2018	1876	ENVERA	10/1-12/31 - Pool Monitoring	1,389.00	144,530.53
09/14/2018	1877	GARGANESE WEISS & D'AGRESTA	Legal Svcs - August	192.50	144,338.03
09/14/2018	1878	ORLANDO UTILITIES COMMISSION	7/27-8/29 - Electricity	17,214.50	127,123.53
09/19/2018	1879	ANTHEM PARK CDD	Tax Collection Distribution c/o US Bank	40.07	127,083.46
09/19/2018	1880	GUARDIAN PROTECTION SERVICES, INC	9/7-10/6 - Monitoring	37.07	127,046.39
09/19/2018	10150DD	BLAIR POSSENRIEDE	BOS Mtg - 9/14/18	184.70	126,861.69
09/19/2018	10149	GERALD HARRINGTON	BOS Mtg - 9/14/18	184.70	126,676.99
09/19/2018	10148DD	JORGE ARCE	BOS Mtg - 9/14/18	184.70	126,492.29
09/19/2018	10151DD	KENNETH WILLIAMS	BOS Mtg - 9/14/18	184.70	126,307.59
09/19/2018	ACH20180917	PAYCHEX - P/R	P/R Fees	58.21	126,249.38
09/19/2018	ACH09142018	PAYCHEX - P/R	BOS Mtg - 9/14/18	122.80	126,126.58
09/19/2018	1900	EGIS INSURANCE ADVISORS, LLC	Insurance - FY 2019	16,944.00	109,182.58
09/25/2018		YELLOWSTONE LANDSCAPE	Refund	411.17	109,593.75
09/30/2018		BANK UNITED	Interest	18.95	109,612.70
09/30/2018		<b>EOM Balance</b>	<b>1,260.12</b>	<b>70,020.74</b>	<b>109,612.70</b>

# EXHIBIT 4

**McGee's Plumbing  
and Backflow Testing**

825 McKay St.

St. Cloud, FL 34769

(407) 744-6197

(678) 480-4228

[mcgeebackflowtesting@gmail.com](mailto:mcgeebackflowtesting@gmail.com)

Bill To:

**Anthem Park CDD**

250 International Parkway Ste 280

Lake Mary, FL 32746

321-263-0132

☐

Please check box if address is incorrect or has  
changed, and indicate change(s) on reverse side.

**Invoice**

Due Date	Date	Invoice #
Upon received	10/18/2018	2018-FL-335

Service Address:

2090 Continental St. Suite E1  
St. Cloud, FL 34769

Balance Due

**\$39.95**

**McGee's Plumbing  
and Backflow Testing**

825 McKay St.

St. Cloud, FL 34769

(407) 744-6197 - Fax: 1-888-291-8277 email: [mcgeebackflowtesting@gmail.com](mailto:mcgeebackflowtesting@gmail.com)

(678) 480-4228

Phone

Fax #

Description	Service Date	Amount
2" Watts Model 009M2PCQT Serial A14096 ***System passed***		\$39.95
Thank you for your Business. If you have any questions regarding your bill please contact us.		<b>Total</b> \$39.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$39.95

**Customer Account Balance Total**

**\$39.95**

**PLEASE MAIL PAYMENT TO McGEE'S PLUMBING AND BACKFLOW TESTING TO THE ABOVE ADDRESS**



Service Address

ANTHEM PARK CLUB HOUSE  
ANTHEM PARK CDD  
2090 CONTINENTAL ST E1  
SAINT CLOUD, FL 34769  
3212630132

Mailing Address

ANTHEM PARK CDD  
250 INTERNATIONAL PARKWAY STE 280  
LAKE MARY, FL 32746

Hazard: RECLAIM AREA

Premise ID: 44508

Mailing Phone:

Location: 2090 CONTINENTAL ST

## Backflow Prevention Assembly Test Report

Serial #: A14096

Check if Correct Corrections

Manufacturer: WATTS

Model: 009M2PCQT

Type: RP

Size: 2.00

Orientation: Yes

Protection: Containment

Test Due No Later than:

