

***ANTHEM PARK COMMUNITY
DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisors
Meeting***

Date & Time:

***Thursday
May 2, 2019
6:00 P.M.***

Location:

***Anthem Park
Clubhouse
2090 Continental Street
St. Cloud, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Anthem Park Community Development District

DPFG Management & Consulting, LLC

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

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

April 26, 2019

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 **Thursday, May 2, 2019 at 6:00 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: Thursday, May 02, 2019

Time: 6:00 P.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
 - Call Report
 - Presentation of the Monthly Landscape Maintenance Visual Scorecard
- B. Yellowstone Report
- C. Consideration of the April 12, 2019 Meeting Minutes Exhibit 2
- D. Consideration of the Unaudited March 2019 Financial Statements Exhibit 3

IV. Business Items

- A. Consideration of Solitude Proposal for Light Bulbs - \$202.86 Exhibit 4
- B. Discussion of ADA Compliance and Financial Impact Exhibit 5
- C. Discussion of FY 2020 Budget – Scenario 1 – No Increase in Assessments Exhibit 6
(Proposed Budget to be Adopted at the June Meeting)
- D. Discussion of FY 2020 Budget – Scenario 2 – Increase in Assessments Exhibit 7
(Proposed Budget to be Adopted at the June Meeting)

V. Staff Reports

A. District Manager

B. District Attorney

C. District Engineer

VI. Supervisors Requests

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

VIII. Adjournment

EXHIBIT 1



Amenity Center Management Report

Date of Meeting: May 2019

Submitted by: Maria Agosta

Facility Discussion and Projects for March and April

- **Project Timeline (recently completed or to be completed in April and May)**
 - **Pool area touch up paint, new signs (non smoking, rest rooms etc.)**
 - **Fountain Park Lights Out – New parts delivered in June**
 - **Swing Set Park Bench – to be moved in April**
- **Call report**
- **Yellowstone grade sheets (tbd)**

Consideration of process for checking in residents at pool and signing pool rules acknowledgment.

Discuss possible information to be included in records:

- a. **Names (All or just adults)**
- b. **Address**
- c. **Phone**
- d. **Email**
- e. **Pictures**
- f. **Vehicle Tag**
- g. **Tenant Names**
- h. **Acknowledgement of pool rules**

Amenity Management

- We had 4 parties in April
- We have 5 parties in May.

Events & Resident Requests

- Easter Egg Hunt
- Spring clean up day Saturday, May 18th
- Summer “Block Party” August 3rd or 4th



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, April 12, 2019 at 9:00 a.m. at Anthem Park Clubhouse, 2090 Continental Street, Saint 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
Blair Possenreide	Board Supervisor, Assistant Secretary
Jorge Arce	Board Supervisor, Assistant Secretary
John Ortega	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager, DPFG Management & Consulting LLC
Neysa Borkert	District Counsel, Garganese, Weiss, D'Agresta & Salzman

The following is a summary of the discussions and actions taken at the April 12, 2019 Anthem Park CDD Board of Supervisors meeting.

SECOND ORDER OF BUSINESS – Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Administration Items

A. Exhibit 1: Amenity Manager Report

➤ Call Report

➤ Presentation of the Monthly Landscape Maintenance Visual Scorecard

B. Yellowstone – Introduction of Paul Newman

C. Exhibit 2: Consideration of the March 8, 2019 Meeting Minutes

On a MOTION by Mr. Harrington, SECONDED by Mr. Possenreide, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors regular meeting held on March 8, 2019 for the Anthem Park Community Development District.

D. Exhibit 3: Consideration of the Unaudited February 2019 Financial Statements

On a MOTION by Mr. Harrington, SECONDED by Mr. Possenreide, WITH ALL IN FAVOR, the Board approved the February 2019 Unaudited Financial Statement for the Anthem Park Community Development District.

FOURTH ORDER OF BUSINESS – Business Items

- A. Exhibit 4: Discussion of Pool Rules & Enforcement Options
- B. Exhibit 5: Discussion of Wish List
- C. Exhibit 6: Ratification of Florida Insurance Alliance Proof of Loss for Hurricane Wind Damage to Clubhouse & Fencing - \$9,146.80

On a MOTION by Mr. Possenreide, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board ratified the submission of the Florida Insurance Alliance Proof of Loss for Hurricane Wind Damage for Clubhouse & Fencing at the cost of \$9,146.80 to the Anthem Park Community Development District.

- D. Exhibit 7: Ratification of Somp International Insurance Proof of Loss for Hurricane & Wind Damage to Clubhouse & Fencing - \$66.22

On a MOTION by Mr. Possenreide, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board ratified the submission of Somp International Insurance Proof of Loss for Hurricane & Wind Damage to Clubhouse & Fencing at the cost of \$66.22 to the Anthem Park Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

- A. District Manager – Ms. Comings – Thibault advised the Board that she had a conflict with the May 9th meeting date. The Board gave direction to move the meeting to May 2nd.
- B. District Attorney
- C. District Engineer

SIXTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

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

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

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

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

Signature

Signature

73

Printed Name

Printed Name

74

75 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

EXHIBIT 3

Anthem Park Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
March 31, 2019**

Anthem Park CDD
Balance Sheet
March 31, 2019

	<u>General Fund</u>	<u>Series 2016 Debt Service</u>	<u>Series 2016A2 Debt Service</u>	<u>Consolidated Total</u>
<u>ASSETS:</u>				
CASH - O&M Checking Accts.	\$ 483,786	\$ -	\$ -	\$ 483,786
MMK ACCOUNT	243,224	-	-	243,224
DEBIT CARD	1,993	-	-	1,993
INVESTMENTS:				
REVENUE FUND	-	480,174	63,593	543,767
RESERVE TRUST FUND	-	279,063	38,550	317,613
INTEREST FUND	-	-	-	-
PREPAYMENT FUND	-	-	48,252	48,252
DEPOSITS - UTILITIES	240	-	-	240
PREPAID EXPENSES	-	-	-	-
ACCOUNTS RECEIVABLE	4,352	-	-	4,352
ON ROLL ASSESSMENTS RECEIVABLE	177,166	84,225	14,215	275,606
ALLOWANCE FOR UNCOLLECTIBLES	-	-	-	-
DUE FROM OTHER FUNDS	-	233	31	264
TOTAL ASSETS	<u>\$ 910,761</u>	<u>\$ 843,695</u>	<u>\$ 164,641</u>	<u>\$ 1,919,097</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$ 18,268	\$ -	\$ -	\$ 18,268
DEFERRED REVENUE ON-ROLL	177,166	84,225	14,215	275,606
DUE TO OTHER FUNDS	263	-	-	263
<u>FUND BALANCES:</u>				
NON-SPENDABLE (DEPOSITS & PREPAID)	240	-	-	240
RESTRICTED FOR:				
DEBT SERVICE	-	759,470	150,426	909,896
TWO MONTHS OPERATING CAPITAL	126,878	-	-	126,878
ASSIGNED:				
FY 2016 RESERVE	47,400	-	-	47,400
FY 2017 RESERVE	48,300	-	-	48,300
FY 2018 RESERVE	49,300	-	-	49,300
FY 2019 RESERVE	51,300	-	-	51,300
DECREASE IN RENEWAL & REPLACEMENT RESERVES	(30,989)	-	-	(30,989)
UNASSIGNED:	422,635	-	-	422,635
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 910,761</u>	<u>\$ 843,695</u>	<u>\$ 164,641</u>	<u>\$ 1,919,097</u>

ANTHEM PARK CDD
General Fund
Statement of Revenue, Expenses and Change in Fund Balance
PRELIMINARY
For the period from October 1, 2018 through March 31, 2019