11/30/2018

Existing ☒Removed ☐New ☐Replaced ☐

Commercial

Industrial ☒Residential ☐Construction ☐Domestic ☐Irrigation ☒Fire ☐

## Reduced Pressure Principle Assembly

## Double Check Valve Assembly

Air Gap Required Separation Yes ☒ No ☐

## PVB/SVB

	Check Valve #1	Check Valve #2	Relief Valve	Air Inlet	Check Valve
<b>Initial Test</b>	Leaked <input type="checkbox"/>	Leaked <input type="checkbox"/>	Did not open <input type="checkbox"/>	Did not open <input type="checkbox"/>	Leaked <input type="checkbox"/>
Date 10/17/18	Closed Tight <input checked="" type="checkbox"/>	Closed Tight <input checked="" type="checkbox"/>	Opened at 2.0 PSID <input type="checkbox"/>	Opened at ____ PSID <input type="checkbox"/>	Held at ____ PSID <input type="checkbox"/>
Time 11:00am	Held at 10.4 PSID	Held at 2.2 PSID			
<b>Repairs</b>	Cleaned <input type="checkbox"/>	Cleaned <input type="checkbox"/>	Cleaned <input type="checkbox"/>	Cleaned <input type="checkbox"/>	Cleaned <input type="checkbox"/>
Date ____	Replaced <input type="checkbox"/>	Replaced <input type="checkbox"/>	Replaced <input type="checkbox"/>	Replaced <input type="checkbox"/>	Replaced <input type="checkbox"/>
Time ____	Rubber Kit <input type="checkbox"/>	Rubber Kit <input type="checkbox"/>	Rubber Kit <input type="checkbox"/>	Rubber Kit <input type="checkbox"/>	Rubber Kit <input type="checkbox"/>
	CV Assembly <input type="checkbox"/>	CV Assembly <input type="checkbox"/>	RV Assembly <input type="checkbox"/>	CV Assembly <input type="checkbox"/>	CV Assembly <input type="checkbox"/>
	Disc <input type="checkbox"/>	Disc <input type="checkbox"/>	Disc <input type="checkbox"/>	Disc <input type="checkbox"/>	Disc <input type="checkbox"/>
	O-rings <input type="checkbox"/>	O-rings <input type="checkbox"/>	Diaphragm(s) <input type="checkbox"/>	O-rings <input type="checkbox"/>	O-rings <input type="checkbox"/>
	Seat <input type="checkbox"/>	Seat <input type="checkbox"/>	Seat <input type="checkbox"/>	Seat <input type="checkbox"/>	Seat <input type="checkbox"/>
	Spring <input type="checkbox"/>	Spring <input type="checkbox"/>	Spring <input type="checkbox"/>	Spring <input type="checkbox"/>	Spring <input type="checkbox"/>
	Stemguide <input type="checkbox"/>	Stemguide <input type="checkbox"/>	Guide <input type="checkbox"/>	Guide <input type="checkbox"/>	Guide <input type="checkbox"/>
	Retainer <input type="checkbox"/>	Retainer <input type="checkbox"/>	O-rings <input type="checkbox"/>	O-rings <input type="checkbox"/>	O-rings <input type="checkbox"/>
	Lock Nuts <input type="checkbox"/>	Lock Nuts <input type="checkbox"/>	Other <input type="checkbox"/>	Other <input type="checkbox"/>	Other <input type="checkbox"/>
	Other <input type="checkbox"/>	Other <input type="checkbox"/>			
<b>Final Test</b>	Closed Tight <input checked="" type="checkbox"/>	Closed Tight <input checked="" type="checkbox"/>	Opened at 2.0 PSID <input type="checkbox"/>	Opened at ____ PSID <input type="checkbox"/>	Held at ____ PSID <input type="checkbox"/>
Date 10/17/18	Held at 10.4 PSID	Held at 2.2 PSID			
Time 11:00am					

Notify us if failed assemblies cannot be repaired within 3 days

Comments:

I certify all information on this report is true and accurate, acknowledging that incomplete reports will not be accepted.

Tester: Curtis L. McGee

Certification #: B02-17=1090

Phone: 407-744-6197

Test Kit Serial #: 275974

Calibration Date: 9/19/18

Signature: *Curtis L. McGee*

Proper Installation

Yes ☒ No ☐

RV Exercised

Yes ☒ No ☐

#2 Shutoff Closed

Yes ☒ No ☐

Service Restored

Yes ☒ No ☐

Line Pressure 58Psi

Meter Reading 01,410,720.7

Passed ☒Failed ☐

Return completed

Test Report to:

City of St. Cloud

3100 Communication Rd.

St Cloud, FL 34769

backflow@stcloud.org

Fax: 407 957 7121

# EXHIBIT 5

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.

# EXHIBIT 6

**Bruce Vickers, CFC**  
**Osceola County Tax Collector**

2501 E Irlo Bronson Hwy  
Kissimmee FL 34744  
Phone - 407-742-4000

PO Box 422105  
Kissimmee FL 34742-2105  
Accounting Fax - 407-742-3994

**Details of ACH sent to Anthem Park CDD**

Date of ACH	10/31/2018
Distribution Period	FYE 17-18 Unused Fees & Interest
ACH #	19210
Unused Fees	\$ 8,103.95
Interest	\$ 87.84
Total ACH Amount	\$ 8,191.79

**Email info to:**

[maik.aagaard@dpfg.com](mailto:maik.aagaard@dpfg.com)

[patricia.comings-thibault@dpfg.com](mailto:patricia.comings-thibault@dpfg.com)

[rebecca.rivas@dpfg.com](mailto:rebecca.rivas@dpfg.com)

**Prepared By**

*Giovanni Sanchez*

Sr. Accounting Assistant  
[gsanchez@osceola.org](mailto:gsanchez@osceola.org)  
407-742-3992

# EXHIBIT 7

October 24, 2018

Ms. Patricia Comings-Thibault  
**Anthem Park CDD**  
c/o DPFG Management and Consulting, LLC  
250 International Parkway, Suite #280  
Lake Mary, Florida 32476

VIA EMAIL: [patricia.comings-thibault@dpfg.com](mailto:patricia.comings-thibault@dpfg.com)

Dear Ms. Comings-Thibault:

At your request, on October 17, 2018, we surveyed the lakes at **Anthem Park CDD**. We recommend that this integrated **Aquatic Systems, Inc.** program of waterway management be initiated as soon as possible:

Algae Management. Please recognize that some algae is of benefit to the water quality and food chain, enhancing the total ecosystem.

Management of all existing noxious aquatic weeds growing in the waterway.

Scheduled inspections, with treatment as necessary, to prevent growth of new aquatic weed species through introduction by drainage or other natural processes.

Management of the shoreline grasses growing in the water to the water's edge.

Triploid Grass Carp may be utilized by **Aquatic Systems, Inc.** for control of certain submerged aquatic weeds. These fish will be stocked, pending regulatory approval, if **Aquatic Systems, Inc.** determines them to be beneficial. No additional charges for permitting, barrier installation or stocking will be invoiced to customer, unless specified on the face of the enclosed contract.

This program requires steel fish containment barrier(s) that meet or exceed Florida Fish and Wildlife Conservation Commission permit requirements to possess and stock sterile triploid grass carp for aquatic weed control.

Establishment of a professional reporting system for property management administration.

Kindly sign the contract and return to us as soon as possible, so we may schedule your program.

Ms. Comings-Thibault, a waterway system thrives on the oxygen-producing and nutrient up-taking properties of its plant life. It is the intent of **Aquatic Systems, Inc.** to provide an ecological balance so that both the waterway ecosystem, including fish, animal life, and neighboring community can benefit.

If you have any questions, please do not hesitate to contact me at 1-800-432-4302.

We look forward to serving **Anthem Park CDD**!