	FY2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 755,269	\$ 679,742	\$ 638,502	\$ (41,240)
SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-	-
INTEREST	2,000	1,000	2,208	1,208
CLUBHOUSE RENTAL	4,000	2,000	2,491	491
ACCESS CARDS	-	-	110	110
INSURANCE PROCEEDS	-	-	4,352	4,352
TOTAL REVENUE	761,269	682,742	647,663	(35,079)
EXPENDITURES				
GENERAL ADMINISTRATION:				
SUPERVISORS' COMPENSATION	12,000	6,000	5,600	400
PAYROLL TAXES	918	459	432	27
PAYROLL SERVICE FEE	700	350	546	(196)
DISTRICT MANAGEMENT	20,640	10,320	10,320	-
ADMINISTRATIVE SERVICES	5,160	2,580	2,580	-
GENERAL OPERATING EXPENSES	4,956	2,478	2,478	-
WEBSITE HOSTING & MANAGEMENT	2,000	1,000	1,500	(500)
ACCOUNTING SERVICES	15,480	7,740	7,740	-
AUDITING SERVICES	4,450	3,500	3,500	-
LEGAL ADVERTISING	1,000	500	-	500
MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500	250	74	176
REGULATORY & PERMIT FEE	175	175	200	(25)
ENGINEERING SERVICES	3,000	1,500	-	1,500
LEGAL SERVICES	15,000	7,500	5,343	2,157
TOTAL GENERAL ADMINISTRATION	85,979	44,352	40,312	4,040
FINANCIAL ADMINISTRATIVE				
INSURANCE:				
INSURANCE (Liability, Property and Casualty)	20,521	20,521	16,944	3,577
TOTAL INSURANCE	20,521	20,521	16,944	3,577
ASSESSMENT ADMINISTRATION:				
ASSESSMENT ADMINISTRATION	8,250	8,250	8,250	-
COUNTY ASSESSMENT COLLECTION FEES	300	300	255	45
TOTAL ASSESSMENT ADMINISTRATION	8,550	8,550	8,505	45
DEBT SERVICE ADMINISTRATION:				
DISSIMINATION AGENT	5,000	5,000	5,000	-
ARBITRAGE REBATE CALCULATION	650	650	-	650
TRUSTEE FEES	3,772	3,772	3,771	1
TOTAL DEBT SERVICE ADMINISTRATION	9,422	9,422	8,771	651
TOTAL FINANCIAL ADMINISTRATIVE	38,493	38,493	34,220	4,273
UTILITIES:				
ELECTRICITY SERVICES	27,000	13,500	11,984	1,516
STREETLIGHTS - UTILITY	174,000	87,000	86,712	288
WATER - RECLAIMED	26,900	13,450	6,186	7,264
WATER UTILITY	8,100	4,050	2,623	1,427
TOTAL UTILITIES	236,000	118,000	107,505	10,495
SECURITY:				
SECURITY SYSTEM - CONTRACT - ENVERA	5,556	4,167	4,167	-
SECURITY SYSTEM - MONITORING - GUARDIAN	456	228	230	(2)
SECURITY - ACCESS CARDS	500	250	298	(48)
SECURITY - PROTECTION ONE - BASKETBALL COURT	948	474	550	(76)
SECURITY - POLICE PATROL	13,568	6,784	6,336	448
TOTAL SECURITY	21,028	11,903	11,581	322

ANTHEM PARK CDD
General Fund
Statement of Revenue, Expenses and Change in Fund Balance
PRELIMINARY
For the period from October 1, 2018 through March 31, 2019

	FY2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
FIELD OFFICE ADMINISTRATION:				
AMENITY MANAGEMENT CONTRACT	91,665	45,833	41,137	4,695
AMENITY MANAGEMENT - CLUBHOUSE RENTALS	3,771	1,886	1,596	289
AMENITY MANAGEMENT - REIMBURSEMENTS	-	-	-	-
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,380	2,190	2,289	(99)
CLUBHOUSE OFFICE SUPPLIES	1,700	850	119	731
CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,500	750	938	(188)
PEST CONTROL & TERMITE BOND	552	276	290	(14)
MISCELLANEOUS	400	200	471	(271)
CLUBHOUSE FACILITY MAINTENANCE	5,000	2,500	741	1,759
CLUBHOUSE LIGHTING REPLACEMENT	500	250	-	250
TOTAL FIELD OFFICE ADMINISTRATION	109,468	54,734	47,582	7,152
LANDSCAPING MAINTENANCE:				
LANDSCAPE MAINTENANCE - CONTRACT	152,781	76,391	76,391	-
LANDSCAPE REPLACEMENT	5,000	2,500	-	2,500
TREE TRIMMING	1,000	500	-	500
IRRIGATION - REPAIRS & MAINTENANCE	12,300	6,150	-	6,150
LANDSCAPE MISCELLANEOUS	-	-	-	-
TOTAL LANDSCAPING MAINTENANCE	171,081	85,541	76,391	9,150
FACILITY MAINTENANCE:				
LAKE MANAGEMENT	4,200	2,100	2,097	3
WETLAND MONITORING	1,440	1,080	1,080	-
FOUNTAIN SERVICE CONTRACT	-	-	-	-
FOUNTAIN REPAIRS & MAINTENANCE	1,000	500	240	260
GATE REPAIRS & MAINTENANCE	1,000	500	-	500
ENTRY & WALLS MAINTENANCE	1,000	500	-	500
DECORATIVE LIGHT MAINTENANCE	1,500	1,500	-	1,500
POWERWASH	1,800	900	408	492
POOL SERVICE CONTRACT	13,800	6,900	7,150	(250)
POOL REPAIRS & MAINTENANCE	3,000	1,500	-	1,500
POOL MONITORING	-	-	-	-
POOL PERMIT	325	-	-	-
ATHLETIC FACILITIES REPAIRS & MAINTENANCE	600	300	1,478	(1,178)
MISCELLANEOUS - CONTINGENCY - EXPENSE	2,500	1,250	3,220	(1,970)
TOTAL FACILITY MAINTENANCE	32,165	17,030	15,673	1,357
CAPITAL IMPROVEMENT PROGRAM:				
CAPITAL IMPROVEMENTS - Reserve Expenditure	5,000	5,000	5,989	(989)
TOTAL CAPITAL IMPROVEMENT PROGRAM	5,000	5,000	5,989	(989)
RESERVES				
INCREASE IN RESERVES FY 2019	51,300	-	-	-
FY 2019 INCREASE IN FUND BALANCE	10,755	-	-	-
TOTAL RESERVES	62,055	-	-	-
TOTAL EXPENDITURES	761,269	375,052	339,252	35,800
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	307,690	308,411	721
FUND BALANCE - BEGINNING	298,491	298,491	406,653	406,653
INCREASE IN RESERVES FY 2019	62,055	-	-	-
DECREASE IN RESERVE CAPITAL IMPROVEMENTS	-	-	-	-
LESS: FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE - ENDING	\$ 360,546	\$ 606,181	\$ 715,064	\$ 406,653

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	4,623
Pool Finish	44,571
Concrete Sidewalks, Partial	13,944
FY 2018 - Ponds, Fountains	10,824
Total Replacement Expenditures from Reserves	\$ 96,366

ANTHEM PARK CDD
DEBT SERVICE 2016 A1
STATEMENT OF REVENUE, EXPENDITURES AND CHANGE IN FUND BALANCE
For the period from October 1, 2018 through March 31, 2019

	FY2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 593,750	\$ 502,313	\$ 473,898	\$ (28,415)
SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-	-
INTEREST--INVESTMENT	-	-	4,137	4,137
MISCELLANEOUS REVENUE	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(23,750)	-	-	-
TOTAL REVENUE	570,000	502,313	478,035	(24,277)
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	11,875	-	-	-
INTEREST EXPENSE (NOV 2018)	-	-	117,778	(117,778)
INTEREST EXPENSE (MAY & NOV 2019)	232,356	-	-	-
PRINCIPAL RETIREMENT (MAY 2019)	320,000	-	-	-
COST OF ISSUANCE	-	-	-	-
TOTAL EXPENDITURES	564,231	-	117,778	(117,778)
OTHER FINANCING SOURCES (USES)				
TRANSFER-IN	-	-	-	-
TRANSFER-OUT	-	-	(42,541)	42,541
BOND PROCEEDS	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	(42,541)	42,541
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	5,769	502,313	317,716	(99,514)
FUND BALANCE - BEGINNING	-	-	441,753	441,753
FUND BALANCE - ENDING	\$ 5,769	\$ 502,313	\$ 759,469	\$ 342,239

ANTHEM PARK CDD
DEBT SERVICE 2016 A2
STATEMENT OF REVENUE, EXPENDITURES AND CHANGE IN FUND BALANCE
For the period from October 1, 2018 through March 31, 2019

	FY2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 81,726	\$ 69,140	\$ 62,604	\$ (6,535)
SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-	-
INTEREST-INVESTMENT	-	-	642	642
MISCELLANEOUS REVENUE	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(3,269)	-	-	-
TOTAL REVENUE	78,457	69,140	63,247	(5,893)
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	1,635	-	-	-
INTEREST EXPENSE (NOV 2018)	-	-	20,700	(20,700)
INTEREST EXPENSE (MAY & NOV 2019)	40,656	-	-	-
PRINCIPAL RETIREMENT (MAY 2019)	35,000	-	-	-
COST OF ISSUANCE	-	-	-	-
TOTAL EXPENDITURES	77,291	-	20,700	(20,700)
OTHER FINANCING SOURCES (USES)				
TRANSFER-IN	-	-	42,541	(42,541)
TRANSFER-OUT	-	-	-	-
BOND PROCEEDS	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	42,541	(42,541)
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,166	69,140	85,088	(69,135)
FUND BALANCE - BEGINNING	-	-	65,337	65,337
FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE - ENDING	\$ 1,166	\$ 69,140	\$ 150,425	\$ (3,798)

ANTHEM PARK
Community Development District
Operating Accounts Reconciliations
March 31, 2019

	<u>BANK UNITED</u>
Balance Per Bank Statement	\$ 505,994.27
Less: Outstanding Checks	(22,208.21)
<i>Adjusted Bank Balance</i>	<u>\$ 483,786.06</u>

Beginning Bank Balance Per Books	\$ 567,915.01
Cash Receipts & Credits	68.65
Cash Disbursements	(84,197.60)
<i>Balance Per Books</i>	<u>\$ 483,786.06</u>

**ANTHEM PARK CDD
CHECK REGISTER
FY2019**

				DEPOSIT	PAYMENT	BANK UNITED BALANCE
DATE	CHECK NO.	PAYEE				
EOY			EOY Balance			126,596.77
10/01/2018	1881	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Mgmt - October		4,020.00	122,576.77
10/01/2018	1912	BRIGHT HOUSE	9/25-10/24 - Cable/Internet		124.26	122,452.51
10/01/2018	1913	DPFG MANAGEMENT & CONSULTING, LLC	Special Assessment - FY 2019		8,250.00	114,202.51
10/01/2018	1914	YELLOWSTONE LANDSCAPE	Landscape Maint - October		12,731.75	101,470.76
10/01/2018	1915	DPFG MANAGEMENT & CONSULTING, LLC	Continuing Disclosure		5,000.00	96,470.76
10/05/2018		BANK UNITED	Funds Transfer		800.00	95,670.76
10/09/2018	1882	PROTECTION ONE ALARM MONITORING, INC	9/30-10/29 - Monitoring		78.95	95,591.81
10/09/2018	1883	LAKE & WETLAND MANAGEMENT	Lake Maint - October		350.00	95,241.81
10/09/2018	1884	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - October		6,785.90	88,455.91
10/18/2018	1885	ACCESS CONTROL TECHNOLOGIES, INC	Button Replacement - Completed 7/26/2018		366.66	88,089.25
10/18/2018	1887	Don Schmidt Contracting & Roofing, Inc	Re-Roofings (Work Completed in Sep)		35,950.00	52,139.25
10/18/2018	1888	GARGANESE WEISS & D'AGRESTA	Legal Svcs - September		911.40	51,227.85
10/18/2018	1889	GUARDIAN PROTECTION SERVICES, INC	10/7-11/6 - Monitoring		29.69	51,198.16
10/18/2018	1890	McGEE'S PLUMBING AND BACKFLOW TESTING	Back Flow Test		39.95	51,158.21
10/18/2018	1891	ORLANDO SENTINEL	Legal Ads		293.75	50,864.46
10/18/2018	1892	ORLANDO UTILITIES COMMISSION	8/29-9/27 - Electricity & Streetlights		15,878.93	34,985.53
10/18/2018	1894	TRULY NOLEN OF AMERICA, INC	Pest Control - Qtrly		145.00	34,840.53
10/18/2018	1895	US Bank	Trustee Fees		3,771.25	31,069.28
10/18/2018	1896	YELLOWSTONE LANDSCAPE	Pedastal Timer Replacement		1,429.38	29,639.90
10/18/2018	1897	PROTECTION ONE ALARM MONITORING, INC	10/30-11/29 - Monitoring		78.95	29,560.95
10/18/2018	ACH10182018	PAYCHEX - P/R	BOS Mtg - 10/12/18		122.80	29,438.15
10/18/2018	10154DD	BLAIR POSSENRIEDE	BOS Mtg - 10/12/18		184.70	29,253.45
10/18/2018	10153	GERALD HARRINGTON	BOS Mtg - 10/12/18		184.70	29,068.75
10/18/2018	10152DD	JORGE ARCE	BOS Mtg - 10/12/18		184.70	28,884.05
10/18/2018	10155DD	KENNETH WILLIAMS	BOS Mtg - 10/12/18		184.70	28,699.35
10/18/2018	ACH20181016	PAYCHEX - P/R	P/R Fees & Qtr Fee		68.21	28,631.14
10/20/2018	1902	BLUESCAPE POOLS & SPAS	Pool Maint - October		1,400.00	27,231.14
10/20/2018	1903	BRIGHT HOUSE	10/25 - 11/24 - Internet - Court		248.52	26,982.62
10/22/2018	1898	CITY OF ST CLOUD	8/28-9/27 - Water		1,837.43	25,145.19
10/24/2018	1901	MARIA AGOSTA	Party Closures (8) August/September		375.60	24,769.59
10/31/2018		Osceola Tax Collector	FY 18 Excess Tax Collections	8,191.79		32,961.38
10/31/2018		BANK UNITED	Interest	13.17		32,974.55
10/31/2018			EOM Balance	8,204.96	101,827.18	32,974.55
11/01/2018	1904	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Mgmt - November		4,020.00	28,954.55
11/05/2018		ANTHEM PARK	CH Rentals	1,195.00		30,149.55
11/05/2018		ANTHEM PARK	transfer		600.00	29,549.55
11/07/2018		Osceola Tax Collector	Tax Collection	9,460.49		39,010.04
11/07/2018		Bank United.	Funds Transfer 11/7/2018	100,000.00		139,010.04
11/08/2018	1905	BLUESCAPE POOLS & SPAS	Pool Maint - November		1,150.00	137,860.04
11/08/2018	1906	BRIGHT HOUSE	10/1-10-31, 11/1-11/30 - Cable/Internet		479.54	137,380.50
11/08/2018	1907	Icon Security Services	7/26-10/28 - Security		3,584.00	133,796.50
11/08/2018	1909	VenturesIn.com, Inc.	Web Hosting - November		80.00	133,716.50
11/08/2018	1910	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - November		6,452.67	127,263.83
11/08/2018	1911	YELLOWSTONE LANDSCAPE	Landscape Maint - November		12,731.75	114,532.08
11/12/2018	ACH111218	PAYCHEX - P/R	P/R Fees		58.21	114,473.87
11/16/2018	ACH111618	PAYCHEX - P/R	BOS Mtg - 11/09/18		92.00	114,381.87
11/16/2018	10157	BLAIR POSSENRIEDE	BOS Mtg - 11/9/18		184.70	114,197.17
11/16/2018	10156	JORGE ARCE	BOS Mtg - 11/9/18		184.70	114,012.47
11/16/2018	10158	KENNETH WILLIAMS	BOS Mtg - 11/9/18		184.70	113,827.77
11/19/2018	ACH11192018	ORLANDO UTILITIES COMMISSION	9/27-10/29 - 2100 Blk Even Kissimmee Park Rd		23.30	113,804.47
11/19/2018	ACH111918/2	ORLANDO UTILITIES COMMISSION	8/30-9/28 - 2090 Continental St -Court/Ftnr		2,112.11	111,692.36
11/19/2018	ACH111918/3	ORLANDO UTILITIES COMMISSION	Streetlights - October		14,652.80	97,039.56
11/19/2018	ACH111918/4	ORLANDO UTILITIES COMMISSION	9/27-10/29 - 2090 Continental St E1		305.08	96,734.48
11/19/2018	ACH111918/5	ORLANDO UTILITIES COMMISSION	9/27-10/29 - 1800 Remembrance Rd		22.94	96,711.54
11/19/2018	ACH111918/6	ORLANDO UTILITIES COMMISSION	9/27-10/29 - 2090 Continental St Chse		739.58	95,971.96
11/19/2018	ACH111918/7	ORLANDO UTILITIES COMMISSION	9/27-10/29 - 2100 Block Continental St LS80		358.84	95,613.12
11/19/2018		Bank United.	Funds Transfer		1,500.00	94,113.12
11/23/2018	1917	VenturesIn.com, Inc.	Domain Registration		17.99	94,095.13
11/23/2018	1918	GARGANESE WEISS & D'AGRESTA	Legal Svcs - October		877.73	93,217.40
11/23/2018	1919	GUARDIAN PROTECTION SERVICES, INC	10/7-12/6 - Monitoring		44.45	93,172.95
11/23/2018	1920	PROTECTION ONE ALARM MONITORING, INC	11/30-12/29/18 - Monitoring		78.95	93,094.00
11/26/2018		Osceola Tax Collector	Tax Distribution	240,531.74		333,625.74
11/28/2018	ACH112818.1	CITY OF ST CLOUD	9/27-10/26 - 1800 Betsy Ross Lane		171.80	333,453.94
11/28/2018	ACH112818.2	CITY OF ST CLOUD	9/27-10/26 - Entrance and Capital		79.48	333,374.46
11/28/2018	ACH112818.3	CITY OF ST CLOUD	9/27-10/26 - Lexington Entrance		209.70	333,164.76
11/28/2018	ACH112818.4	CITY OF ST CLOUD	9/27-10/26 - Blount Trail & Ft. Mchenry		270.39	332,894.37
11/28/2018	ACH112818.5	CITY OF ST CLOUD	9/27/10/26 - 1800 Block Odd Remembrance Ave		83.56	332,810.81
11/28/2018	ACH112818.6	CITY OF ST CLOUD	9/27-10/26 - Valley Forge & Nathan Hall		195.32	332,615.49
11/28/2018	ACH112818.7	CITY OF ST CLOUD	9/27-10/26 - Patriot Way and Senate 2		104.35	332,511.14
11/28/2018	ACH112818.8	CITY OF ST CLOUD	9/27-10/26 - Congress and Capital		43.10	332,468.04
11/28/2018	ACH112818.9	CITY OF ST CLOUD	9/27-10/26 - 2100 Block Continental St LS80		13.79	332,454.25
11/28/2018	ACH112818.	CITY OF ST CLOUD	9/27-10/26 - Continental and Congress		26.72	332,427.53
11/28/2018	ACH112818..	CITY OF ST CLOUD	9/27-10/26 - 2100 Block Odd Betsy Ross Lane		206.13	332,221.40
11/28/2018	ACH112818	CITY OF ST CLOUD	9/27-10/26 - 2090 Continental St E1		442.54	331,778.86
11/29/2018	1921	Icon Security Services	11/1-11/25 - Security		960.00	330,818.86
11/29/2018	1922	PRO-PET DISTRIBUTORS	Pet Waste Bag		800.00	330,018.86
11/30/2018	1923	EGIS INSURANCE ADVISORS, LLC	Insurance - FY 2019		16,944.00	313,074.86
11/30/2018		Bank United.	Service Charge		0.30	313,074.56
11/30/2018		Bank United.	Interest	17.46		313,092.02
11/30/2018	1009	ANTHEM PARK	VOID: Check voided for ACH update form	0.00		313,092.02