Sincerely,



Eric C. Mueth  
Sales Manager/Biologist  
ECM/sd

Enclosures

# Our Commitment to Responsible Lake Management

---

Aquatic Systems has been effectively managing Florida lakes, ponds, wetlands and uplands using targeted treatments based on scientific research for over 40 years. Headquartered in Pompano Beach and operating throughout the state of Florida, we are committed to the restoration and maintenance of naturally occurring freshwater lakes and ponds, man-made storm water/pollution retention ponds, wetlands and preserves.

## Our Commitment to You

We believe that forming long-lasting partnerships with our customers is key to attaining beautiful, healthy waterways for all to enjoy.

### You can expect us to:

- Respond to all calls within 48 hours, our average is 97% response in under a day
- Deliver detailed reports after every visit
- Be available for board or community meetings to give presentations or just answer questions
- Propose and promote methods that are better for the environment and more cost effective over time

## Environmental Mission

We hire degreed biologists with the knowledge and experience to continuously assess and make recommendations based upon the conditions present each time they enter your property for service.

In addition to the tests we run for customers, our team of scientists engage in ongoing research to learn why existing treatments are not always effective. Our goal is to find environmentally sound treatments that overcome this growing problem in the challenging Florida environment.

We use the observations of our service teams and the research from our labs to find and promote earth-friendly products and methods to treat both common and challenging water problems.

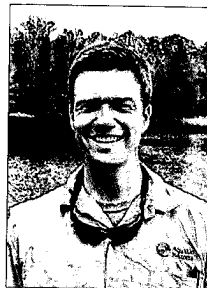
## Your Personal Lake & Wetland Management Team

---



**Gary Ribbink**  
General Manager

A.A. in Engineering,  
Seminole State  
College of Florida.  
35 years' experience.



**Eric Meuth**  
Sales Manager

B.S. in Pre-  
Professional Biology,  
University of Florida.  
Two year's experience.



**Sam Sardes**  
Weed Science  
Director, Certified  
Lake Professional

M.S. in Agronomy,  
University of Florida.  
Five years experience.



**Jessica Jones**  
Account Rep

B.S. in Biology,  
University of Central  
Florida.  
Two years' experience.



**Josh Taylor**  
Service Manager

B.S. in Biology,  
University of Central  
Florida.  
11 years' experience.



**Alan Wilson**  
Service Manager

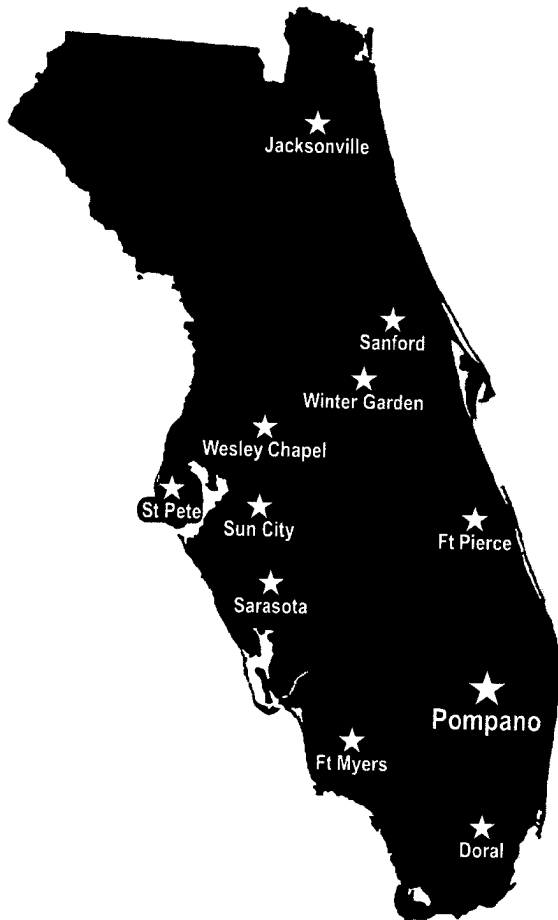
B.S. in Biology Minor  
in Fisheries & Allied  
Aquaculture  
Auburn University.  
Five years' experience.



# Your Local Area Satisfied ASI Customers

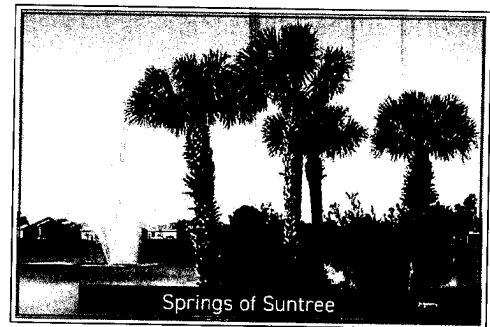
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11 field offices throughout the state to service our customers



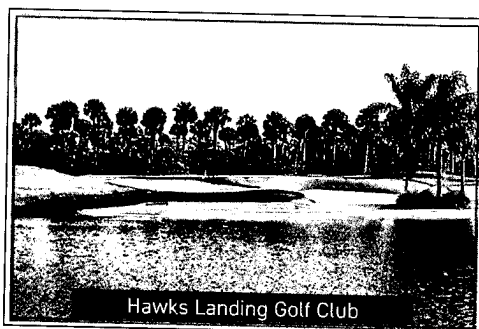
## Community Development District

Heritage Isle at Viera CDD  
Vista Lakes CDD



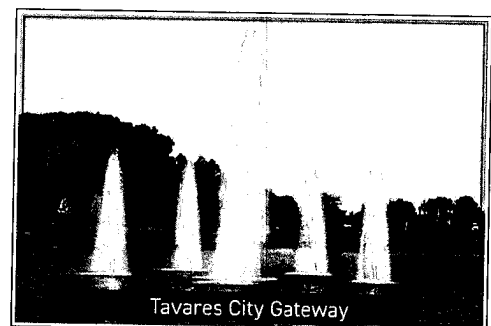
## Home Owners Association

Alaqua Lakes Community Association  
Lakes of Mount Dora POA  
Springs of Suntime HOA



## Golf Course

Heathrow Country Club  
Legacy Club at Alaqua Lakes  
Hawks Landing Golf Club



## Government

City of Tavares  
City of Satellite Beach  
Town of Windermere

# *Aquatic Management Programs*

## **Working in Florida Waterways Since 1977**

Our beautiful Florida environments! We work and live in them every day! Aquatic Systems restores and maintains ponds, lakes, wetlands and preserves. Our exceptional results stem from using balanced and ecologically-compatible technologies.