**ANTHEM PARK CDD
CHECK REGISTER
FY2019**

11/30/2018				EOM Balance	351,204.69	71,087.22	313,092.02
12/03/2018	1925	BRIGHT HOUSE	11/25-12/31 - Internet			369.01	312,723.01
12/03/2018	1926	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - December			6,974.65	305,748.36
12/03/2018	1927	YELLOWSTONE LANDSCAPE	Landscape Maint - December			12,731.75	293,016.61
12/03/2018	1928	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Mgmt - December			4,020.00	288,996.61
12/06/2018		BANK UNITED	Funds Transfer			650.00	288,346.61
12/07/2018	1929	MARIA AGOSTA	Party Closures (10) August/September			469.50	287,877.11
12/10/2018		Osceola Tax Collector	Tax Distribution	862,849.58			1,150,726.69
12/10/2018	1930	BLUESCAPE POOLS & SPAS	Pool Maint - December			1,150.00	1,149,576.69
12/10/2018	1931	LAKE & WETLAND MANAGEMENT-Termd 12/14	Lake Maint - December			350.00	1,149,226.69
12/10/2018	1932	FLORIDA DEPT OF REVENUE	3rd Qtr 2018 Sales Tax			127.40	1,149,099.29
12/10/2018	ACH121018	PAYCHEX - P/R	P/R Fees			81.29	1,149,018.00
12/10/2018	10161	BLAIR POSSENRIEDE	BOS Mtg - 12/6/18			184.70	1,148,833.30
12/10/2018	10160	GERALD HARRINGTON	BOS Mtg - 12/6/18			184.70	1,148,648.60
12/10/2018	10159	JORGE ARCE	BOS Mtg - 12/6/18			184.70	1,148,463.90
12/10/2018	10162	KENNETH WILLIAMS	BOS Mtg - 12/6/18			184.70	1,148,279.20
12/14/2018	1933	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee			200.00	1,148,079.20
12/18/2018	ACH121818-1	ORLANDO UTILITIES COMMISSION	10/12-11/13 - 2090 Continental St -Court/Fntr			376.22	1,147,702.98
12/18/2018	ACH121818-2	ORLANDO UTILITIES COMMISSION	10/29-11/28 - 2100 Blk Even Kissimmee Park Rd			25.36	1,147,677.62
12/18/2018	ACH121818-3	ORLANDO UTILITIES COMMISSION	Streetlights - November			14,356.14	1,133,321.48
12/18/2018	ACH121818-4	ORLANDO UTILITIES COMMISSION	10/29-11/28 - 2100 Block Continental ST LS80			362.62	1,132,958.86
12/18/2018	ACH121818-5	ORLANDO UTILITIES COMMISSION	10/29-11/28 - 2090 Continental St Chse			709.29	1,132,249.57
12/18/2018	ACH121818-6	ORLANDO UTILITIES COMMISSION	10/29-11/28 - 2090 Continental St E1			217.94	1,132,031.63
12/18/2018	ACH121818-7	ORLANDO UTILITIES COMMISSION	10/29-11/28 - 1800 Remembrance Rd			28.17	1,132,003.46
12/21/2018		Osceola Tax Collector	Tax Distribution	16,866.18			1,148,869.64
12/21/2018	ACH122118.1	CITY OF ST CLOUD	10/26-11/28 - Continental and Congress			26.72	1,148,842.92
12/21/2018	ACH122118.2	CITY OF ST CLOUD	10/26-11/28 - 2100 Block Odd Betsy Ross Lane			218.03	1,148,624.89
12/21/2018	ACH122118.3	CITY OF ST CLOUD	10/26-11/28 - 2100 Block Continental St LS80			13.79	1,148,611.10
12/21/2018	ACH122118.4	CITY OF ST CLOUD	10/26-11/28 - 2090 Continental St E1			511.04	1,148,100.06
12/21/2018	ACH122118.5	CITY OF ST CLOUD	10/26-11/28 - Congress and Capital			39.95	1,148,060.11
12/21/2018	ACH122118.6	CITY OF ST CLOUD	10/26-11/28 - Patriot Way and Senate 2			97.42	1,147,962.69
12/21/2018	ACH122118.7	CITY OF ST CLOUD	10/26-11/28 - Valley Forge & Nathan Hall			181.62	1,147,781.07
12/21/2018	ACH122118.8	CITY OF ST CLOUD	10/26-11/28 - 1800 Block Odd Remembrance Ave			83.56	1,147,697.51
12/21/2018	ACH122118.9	CITY OF ST CLOUD	10/26-11/28 - Blount Trail & Ft. Mchenry			110.65	1,147,586.86
12/21/2018	ACH122118	CITY OF ST CLOUD	10/26-11/28 - Lexington Entrance			352.50	1,147,234.36
12/21/2018	ACH122118	CITY OF ST CLOUD	10/26-11/28 - Entrance and Capital			49.19	1,147,185.17
12/21/2018	ACH122118	CITY OF ST CLOUD	10/26-11/28 - 1800 Betsy Ross Lane			91.77	1,147,093.40
12/23/2018	1934	ACCESS CONTROL TECHNOLOGIES, INC	Door buzzer replacement - Completed 11/13/18			149.00	1,146,944.40
12/23/2018	1935	ENVERA	1/1-3/31/19 - Pool Monitoring			1,389.00	1,145,555.40
12/23/2018	1936	GARGANESE WEISS & D'AGRESTA	Legal Svcs - November			1,009.18	1,144,546.22
12/23/2018	1937	GUARDIAN PROTECTION SERVICES, INC	12/7-1/6/19 - Monitoring			37.07	1,144,509.15
12/23/2018	1938	LAKE & WETLAND MANAGEMENT-Termd 12/14	Lake Maint - November			350.00	1,144,159.15
12/23/2018	1939	PROTECTION ONE ALARM MONITORING, INC	12/30-1/29/19 - Monitoring			78.95	1,144,080.20
12/23/2018	1940	YELLOWSTONE LANDSCAPE	Spread Volleyball court Sand, Remove/Dispose fish on bank/shore			1,300.00	1,142,780.20
12/24/2018	ACH122418	PAYCHEX - P/R	BOS Mtg - 12/6/18			122.80	1,142,657.40
12/28/2018	1941	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Mgmt - January			4,020.00	1,138,637.40
12/31/2018	1942	TRULY NOLAN OF AMERICA, INC	Pest Control - Qtrly			145.00	1,138,492.40
12/31/2018		BANK UNITED	Service Charge			5.10	1,138,487.30
12/31/2018		BANK UNITED	Interest	115.71			1,138,603.01
12/31/2018				EOM Balance	879,831.47	54,320.48	1,138,603.01
01/04/2019	1943	ANTHEM PARK CDD	Tax Collection Distribution c/o US Bank			40.07	1,138,562.94
01/04/2019		BANK UNITED	Funds Transfer	40,123.85			1,178,686.79
01/07/2019	1944	ANTHEM PARK CDD	Tax Collection Distribution c/o US Bank			519,907.24	658,779.55
01/07/2019	1945	BIO-TECH CONSULTING, INC	Wetland Mitigation - Qtrly - 3rd Qtr			360.00	658,419.55
01/07/2019	1946	BLUESCAPE POOLS & SPAS	Pool Maint - January			1,150.00	657,269.55
01/07/2019	1947	VenturesIn.com, Inc.	Web Hosting - Dec-Jan			160.00	657,109.55
01/07/2019	1948	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - January			6,974.65	650,134.90
01/07/2019	1949	YELLOWSTONE LANDSCAPE	Landscape Maint - January			12,731.75	637,403.15
01/07/2019	1950	BRIGHT HOUSE	1/1-1/31 - Cable/Internet			239.97	637,163.18
01/08/2019	1951	VenturesIn.com, Inc.	Web Hosting - October			80.00	637,083.18
01/11/2019	1952	PRO-PET DISTRIBUTORS	Pet Waste Bags			200.00	636,883.18
01/11/2019	1953	Solitude Lake Management	Fountain Maint Svcs - 1/1-3/31, Lake & Pond Mgmt Svc - January			549.00	636,334.18
01/14/2019	ACH01142019	PAYCHEX - P/R	P/R Fees			220.04	636,114.14
01/15/2019		BANK UNITED	Funds Transfer			735.00	635,379.14
01/17/2019	ACH011719	ORLANDO UTILITIES COMMISSION	11/28-12/28 - 1800 Remembrance Rd			33.24	635,345.90
01/17/2019	ACH01172018	ORLANDO UTILITIES COMMISSION	11/28-12/28 - 2090 Continental St Chse			695.90	634,650.00
01/17/2019	ACH011719	ORLANDO UTILITIES COMMISSION	11/28-12/28 - 2100 Block Continental ST LS80			297.88	634,352.12
01/17/2019	ACH011719	ORLANDO UTILITIES COMMISSION	Streetlights - December			14,356.14	619,995.98
01/17/2019	ACH011719	ORLANDO UTILITIES COMMISSION	11/28-12/28 - 2100 Blk Even Kissimmee Park Rd			26.55	619,969.43
01/17/2019	ACH011719	ORLANDO UTILITIES COMMISSION	11/28-12/28 - 2090 Continental St E1			136.91	619,832.52
01/18/2019	1954	BIO-TECH CONSULTING, INC	Wetland Mitigation - Qtrly - 3rd Qtr			360.00	619,472.52
01/18/2019	ACH01182019	PAYCHEX - P/R	BOS Mtg - 1/11/19			122.80	619,349.72
01/18/2019	10165	BLAIR POSSENRIEDE	BOS Mtg - 1/11/19			184.70	619,165.02
01/18/2019	10164	GERALD HARRINGTON	BOS Mtg - 1/11/19			184.70	618,980.32
01/18/2019	10163	JORGE ARCE	BOS Mtg - 1/11/19			184.70	618,795.62
01/18/2019	10166	KENNETH WILLIAMS	BOS Mtg - 1/11/19			184.70	618,610.92
01/21/2019	1955	GUARDIAN PROTECTION SERVICES, INC	1/7-2/6/19 - Monitoring			37.07	618,573.85
01/21/2019	1956	OSCEOLA COUNTY PROPERTY APPRIASER	Non Ad Valorem Collection Fee			254.94	618,318.91
01/21/2019	1957	PROTECTION ONE ALARM MONITORING, INC	1/30-2/27 - Monitoring			78.95	618,239.96
01/21/2019	ACH012119	CITY OF ST CLOUD	11/28-12/28 - Water			1,779.73	616,460.23
01/21/2019	1958	FLORIDA DEPT OF REVENUE	4th Qtr 2018 Sales Tax			78.75	616,381.48
01/21/2019		ANTHEM PARK	rentals/keys	1,485.00			617,866.48
01/22/2019	ACH012219	ORLANDO UTILITIES COMMISSION	10/30-12/31 - Electricity			1,341.55	616,524.93
01/28/2019	1959	BRIGHT HOUSE	1/25-2/24 - Internet - Court			124.26	616,400.67

**ANTHEM PARK CDD
CHECK REGISTER
FY2019**

01/28/2019	1960	GARGANESE WEISS & D'AGRESTA	Legal Svcs - December		970.94	615,429.73
01/31/2019		BANK UNITED	Service Charge		55.10	615,374.63
01/31/2019		BANK UNITED	Interest	117.26		615,491.89
01/31/2019			EOM Balance	41,726.11	564,837.23	615,491.89
02/01/2019	1961	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Mgmt - February		4,020.00	611,471.89
02/05/2019	1962	ANTHEM PARK CDD	Tax Collection Distribution c/o US Bank		6,667.12	604,804.77
02/05/2019	1963	BLUESCAPE POOLS & SPAS	Pool Maint - February		1,150.00	603,654.77
02/05/2019	1964	BRIGHT HOUSE	2/1-2/28 - Cable/Internet		239.97	603,414.80
02/05/2019	1965	VenturesIn.com, Inc.	Web Hosting - February		80.00	603,334.80
02/05/2019	1966	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - February		6,974.65	596,360.15
02/09/2019	1967	Solitude Lake Management	Lake & Pond Mgmt Svc - February		349.00	596,011.15
02/11/2019	ACH021119	PAYCHEX - P/R	P/R Fees		84.06	595,927.09
02/11/2019	8053700000187	PAYCHEX.	Refund	128.75		596,055.84
02/13/2019	ACH021319	CITY OF ST CLOUD	12/28-1/29 - Water		2,403.82	593,652.02
02/15/2019	ACH021519	PAYCHEX - P/R	BOS Mtg - 2/8/19		184.40	593,467.62
02/15/2019	10171	BLAIR POSSENRIEDE	BOS Mtg - 2/8/19		184.70	593,282.92
02/15/2019	10168	GERALD HARRINGTON	BOS Mtg - 2/8/19		184.70	593,098.22
02/15/2019	10169	John Ortega	BOS Mtg - 2/8/19		184.70	592,913.52
02/15/2019	10167	JORGE ARCE	BOS Mtg - 2/8/19		184.70	592,728.82
02/15/2019	10172	KENNETH WILLIAMS	BOS Mtg - 2/8/19		184.70	592,544.12
02/15/2019	10170	John Ortega	BOS Mtg - 1/11/19		184.70	592,359.42
02/18/2019	ACH021819	ORLANDO UTILITIES COMMISSION	12/31-1/29- 2090 Continental St -Court/Frtn		971.73	591,387.69
02/18/2019	ACH021819.2	ORLANDO UTILITIES COMMISSION	12/28-1/29 - 1800 Remembrance Rd		26.23	591,361.46
02/18/2019	ACH02182019	ORLANDO UTILITIES COMMISSION	12/28-1/29 - 2090 Continental St Chse		728.00	590,633.46
02/18/2019	ACH021819	ORLANDO UTILITIES COMMISSION	12/28-1/29 - 2100 Block Continental ST LS80		306.52	590,326.94
02/18/2019	ACH021819	ORLANDO UTILITIES COMMISSION	Streetlights - January		14,541.78	575,785.16
02/18/2019	ACH021819	ORLANDO UTILITIES COMMISSION	12/28-1/29 - 2090 Continental St E1		139.72	575,645.44
02/18/2019	ACH021819	ORLANDO UTILITIES COMMISSION	12/28-1/29 - 2100 Blk Even Kissimmee Park Rd		25.58	575,619.86
02/19/2019	1968	GARGANESE WEISS & D'AGRESTA	Legal Svcs - January		1,882.72	573,737.14
02/20/2019	1969	MARIA AGOSTA	Party Closures (8) December		375.60	573,361.54
02/22/2019	1970	GEM SUPPLY CO.	Supplies		122.58	573,238.96
02/25/2019	1971	ACCESS CONTROL TECHNOLOGIES, INC	Clubhouse mens room Job Completed 2/6/19		149.00	573,089.96
02/25/2019	1972	DIBARTOLOMEO, McBEE, HARTLEY & BARNES, PA	Audit FY 2018		3,500.00	569,589.96
02/25/2019	1973	GEM SUPPLY CO.	Supplies		341.39	569,248.57
02/25/2019	1974	GUARDIAN PROTECTION SERVICES, INC	2/7-3/6 - Monitoring		37.07	569,211.50
02/25/2019	1975	PROTECTION ONE ALARM MONITORING, INC	2/28-3/29 - Monitoring		78.95	569,132.55
02/27/2019	1977	Icon Security Services	11/29-12/30 - Security		1,280.00	567,852.55
02/28/2019		Bank United.	Service Charge		6.10	567,846.45
02/28/2019		Bank United.	Interest	68.56		567,915.01
02/28/2019			EOM Balance	197.31	47,774.19	567,915.01
03/01/2019	1976	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Mgmt - March		4,020.00	563,895.01
03/01/2019		Bank United.	Funds Transfer		725.00	563,170.01
03/04/2019	1978	GEM SUPPLY CO.	Supplies		56.20	563,113.81
03/04/2019	1979	VESTA PROPERTY SERVICES, INC.	Amenity Mgmt - March		6,974.65	556,139.16
03/04/2019	1980	YELLOWSTONE LANDSCAPE	Landscape Maint - February		12,731.75	543,407.41
03/04/2019	1981	BRIGHT HOUSE	3/1-3/31 - Cable/Internet		239.94	543,167.47
03/05/2019	ACH030519	PAYCHEX - P/R	P/R Fees		81.28	543,086.19
03/08/2019	10174	Motalil Sahatoo	BOS Mtg - 9/14/18		184.70	542,901.49
03/08/2019	ACH030819	PAYCHEX - P/R	BOS Mtg - 9/14 & 10/2		61.60	542,839.89
03/08/2019	10173	Motalil Sahatoo	BOS Mtg - 10/2/18		184.70	542,655.19
03/11/2019	1982	BLUESCAPE POOLS & SPAS	Pool Maint - March		1,150.00	541,505.19
03/11/2019	1983	ENVERA	4/1-6/30/19 - Pool Monitoring		1,389.00	540,116.19
03/11/2019	1984	Icon Security Services	1/24-3/3 - Security		1,536.00	538,580.19
03/11/2019	1985	PROTECTION ONE ALARM MONITORING, INC	3/30-4/29 - Monitoring		78.95	538,501.24
03/11/2019	1986	Solitude Lake Management	Lake & Pond Mgmt Svc - March		349.00	538,152.24
03/11/2019	1987	VenturesIn.com, Inc.	Web Hosting - March		80.00	538,072.24
03/11/2019	ACH031119.1	CITY OF ST CLOUD	1/29-2/27 - 2090 Continental St E1		305.54	537,766.70
03/11/2019	ACH031119.2	CITY OF ST CLOUD	1/29-2/27 - 2100 Block Odd Betsy Ross Lane		315.61	537,451.09
03/11/2019	ACH031119.3	CITY OF ST CLOUD	1/29-2/27 - Continental and Congress		26.72	537,424.37
03/11/2019	ACH031119.4	CITY OF ST CLOUD	1/29-2/27 - 2100 Block Continental ST LS80		16.33	537,408.04
03/11/2019	ACH031119.5	CITY OF ST CLOUD	1/29-2/27 - Congress and Capital		60.11	537,347.93
03/11/2019	ACH031119.6	CITY OF ST CLOUD	1/29-2/27 - Patriot Way and Senate 2		97.42	537,250.51
03/11/2019	ACH031119.7	CITY OF ST CLOUD	1/29-2/27 - 1800 Block Odd Remembrance Ave		30.92	537,219.59
03/11/2019	ACH031119.	CITY OF ST CLOUD	1/29-2/27 - Valley Forge & Nathan Hall		84.82	537,134.77
03/11/2019	ACH031119.9	CITY OF ST CLOUD	1/29-2/27 - Blount Trail & Ft. Mchenry		98.05	537,036.72
03/11/2019	ACH31119.10	CITY OF ST CLOUD	1/29-2/27 - Lexington Entrance		83.56	536,953.16
03/11/2019	ACH31119.11	CITY OF ST CLOUD	1/29-2/27 - Entrance and Capital		79.48	536,873.68
03/11/2019	ACH31119.12	CITY OF ST CLOUD	1/29-2/27 - 1800 Betsy Ross Lane		50.13	536,823.55
03/15/2019		Bank United.	Funds Transfer		750.00	536,073.55
03/18/2019	1988	GARGANESE WEISS & D'AGRESTA	Legal Svcs - February		601.96	535,471.59
03/18/2019	1989	YELLOWSTONE LANDSCAPE	Landscape Maint - March		12,731.75	522,739.84
03/19/2019	ACH031919	ORLANDO UTILITIES COMMISSION	1/29-2/27 - 2100 Blk Even Kissimmee Park Rd		22.24	522,717.60
03/19/2019	ACH031919.1	ORLANDO UTILITIES COMMISSION	1/29-2/27 - 2090 Continental St E1		137.13	522,580.47
03/19/2019	ACH031919.2	ORLANDO UTILITIES COMMISSION	1/29-2/27 - 2100 Block Continental ST LS80		297.88	522,282.59
03/19/2019	ACH031919.3	ORLANDO UTILITIES COMMISSION	Streetlights - February		14,422.30	507,860.29
03/19/2019	ACH031919.4	ORLANDO UTILITIES COMMISSION	1/29-2/27 - 2090 Continental St -Court/Frtn		949.64	506,910.65
03/19/2019	ACH031919.5	ORLANDO UTILITIES COMMISSION	1/29-2/27 - 1800 Remembrance Rd		30.97	506,879.68
03/19/2019	ACH031919.6	ORLANDO UTILITIES COMMISSION	1/29-2/27 - 2090 Continental St Chse		695.77	506,183.91
03/22/2019	ACH032219.1	PAYCHEX - P/R	P/R Fees		81.28	506,102.63
03/22/2019	ACH032219.2	PAYCHEX - P/R	BOS Mtg 3/8/19		153.60	505,949.03
03/22/2019	10178DD	BLAIR POSSENRIEDE	BOS Mtg 3/8/19		184.70	505,764.33
03/22/2019	10176	GERALD HARRINGTON	BOS Mtg 3/8/19		184.70	505,579.63
03/22/2019	10177	John Ortega	BOS Mtg 3/8/19		184.70	505,394.93
03/22/2019	10175DD	JORGE ARCE	BOS Mtg 3/8/19		184.70	505,210.23