### **Algae and Aquatic Weed Control**

- Treatments targeted to the specific algae or plant in each water body
- Ongoing research to determine the underlying causes of overgrowth
- Scheduled treatments with management reporting
- Degreed, state certified and licensed aquatic technicians



### **Wetland and Upland Mitigation Services**

- Design, creation and restoration of natural areas
- Exotic plant control and removal
- Mitigation management and government reporting
- Compliance violation correction services
- State certified and licensed natural areas field technicians



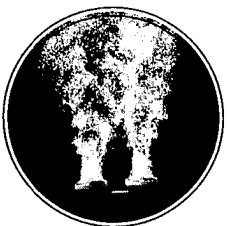
### **Midge Fly and Mosquito Control**

- Treatment for year-round control of nuisance organisms: swarming midge flies, mosquito larvae, leeches and more
- State licensed and insured in public health pest control



### **Aquatic Lab and Field Testing and Research**

- Experienced field biologists for field testing
- In-house labs for water quality testing and algae identification
- Aquatic weed science research lab to find better treatments
- Bathymetric mapping
- Easy to understand reports
- Staff biologist available for your questions



### **Vertex Lake Aeration and Floating Fountains**

- Sales, installation, service and repair by well-trained technicians of:
  - Bottom diffused aeration systems to improve overall water quality
  - Custom design/build of floating fountains up to 60 horsepower with spectacular display heights from 10' to 100'



### **Fisheries Management**

- Triploid grass carp to help control aquatic weeds
- Redear and bluegill help control midge flies
- Sport fish including largemouth bass, catfish and bluegill

# Assessment Services

## Lake Water Quality Testing and Research Services

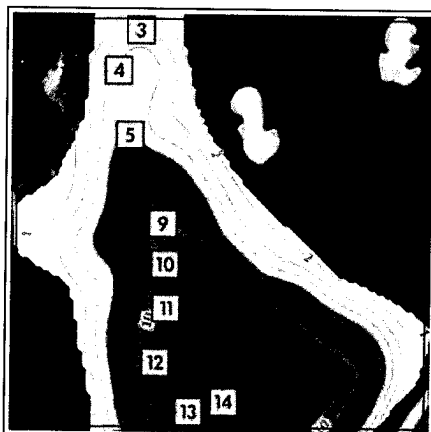
Aquatic Systems has a fully staffed, in-house laboratory to provide complete water testing services to our clients. Laboratory data have many uses; including determining suitability of water for recreation or for irrigation. All water chemistry and bacteria test reports include full explanations and an aquatic biologist is available at our laboratory to answer all your questions.

The team, shown below, consists of the top professionals in lake science and experienced regional biologists who receive ongoing training to perform all tests to the highest standards.



### FIELD ASSESSMENT SAMPLING

From identifying potential source points for excessive nutrients to oxygen and temperature levels; your assessments are performed by our highly trained field biologists.



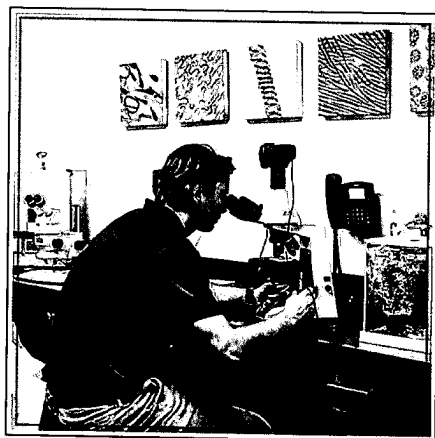
### BATHYMETRIC LAKE MAPPING

How deep is your lake? How thick is the vegetation? A 3-D map of the lake will help us treat the water more efficiently and/or specify the most effective aeration system.



### WATER QUALITY LAB

Water is more than H<sub>2</sub>O. It is comprised of a multitude of nutrients and particulates. Our lab scientists can perform over 30 specialized tests to determine your water's true chemistry.



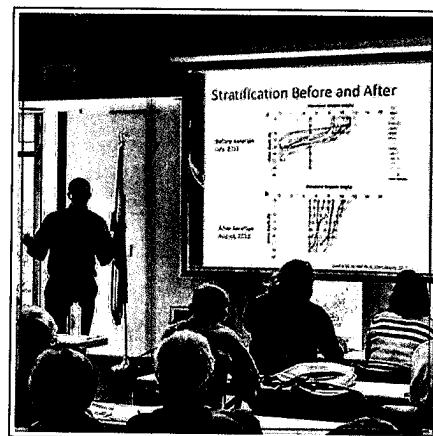
### ALGAE IDENTIFICATION LAB

To treat the algae, it's important to know what type of algae you are having problems with. We can identify both the type of algae and whether or not it is toxic



### AQUATIC PLANT AND ALGAE LAB

Our in-house research lab studies difficult to control invasive species to find the most effective rate and types of treatments that minimize potential harm to the environment.



### CONSULTING SERVICES

Our experts are available for water resource management presentations, or to just answer questions at your meetings. Continuing Education Units (CEUs) are also available.

**Aquatic Systems, Inc.**  
Lake & Wetland Management Services  
*Everything a Lake Should Be*  
2100 NW 33<sup>rd</sup> Street, Pompano Beach, FL 33069  
Telephone: 1-800-432-4302  
www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Ms. Patricia Comings-Thibault  
**Anthem Park CDD**  
c/o DPF Management and Consulting, LLC  
250 International Parkway, Suite #280  
Lake Mary, Florida 32476  
(321) 263-0132, Ext. 4205  
patricia.comings-thibault@dpfg.com

**Aquatic Services Agreement**

**One-Year Agreement - Automatic Renewal**

Month Service is to Commence: \_\_\_\_\_

**Date of this proposal:** October 24, 2018 ECM-R-42

hereinafter called "Customer". The parties hereto agree as follows:

1. **ASI** agrees to manage certain lake(s) and/or waterway(s) in accordance with the terms and conditions of this Agreement in the following location:

Three lakes (8,050 total linear foot perimeter) located at **Anthem Park CDD** in Saint Cloud, Florida.

2. Minimum of **TWELVE** (12) inspections with treatment as required (approximately once every 30 days).

3. **CUSTOMER** agrees to pay ASI, its agents or assigns, the following sum for specified water management service:

**Annual Maintenance Program:**

Algae & Aquatic Weed Management	Included
Shoreline Grass Management to the Water's Edge	Included
Triploid Grass Carp Stocking & Permitting Sites #1 through #3	As Required by ASI*
Management Reporting	Included

Total Program Investment	<b>\$536.00</b>	<b>Monthly</b>
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*The above price is effective for 90 days from the date of this proposal.*

**Additional Services:**

One (1) Carp Barrier Installation/Fabrication Site #1	<b>\$250.00</b>	<b>Per Barrier</b>
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*\*Services performed at ASI's sole discretion for the success of the Waterway Management Program*

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***Terms & Conditions of Aquatic Services Agreement***

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1. If **CUSTOMER** does not directly own the areas where services are to be provided, **CUSTOMER** warrants and represents that he has control of these areas to the extent that he may authorize the specified services and in the event of dispute of ownership agrees to defend, indemnify and hold ASI harmless for the consequences of such services.
2. ASI will be reimbursed by the **CUSTOMER** for administrative fees, compliance programs, invoicing or payment plans or similar expenses caused by requirements placed on ASI by the **CUSTOMER** that are not explicitly included in this contract's specifications.
3. This Agreement shall have as its effective and anniversary date the first day of the month in which services are first rendered to the **CUSTOMER**.

4. ASI, at its expense, shall maintain the following insurance coverage: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.
5. If at any time during the term of this Agreement the government imposes any additional regulatory permit requirements or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees.
6. Cyanobacteria identification and toxin testing are not included in this agreement. Cyanobacteria are common throughout Florida waterways and our algae management program cannot guarantee the absence, elimination or control of cyanobacteria and toxins. ASI shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from the presence of cyanobacteria or cyanobacteria toxins in their waterbodies.
7. ASI is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from ASI installing Carp Containment Barriers on the structures.
8. Payment terms are net 30 days from invoice date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER shall pay all costs of collection, including liens and reasonable attorney's fees. ASI may cancel this Agreement, if CUSTOMER is delinquent more than sixty (60) days on their account.
9. Upon the anniversary date, this Agreement shall automatically be extended for successive twelve-month periods, unless notice of non-renewal has been received by either party, in writing, at least thirty (30) days prior to the anniversary date. ASI may, with thirty (30) days' pre-notification, change pricing effective upon the next anniversary date.
10. If at any time during the term of this Agreement, CUSTOMER feels ASI is not performing in a satisfactory manner, CUSTOMER shall inform ASI, by certified mail, return-receipt requested, stating the reasons for CUSTOMER'S dissatisfaction. ASI shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel ASI performance is unsatisfactory, CUSTOMER may cancel this Agreement by giving 30 days notice ("Second Notice") to ASI and paying all monies owing to the effective date of termination.
11. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both ASI and the CUSTOMER.

\_\_\_\_\_  
Customer or Authorized Agent Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Title of Signer

\_\_\_\_\_  
Print Company Name of Signer

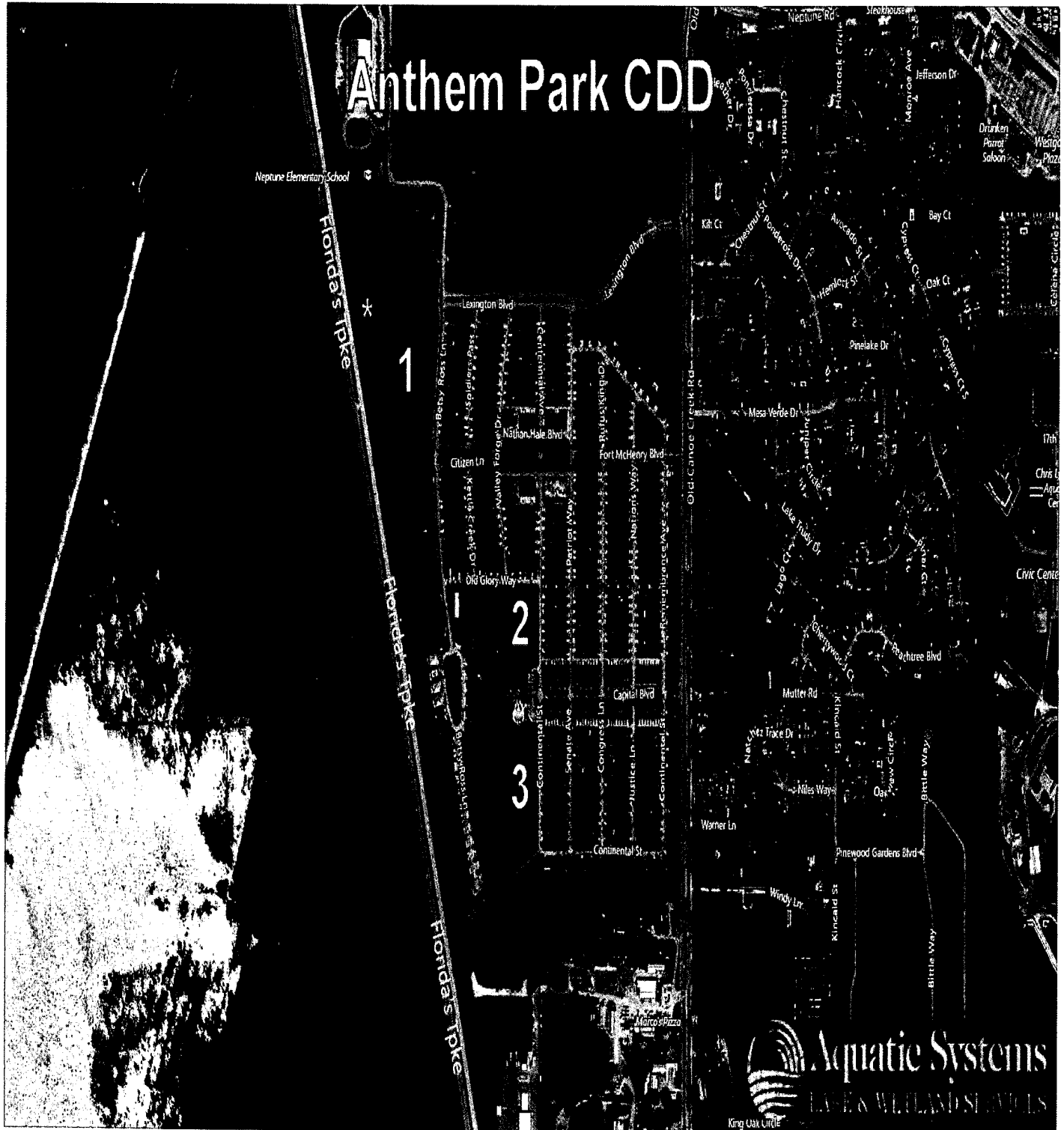
\_\_\_\_\_  
Aquatic Systems, Inc. Signature