**ANTHEM PARK CDD
CHECK REGISTER
FY2019**

03/22/2019	10179DD	KENNETH WILLIAMS	BOS Mtg 3/8/19		184.70	505,025.53
03/25/2019	1990	TRULY NOLEN OF AMERICA, INC	Pest Control - Qtrly		145.00	504,880.53
03/25/2019	ACH032519	BRIGHT HOUSE	2/25-4/24 - Internet - Court		248.52	504,632.01
03/26/2019	1992	ANTHEM PARK CDD	Tax Collection Distribution c/o US Bank		13,774.56	490,857.45
03/27/2019	1993	Icon Security Services	1/3-1/20 - Security (Rcvd 3/27/19)		768.00	490,089.45
03/28/2019	1995	Admiral Outdoor Furniture	Patio Furniture (Received 3/28/19)		5,988.99	484,100.46
03/28/2019	1996	MARIA AGOSTA	Party Closures (8) January & February		375.60	483,724.86
03/31/2019		Bank United.	Service Charge		7.45	483,717.41
03/31/2019		Bank United.	Interest	68.65		483,786.06
03/31/2019			EOM Balance	68.65	84,197.60	483,786.06

EXHIBIT 4

SERVICE AGREEMENT

PROPERTY NAME: Anthem Park CDD

CONTRACT DATE: April 22, 2019

SUBMITTED TO: Maria Agosta

SUBMITTED BY: Andy Nott

SPECIFICATIONS: Supply and install 3 – Par 56 Bulbs

All labor and parts necessary for proper installation

General:

1. Contractor is a Aeration/Fountain Certified 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.
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 foregoing at his expense.
5. Contractor will maintain general liability and workman's compensation insurance.
6. While SÖLitude Lake Management® makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SÖLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.
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.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



8. The customer covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses of SOLitude 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: \$202.86

****Price includes all applicable sales taxes and freight charges. Contract is valid until December 31 of the calendar year in which it was written.***

PAYMENT TERMS:

1. Balance will be payable upon completion of the contract work.

APPROVED:

_____	SOLitude Lake Management®
_____	Anthem Park CDD
(Authorized Signature)	
_____	_____
(Print Name and Title)	

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

EXHIBIT 5

THE ROAD TO ADA COMPLIANCE



Required as of 10/01/2019

Compliance: The 2 Components

- Component 1 - The website platform itself – this addresses the website itself and not any uploaded documents
- Component 2 - Document uploads – this addresses any documents that are uploaded to the website that are mandated under Florida Statute. (see attachment B of this presentation)

Documents are bifurcated into two sections:

- ❖ 1) Required historical documents before 10/01
- ❖ 2) Required new documents uploaded after 10/01

ATTACHMENT A

INSURANCE MANDATED REQUIREMENTS

Accessibility 

ADA Website Accessibility

Underwriting Guidelines - Policy Year 2019 - 2020



Florida
Insurance
Alliance™

1 - Accessibility Policy

- An adopted and implemented (or in the process of implementing) website accessibility policy that is consistent with WCAG 2.0 Level A and AA

2 – Accessibility Statement

- A disability accessibility statement posted on their website that includes:
 - A commitment to accessibility for persons with disabilities
 - The accessibility standard used and applied to the District's website
 - Contact information (email and phone number) in case users encounter any problems

3 — Video / Audio

- Video and Audio is published or streamed in an accessible format.

4 – Quarterly Audits

- Quarterly audits done by a third-party to ensure that the website is in continual compliance with prevailing WCAG standards.

5 — Remedial Measures

- If the District has been previously sued
 - Settlement Agreement
 - Review remedial measures taken by District

Summary - Where We Are

➤ Accessibility Policy – In Process

- District Counsel will be/has been furnished a sample policy that has been approved by the insurance provider for consideration and changes

➤ Accessibility Statement - Completed

- Accessibility statement has been published to the website and has been approved by insurance provider.

➤ Video/Audio – Completed

- We have ensured there are no videos or audio published or streamed on the websites. Districts should avoid.

FINANCIAL COMPARISON – VENDORS

Ventures		360 PSG		Horton Group		CAMPUS SUITE	
Create A Website	\$ -	Create A Website & Service Block	\$3,345.00	Create A Website	\$ 18,000.00	Create and Maintain Website	\$ 600.00
Annual Website Platform	\$ 960.00	Yearly Doc Conversion**	\$1,375.00	Qterly Scan for Compliance	\$ 12,000.00	On Demand Document Conversion	\$ -
Domain	\$ 20.00	Yealy Web Compliance	\$1,025.00	FY 2019 Total	\$ 30,000.00	Document Conversion - 1st Year	\$ 1,500.00
Quarterly Scan for Compliance	\$ 480.00	SSL Cert, Content Mgmt, Monthly Scan	\$ 420.00			Domain	\$ 15.00
FY 2019 Total	\$ 1,460.00	FY 2019 Total	\$6,165.00			FY 2019 Total	\$ 2,115.00
Second Year FY 2020 Total	\$ 1,460.00	Second Year FY 2020 Total	\$2,820.00	Second Year FY 2020 Total	\$ 12,000.00	Second Year FY 2020 Total	\$ 1,515.00
(does not include scan or remediation of PDF documents uploaded or conversion of documents)		(**only includes audit, agendas, public facilities report and budgets, doesn't include other document remediation - additional is at \$110 per hour)		Document conversion is at \$100 per hour		Initial conversion at \$0.98 per page, based on avg (Second Year documents up to 750 pages included in On Demand Service of \$900 annually)	

RECOMMENDED VENDOR

CAMPUS SUITE

- 1) One Stop Service
- 2) Lowest Bidder for One Stop Service
- 3) Experienced in ADA Accessibility

Component 1 - Website Platform

- Campus Suite - Utilizes a website template that is WCAG compliant
- A contract will be advanced embodying language to ensure that prevailing WCAG standards are continually being met
- Annual charge is \$600 per year . Website will be turned on as of 10/01.
Year One - Contracts need to be executed at the same time as the initial PDF remediation of historical documents so that as documents are remediated they are uploaded to the new site for turn on at 10/01.
Year Two – Annual \$600 charge will be billed in quarterly installments
- Monthly monitoring will be performed on each individual District website to ensure compliance with prevailing WCAG standards.
- Annual Domain registration approximates \$15 per year
- Note: Current website will need to be maintained until conversion complete

Total Annual Cost for Website Platform is \$615 Annually

Component 2 – Document Conversion

DOCUMENTS BEFORE 10/01/2019

- District website documents will be thinned up to comply with only Statute required documents by DPFG (see attachment B of this presentation)
- All documents on the website need to be ADA compliant
- Conversion price per page is \$0.98 for historical documents prior to 10/01. Historical agenda packages cannot be manipulated to minimize conversion costs.
- The average District website page count, (before adjustments), currently on the websites are 1,500
- The Board needs to approve the conversion of the documents with a not to exceed of \$1,500. The District will only be charged for documents converted and will receive a report as to page count. Payment due as service is rendered.