\_\_\_\_\_  
Date



**- SINCE 1977**

## Site Map



## **ANNUAL LAKE MANAGEMENT CONTRACT**

PROPERTY NAME: Anthem Park CDD

CONTRACT TERM: 1 Year

SUBMITTED TO: Maria Agosta

SUBMITTED BY: Marti Veatch

SPECIFICATIONS: Annual maintenance for 2 lakes: 3150 linear feet – 6.15 acres

### **Lake Aquatic Weed Control:**

1. Lake(s) will be inspected on a **one (1) time per month** basis during the months of **January through December**.
2. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the lake(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

### **Shoreline Aquatic Weed Control:**

1. Shoreline areas will be inspected on a **one (1) time per month** basis during the months of **January through December**.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

### **Buffer Management:**

1. Buffer vegetation will be selectively treated as required to limit any growth of unwanted vegetation and to maintain the beneficial aquatic and upland

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vegetation found within the buffer areas along the edge of the lake. This service is provided in order to maintain the lake buffers in a natural, yet desirable appearance. Buffer vegetation height and density will be encouraged to help prevent nuisance goose and other wildlife from utilizing the lake, as well as providing the necessary erosion control and reduction of nutrients necessary for the overall health and sustainability of the lake.

#### Water Quality Monitoring:

1. Lake water samples will be taken and tested **one (1) per year** for the following parameters:

Temperature

Dissolved Oxygen

pH

The results of the tests along with recommendations and analysis of the results will be provided to the client in a written report following each testing period.

2. Any data collected that needs immediate action to resolve an issue will be brought to the client's attention at once.

#### Lake Algae Control:

1. Lake(s) will be inspected on a **one (1) time per month** basis during the months of **January through December**.
2. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

#### Service Reporting:

1. Client will be provided with a monthly service report detailing all of the work performed as part of this contract.

#### General:

1. Contractor is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Contractor is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions, and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides,

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algacides, adjuvants, and water quality enhancement products necessary to properly treat our clients' lakes and ponds as part of an overall integrated pest management program.

4. Contractor guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the contractor's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Contractor will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense.
7. Contractor will maintain general liability and workman's compensation insurance.
8. Client understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat their lakes. The client is responsible for notifying the contractor in advance of the contract signing and the start of the contract treatment if they utilize any of the water in their lakes for irrigation purposes. The client accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the client for irrigation without the consent or knowledge of the contractor.
9. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, any time there is an extreme infestation of algae and aquatic weeds, there is a risk of dissolved oxygen drops as a result of large masses of algae and aquatic weeds dying and decomposing simultaneously. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often lakes will experience natural fish kills under these conditions even if no treatment is performed. Every effort, to include the method and timing of application, the choice of products, and the skill and training of the applicators is made to avoid such problems. This risk is especially mitigated by the use of systemic herbicides wherever possible, which results in a very slow steady control of the target weed species. However, the client understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of the contractor that will result in the death of some fish and other aquatic life. The client also understands and accepts that similar risks would remain if the algae or submersed invasive vegetation present in the lake goes uncontrolled, as it will over time interfere with the health and well-being of the existing fish population. The client agrees to hold the contractor harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct

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- control of the contractor, unless there is willful negligence on the part of the contractor.
10. Contractor shall be reimbursed by the client for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the contractor by the client that are not covered specifically by the written specifications of this contract.
  11. The term of this agreement is for a period of twelve (12) months, with payment to be made in twelve (12) equal monthly payments due by the last day of each month. As a courtesy, the client will be invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The client is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of the contractor to invoice or send any other sort of reminder or notice. The Annual Contract Price is based on the total value of services to be provided over a period of twelve (12) months. For the convenience of the client, we offer Monthly Contract Pricing that is simply an even twelve (12) month amortization of the Annual Contract Price. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.
  12. Contract will automatically renew annually at the end of the contract period for subsequent one (1) year terms, with a three percent (3%) escalation in the Annual Contract Price and Additional Enhancements each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
  13. The client agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the client.
  14. The client covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses of SŌLitude Lake Management® for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.

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<b>CONTRACT PRICE:</b>	<b>\$ 2160.00</b>	<b>Total</b>
	<b>\$ 180.00</b>	<b>Monthly for twelve (12) months</b>

APPROVED: \_\_\_\_\_

SOLitude Lake Management®

\_\_\_\_\_  
(Authorized Client Signature)

**Anthem Park CDD**

\_\_\_\_\_  
(Print Name and Title)

\_\_\_\_\_  
(Date)



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# EXHIBIT 8

## **FOUNTAIN REPAIR SERVICE CONTRACT**

PROPERTY NAME: Anthem Park CDD

CONTRACT DATE: TBD

SUBMITTED TO: Maria Agosta

SUBMITTED BY: Marti Veatch

SPECIFICATIONS

### Fountain Repair Service:

#### North Fountain:

1 – timer \$150.00

1- Bulb \$100.00

Labor included

#### South Fountain

1 – run capacitor \$65.00

1 – timer \$150.00

1 – grounding bar \$45.00

3 – breakers \$110.00

1 – contactor \$425.00

4 – bulbs \$400.00

Labor included

### General:

1. Contractor is a Manufacturer Certified Fountain Sales, Service, and Repair Company.
2. All electrical work performed as part of the above installation will be done in accordance with all state and local codes, by a person licensed to perform such work.
3. Contractor will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
4. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the forgoing at his expense.
5. Contractor is dedicated to environmental stewardship in all of its work and maintains a diligent program to recycle all plastic containers, cardboard, paper and other recyclable wastes generated through the performance of our contract work.
6. Contractor will maintain general liability and workman's compensation insurance.

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7. The customer agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the customer.
8. The customer covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses SÖLitude Lake Management® for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.

**CONTRACT PRICE: \$ 1445.00**

APPROVED:

\_\_\_\_\_

SÖLitude Lake Management®

\_\_\_\_\_  
**(Authorized Signature)**

**Anthem Park CDD**

\_\_\_\_\_  
**(Print Name and Title)**

\_\_\_\_\_  
**(Date)**



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# EXHIBIT 9

## **FOUNTAIN MAINTENANCE CONTRACT**

PROPERTY NAME: Anthem Park CDD

CONTRACT TERM: 1 Year

SUBMITTED TO: Maria Agosta

SUBMITTED BY: Marti Veatch

SPECIFICATIONS: Annual Fountain Maintenance Contract – Quarterly – Two 10hp fountains

### Fountain Maintenance Service:

1. Contractor will service each of the fountains **four (4) times per year** on a once per quarter basis as follows:
  - Perform Amp test on the motor to verify appropriate amp load.
  - Check incoming and outgoing Voltage.
  - Test Motor GFCI Protection Breaker.
  - Test Contactor (starter).
  - Test motor overload protection to make sure it is set and functioning properly.
  - Check fuses.
  - Make sure all wires, breakers, and other electronic parts are securely attached
  - Check timer and set as needed.
  - Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
  - Check lighting timer and set as needed.
2. If the fountain or lights are not visibly operating properly, or malfunctioning in any way as determined by the diagnostic checks specified above, the contractor will further perform the following:
  - Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
  - Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
  - Inspect propeller or impeller (*depending on what type unit*) and diffuser plate (*if present*) to make sure they are tightly attached and not bent or damaged in any way.
  - Clean fountain's debris screen nozzle, shaft, and pump chamber ensure proper water flow.
  - Clean all lighting lens covers.
  - Check each light and replace lamps that have burnt out.
  - Replace any seals on light housing which are leaking.

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3. All replacement parts required for proper maintenance of the fountains and the additional labor required to replace these parts as needed will be billed as an additional charge.
4. All lights, seals, other replacement parts, and labor required for light replacements will be billed as an additional charge.
5. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the client.
6. Any significant problems or malfunctions that are discovered during the maintenance service that are not able to be repaired during that service, which are no longer under warranty, and that will require significant additional labor and/or parts, will be written up and submitted to the client for his / her approval prior to proceeding with the work.

Service Reporting:

1. Client will be provided with a monthly service report detailing all of the work performed as part of this contract.

General:

1. Contractor is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Contractor is a **SePRO Preferred Applicator** and dedicated **Steward of Water**. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions, and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our clients' lakes and ponds as part of an overall integrated pest management program.
4. Contractor is certified in Stormwater BMP (Best Management Practice) Inspection and Maintenance, and is a Certified Compliance Inspector of Water (CCIS).
5. Contractor is a National Stormwater Center Certified Stormwater Inspector.
6. All fountain and aerator work will be performed by factory certified electrical and mechanical service and repair technicians.
7. All electrical work performed as part of the above fountain and aerator maintenance service will be done in accordance with all state and local codes, by a person licensed to perform such work.

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8. Contractor will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
9. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense.
10. Contractor is dedicated to environmental stewardship in all of its work and maintains a diligent program to recycle all plastic containers, cardboard, paper and other recyclable wastes generated through the performance of our contract work.
11. Contractor will maintain general liability and workman's compensation insurance.
12. Contractor shall be reimbursed by the client for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the contractor by the client that are not covered specifically by the written specifications of this contract.
13. The term of this agreement is for a period of twelve (12) months, with payment to be made in twelve (12) equal monthly payments due by the last day of each month. As a courtesy, the client will be invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The client is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of the contractor to invoice or send any other sort of reminder or notice. The Annual Contract Price is based on the total value of services to be provided over a period of twelve (12) months. For the convenience of the client, we offer Monthly Contract Pricing that is simply an even twelve (12) month amortization of the Annual Contract Price. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.
14. Contract will automatically renew annually at the end of the contract period for subsequent one (1) year terms, with a three percent (3%) escalation in the Annual Contract Price and Additional Enhancements each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
15. The client agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the client.
16. The client covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses of SÖLitude Lake Management® for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.