Total FY 2019 Cost for Conversion Based on Average is \$1,500

Component 2 – Document Conversion

DOCUMENTS AFTER 10/01/2019

- **Campus Suite – On Demand Service and Remediation of non-compliant Documents**
- **Annual charge of \$900 - Billed Quarterly – 1st bill will be 10/01/2019**
- **On Demand Service & Remediation – agenda documents will be uploaded to the website pursuant to State Statute requirements – Campus Suite will scan and remediate non-compliant documents within 48 hours of upload. Annual price includes the remediation of 750 pages annually. Documents in excess of 750 pages are charged at \$0.98 per page**
- **Campus Suite will distribute a report to the District for those vendors who are non-compliant**

Total Annual Cost for Ongoing Maintenance is \$900 Annually

Mitigation of Remediation - DPFG

- DPFG will be e-mailing major vendors as to the requirement for ADA compliant documents; i.e. contracts and proposals. These vendors will include District Counsel, aquatics, landscape maintenance, and other contracted entities. Additionally any new contracted vendors will be notified.
- DPFG will be designing an ADA compliant agenda and budget template
- DPFG will upload documents to the website as well as make any calendar changes
- The District will review a report monthly.
- DPFG will notify the respective parties as to non-compliance on a quarterly basis

Total Annual Cost for Ongoing Mitigation of Remediation of Documents and Uploading is \$500 Annually

ATTACHMENT B

Statute Required Documents

Pursuant to Section 189.069, Florida Statutes, below please find a checklist of the information required to be included on the website of a community development district. A copy of Section 189.069, Florida Statutes, is also attached for your reference.

EFFECTIVE JULY 1, 2014:

All districts must have a website by October 1, 2015 (or by the end of the first full fiscal year after establishment). With emphasis added on a few items, the website must contain:

- a. The full legal name of the special district.
- b. The public purpose of the special district.
- c. The name, address, e-mail address, and, if applicable, the term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190, as the uniform charter, *but must include information relating to any grant of special powers.*
- f. The mailing address, e-mail address, telephone number, and *Internet website uniform resource locator* of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, *and a hyperlink* to generally applicable ethics provisions.
- k. The budget of each special district, in addition to amendments in accordance with s. 189.418.
- l. The final, complete audit report for the most recent completed fiscal year, and audit reports required by law or authorized by the governing body of the special district.

Each district must submit its official internet website address to the Department of Economic Opportunity. The Department's website must include a link to each special district.

EFFECTIVE OCTOBER 1, 2016:

The website must further contain:

- m. Tentative budgets must be posted at least two (2) days before the budget hearing and now remain on District websites for forty-five (45) days.¹
- n. Final adopted budgets must be posted within thirty (30) days after adoption and now remain on District websites for two (2) years.²
- o. Budget amendments must be posted within five (5) days after adoption and now remain on District websites for two (2) years.³
- p. A list of regularly scheduled meetings must be included on District websites.
- q. The District's public facilities report must be included on District websites.
- r. A link to the Department of Financial Services website must be included on District websites.
- s. At least seven (7) days before a meeting or workshop, a District must post its agenda, along with any meeting materials available, on its website where it must remain for one (1) year.

If you have any questions about the above information, please do not hesitate to contact me.

¹ Fla. Stat. § 189.016(4).

² Fla. Stat. § 189.016(4).

³ Fla. Stat. § 189.016(7).

(d) All special districts created or established by rule of the Governor and Cabinet may be reviewed as directed by the Governor and Cabinet.

(e) Except as provided in paragraphs (a)-(d), all other special districts may be reviewed as directed by the President of the Senate and the Speaker of the House of Representatives.

(3) All special districts, governmental entities, and state agencies shall cooperate with the Legislature and with any local general-purpose government seeking information or assistance with the oversight review process and with the preparation of an oversight review report.

(4) Those conducting the oversight review process shall, at a minimum, consider the listed criteria for evaluating the special district, but may also consider any additional factors relating to the district and its performance. If any of the listed criteria do not apply to the special district being reviewed, they need not be considered. The criteria to be considered by the reviewer include:

(a) The degree to which the service or services offered by the special district are essential or contribute to the well-being of the community.

(b) The extent of continuing need for the service or services currently provided by the special district.

(c) The extent of municipal annexation or incorporation activity occurring or likely to occur within the boundaries of the special district and its impact on the delivery of services by the special district.

(d) Whether there is a less costly alternative method of delivering the service or services that would adequately provide the district residents with the services provided by the district.

(e) Whether transfer of the responsibility for delivery of the service or services to an entity other than the special district being reviewed could be accomplished without jeopardizing the district's existing contracts, bonds, or outstanding indebtedness.

(f) Whether the Auditor General has notified the Legislative Auditing Committee that the special district's audit report, reviewed pursuant to s. 11.45(7), indicates that the district has met any of the conditions specified in s. 218.503(1) or that a deteriorating financial condition exists that may cause a condition described in s. 218.503(1) to occur if actions are not taken to address such condition.

(g) Whether the district is inactive according to the official list of special districts, and whether the district is meeting and discharging its responsibilities as required by its charter, as well as projected increases or decreases in district activity.

(h) Whether the special district has failed to comply with any of the reporting requirements in this chapter, including preparation of the public facilities report.

(i) Whether the special district has designated a registered office and agent as required by s. 189.014, and has complied with all open public records and meeting requirements.

(5) Any special district may at any time provide the Legislature and the local general-purpose government conducting the review or making decisions based upon the final oversight review report with written responses

to any questions, concerns, preliminary reports, draft reports, or final reports relating to the district.

(6) This section does not apply to a deepwater port listed in s. 311.09(1) which is in compliance with a port master plan adopted pursuant to s. 163.3178(2)(k), or to an airport authority operating in compliance with an airport master plan approved by the Federal Aviation Administration, or to any special district organized to operate health systems and facilities licensed under chapter 395, chapter 400, or chapter 429.

History.—s. 23, ch. 97-255; s. 46, ch. 2001-266; s. 22, ch. 2004-305; s. 6, ch. 2006-197; s. 48, ch. 2014-22; s. 15, ch. 2016-22.

Note.—Fonner s. 189.428.

189.069 Special districts; required reporting of information; web-based public access.-

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
7. A description of the boundaries or service area of, and the services provided by, the special district.
8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s. 189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. The public facilities report, if applicable.

15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

(b) The department's website list of special districts in the state required under s. 189.061 shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection (1).

History.—s. 54, ch. 2014-22; s. 16, ch. 2016-22.

PART VII

MERGER AND DISSOLUTION

189.07	Definitions.
189.071	Merger or dissolution of a dependent special district.
189.072	Dissolution of an independent special district.
189.073	Legislative merger of independent special districts.
189.074	Voluntary merger of independent special districts.
189.075	Involuntary merger of independent special districts.
189.076	Financial allocations.
189.0761	Exemptions.

189.07 Definitions.—As used in this part, the term:

(1) "Component independent special district" means an independent special district that proposes to be merged into a merged independent district, or an independent special district as it existed before its merger into the merged independent district of which it is now a part.

(2) "Elector-initiated merger plan" means the merger plan of two or more independent special districts, a majority of whose qualified electors have elected to merge, which outlines the terms and agreements for the official merger of the districts and is finalized and approved by the governing bodies of the districts pursuant to this part.

(3) "Governing body" means the governing body of the independent special district in which the general legislative, governmental, or public powers of the district are vested and by authority of which the official business of the district is conducted.

(4) "Initiative" means the filing of a petition containing a proposal for a referendum to be placed on the ballot for election.

(5) "Joint merger plan" means the merger plan that is adopted by resolution of the governing bodies of two or more independent special districts that outlines the terms and agreements for the official merger of the districts and that is finalized and approved by the governing bodies pursuant to this part.

(6) "Merged independent district" means a single independent special district that results from a successful merger of two or more independent special districts pursuant to this part.