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**CONTRACT PRICE:**            \$ 880.00            **Annual**  
   \$ 220.00            **Quarterly**

APPROVED:

\_\_\_\_\_

SOLitude Lake Management®

\_\_\_\_\_  
*(Authorized Signature)*

**Anthem Park CDD**

\_\_\_\_\_  
*(Print Name and Title)*

\_\_\_\_\_  
*(Date)*



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## Anthem Park CDD

Customized Fountain Management Proposal

October 8, 2018 • Osceola County • Florida

Prepared for:

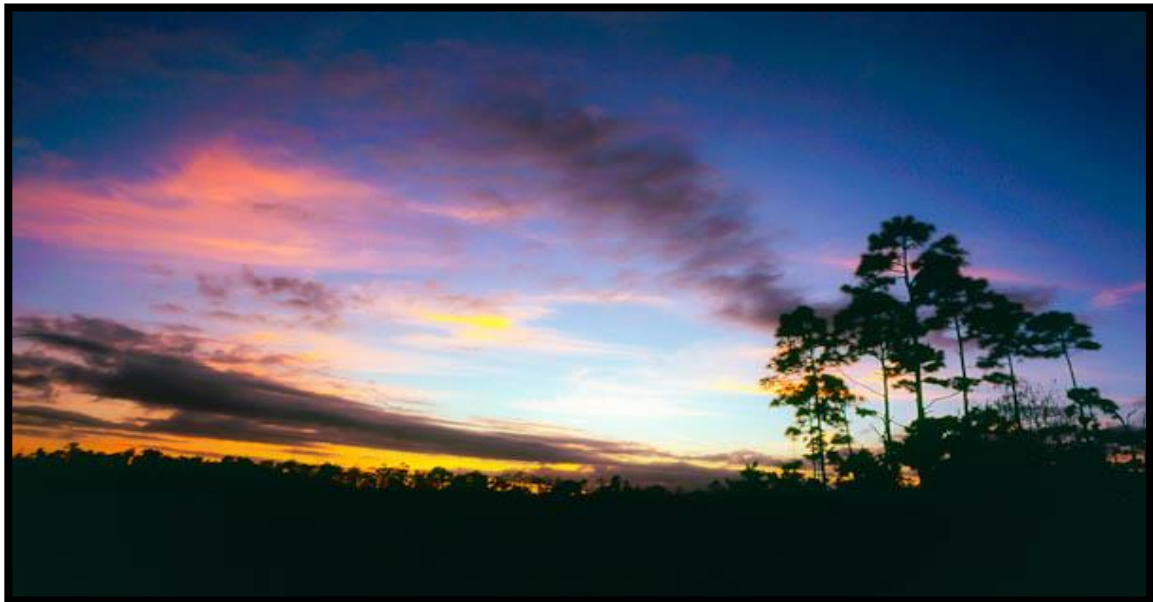
Maria Agosta

Facility Manager

Anthem Park CDD

2090 Continental St.

St. Cloud, FL 34769



Prepared by:

Sandy Teaf

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## Lake Management Agreement

This agreement is made between Lake and Wetland Management, Inc., and:

October 8, 2018

Maria Agosta  
Facility Manager  
Anthem Park CDD  
2090 Continental St.  
St. Cloud, FL 34769

Phone: (407) 556-2202  
anthemparkcdd@gmail.com

Both *Anthem Park CDD* (CUSTOMER) and *Lake and Wetland Management* (LWM) agree to these terms and conditions for Special Service Agreement:

### Description:

**A. Fountain management service** including preventative cleaning and maintenance for two (2) units.

- LWM shall provide all supervision, labor, cleaning supplies, equipment, materials and incidentals necessary for the maintenance event.
- LWM will visit the site quarterly with cleaning as necessary to keep the fountain operating at optimum performance. A minimum of four (4) visits will be performed annually.
- Preventative cleaning including the following; exterior pump intake screen, cleaning and adjusting nozzles/jets as needed, clean/polish light lenses and visible surface of fountain float, lights checked to insure proper functionality, inspect time clocks/photo cells to insure they are functioning properly (reset as needed), check anchor lines, examine all relays and contacts, meter test motor and light cables for proper amp draw, disassemble the parts needed to clean the orifice impediments on the display heads, jets and rings.
- No parts, or repairs are included in this agreement. Parts and repairs will be billed separate on a time, and materials basis.
- A comprehensive service report will be submitted detailing work performed upon completion of each service visit.
- Provided the fountain goes down, fountain diagnosis will be free of charge with a current lake maintenance contract.

**Total Investment: \$ 200.00/Quarter**

**Conditions:**

1. Ownership of property is implied by CUSTOMER with acceptance of this Agreement. In the event that CUSTOMER does not expressly own the areas where the above stated services are to be provided, CUSTOMER represents that express permission of the owner is given and that authorization to commence the above-mentioned services is allowed. In the event of dispute of ownership, CUSTOMER agrees to hold harmless LWM for the consequences of such services.
2. LWM shall not be responsible for acts beyond its reasonable control, including adverse soil and / or water conditions, adverse weather conditions, unavailable materials, Acts of God, war, acts of vandalism, theft or third party actions. CUSTOMER further states that neither party shall be responsible in damages or penalties for any failure or delay in performance of any of its obligations caused by above named incidences.
3. Invoices submitted for work completed shall be paid within 30 days of receipt. A finance charge of 1.500% per month or an annual percentage rate of 18.000% will be computed on all past due balances.
4. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
5. This proposal shall be valid for 30 days.
6. If LWM is required to enroll in any third-party compliance programs, invoicing or payment plans that assess fees in order to perform work for CUSTOMER, those charges will be invoiced back to CUSTOMER as invoiced to LWM.
7. LWM will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.
8. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing, and wholly accepted by authorized representatives of both LWM and the CUSTOMER.

Customer acceptance – The above prices, specifications and conditions are hereby accepted.

*Sandy Teaf*

Sandy Teaf  
Lake and Wetland Management, Inc.

\_\_\_\_\_  
Authorized signature

\_\_\_\_\_  
Date