(7) "Merger" means the combination of two or more contiguous independent special districts resulting in a newly created merged independent district that assumes jurisdiction over all of the component independent special districts.

(8) "Merger plan" means a written document that contains the terms, agreements, and information regarding the merger of two or more independent special districts.

(9) "Proposed elector-initiated merger plan" means a written document that contains the terms and information regarding the merger of two or more independent special districts and that accompanies the petition initiated by the qualified electors of the districts but that is not yet finalized and approved by the governing bodies of each component independent special district pursuant to this part.

(10) "Proposed joint merger plan" means a written document that contains the terms and information regarding the merger of two or more independent special districts and that has been prepared pursuant to a resolution of the governing bodies of the districts but that is not yet finalized and approved by the governing bodies of each component independent special district pursuant to this part.

(11) "Qualified elector" means an individual at least 18 years of age who is a citizen of the United States, a permanent resident of this state, and a resident of the district who registers with the supervisor of elections of a county within which the district lands are located when the registration books are open.

History.— s. 1, ch. 2012-16; s. 17, ch. 2014-22.

Note.—Fonners. 189.4042(1).

189.071 Merger or dissolution of a dependent special district.

(1) The merger or dissolution of a dependent special district may be effectuated by an ordinance of the local general-purpose governmental entity wherein the geographical area of the district or districts is located. However, a county may not dissolve a special district that is dependent to a municipality or vice versa, or a dependent district created by special act.

(2) The merger or dissolution of an active dependent special district created and operating pursuant to a

EXHIBIT 6

STATEMENT 1
ANTHEM PARK CDD
GENERAL FUND - Scenario 1 (NO INCREASE IN ASSESSMENTS)
PROPOSED BUDGET FY 2019

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED	FY 2019 YTD-MARCH	FY 2020 PROPOSED	VARIANCE 2019 TO 2020
REVENUE							
SPECIAL ASSESSMENTS - ON-ROLL	\$ 634,905	\$ 637,813	\$ 632,647	\$ 755,269	\$ 638,507	\$ 755,269	-
INTEREST	2,716	2,116	2,305	2,000	1,857	2,000	-
OTHER MISCELLANEOUS REVENUE & INSURANCE PROCEEDS	4,291	41	29,072	-	-	-	-
ASSESSMENT EXCESS FEES	-	3,554	4,082	-	-	-	-
CLUBHOUSE RENTAL	7,781	8,729	8,253	4,000	2,481	4,000	-
GATE ACCESS CARD	175	715	420	-	110	-	-
INSURANCE PROCEEDS	-	-	-	-	4,352	-	-
FUND BALANCE FORWARD	-	-	-	-	-	2,952	2,952
AMOUNTS ALLOCATED FROM RESERVES FOR CAPITAL IMPROVEMENTS	-	-	-	-	-	26,060	26,060
TOTAL REVENUE	649,868	652,968	676,779	761,269	647,307	790,281	29,012
EXPENDITURES							
GENERAL ADMINISTRATIVE:							
SUPERVISORS' COMPENSATION	13,400	11,600	9,400	12,000	5,600	12,000	-
PAYROLL TAXES	1,025	912	724	918	432	918	-
PAYROLL SERVICES	737	673	760	700	546	700	-
DISTRICT MANAGEMENT	20,625	20,625	20,640	20,640	10,320	21,672	1,032
ADMINISTRATIVE SERVICES (Recording)	5,150	5,150	5,160	5,160	2,580	5,418	258
GENERAL OPERATING EXPENSES	4,950	4,950	4,956	4,956	2,478	5,204	248
WEB-SITE HOSTING & MANAGEMENT	2,000	2,000	2,004	2,000	1,500	2,265	265
ACCOUNTING SERVICES	15,474	15,474	15,480	15,480	7,740	16,254	774
AUDITING SERVICES	4,450	4,450	3,250	4,450	3,500	3,700	(750)
LEGAL ADVERTISING	6,239	3,390	1,637	1,000	67	1,250	250
MISCELLANEOUS	1,507	710	129	500	200	500	-
REGULATORY & PERMIT FEE	175	175	175	175	-	175	-
ENGINEERING SERVICES	2,210	1,964	-	3,000	-	3,000	-
LEGAL SERVICES	17,926	15,023	12,735	15,000	5,343	15,000	-
MASS MAILING	2,987	-	735	-	-	-	-
SALES TAX	-	-	-	-	-	-	-
TOTAL GENERAL ADMINISTRATION	98,855	87,096	77,785	85,979	40,306	88,056	2,077
FINANCIAL ADMINISTRATIVE							
INSURANCE:							
INSURANCE	12,207	18,400	18,655	20,521	16,944	17,791	(2,730)
TOTAL INSURANCE	12,207	18,400	18,655	20,521	16,944	17,791	(2,730)
ASSESSMENT ADMINISTRATION:							
COUNTY ASSESSMENT COLLECTION FEES	267	276	301	300	255	300	-
ASSESSMENT ADMINISTRATION	8,250	8,250	8,250	8,250	8,250	8,250	-
TOTAL ASSESSMENT ADMINISTRATION	8,517	8,526	8,551	8,550	8,505	8,550	-
DEBT SERVICE ADMINISTRATION:							
ARBITRAGE REBATE CALCULATION	650	-	650	650	-	650	-
TRUSTEES FEES	-	314	3,457	3,772	3,772	3,772	-
DISSEMINATION AGENT	-	5,000	5,000	5,000	5,000	5,000	-
TOTAL DEBT SERVICE ADMINISTRATION	650	5,314	9,107	9,422	8,772	9,422	-
TOTAL FINANCIAL ADMINISTRATIVE	21,374	32,240	36,313	38,493	34,221	35,763	(2,730)
UTILITIES:							
UTILITY - ELECTRICITY	26,180	26,578	31,680	27,000	9,839	27,000	-
UTILITY - STREETLIGHTS	170,991	171,113	171,999	174,000	72,329	174,000	-
WATER - RECLAIMED	26,532	30,705	21,503	26,900	6,186	26,900	-
UTILITY - WATER	9,632	7,904	6,661	8,100	2,623	8,100	-
TOTAL UTILITIES	233,335	236,300	231,843	236,000	90,977	236,000	-
SECURITY:							
SECURITY SYSTEM - CONTRACT - ENVERA	6,459	5,556	5,556	5,556	4,167	5,556	-
SECURITY SYSTEM - MONITORING - GUARDIAN	425	444	442	456	230	456	-
SECURITY - OTHER (ACCESS CARDS, REPAIRS)	3,829	1,246	805	500	298	500	-
SECURITY - PROTECTION ONE - BASKETBALL COURT	655	950	947	948	550	948	-
SECURITY - GUARD/POLICE PATROL	20,275	9,872	8,882	13,568	6,336	14,400	832
TOTAL SECURITY	31,643	18,068	16,632	21,028	11,581	21,860	832

STATEMENT 1
ANTHEM PARK CDD
GENERAL FUND - Scenario 1 (NO INCREASE IN ASSESSMENTS)
PROPOSED BUDGET FY 2019

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED	FY 2019 YTD-MARCH	FY 2020 PROPOSED	VARIANCE 2019 TO 2020
FIELD OFFICE ADMINISTRATION:							
AMENITY MANAGEMENT CONTRACT	83,822	93,063	90,303	91,665	41,137	97,721	6,056
AMENITY MANAGEMENT - CLUBHOUSE RENTALS REIMBURSEMENTS	4,687	3,099	3,240	3,771	1,597	3,771	0
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,207	4,306	4,366	4,380	2,289	4,500	120
CLUBHOUSE FACILITY SUPPLIES	1,513	711	1,021	1,700	117	1,700	-
CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,635	1,461	1,253	1,500	938	1,500	-
PEST CONTROL & TERMITE BOND	559	552	566	552	290	580	28
MISCELLANEOUS (False Alarm & CH Special/Meeting)	1,053	403	392	400	351	400	-
CLUBHOUSE FACILITY MAINTENANCE	6,069	2,725	1,851	5,000	383	5,000	-
CLUBHOUSE LIGHTING REPLACEMENT	508	185	300	500	-	500	-
TOTAL FIELD OFFICE ADMINISTRATION	104,053	106,505	103,292	109,468	47,102	115,672	6,204
LANDSCAPE MAINTENANCE:							
LANDSCAPE MAINTENANCE - CONTRACT	135,842	137,305	137,305	152,781	76,391	160,428	7,647
LANDSCAPE REPLACEMENT	29,390	25,132	19,686	5,000	-	5,000	-
TREE TRIMMING	2,566	215	-	1,000	-	1,000	-
IRRIGATION REPAIRS & MAINTENANCE	5,339	1,708	5,781	12,300	-	10,000	(2,300)
LANDSCAPE MISCELLANEOUS (MULCH)	202	5,600	-	-	-	-	-
R&M - LANDSCAPE IRRIGATION	0	8,306	-	-	-	-	-
TOTAL LANDSCAPING MAINTENANCE	173,339	178,266	162,772	171,081	76,391	176,428	5,347
FACILITY MAINTENANCE:							
LAKE MANAGEMENT	3,552	4,402	4,262	4,200	2,097	4,200	-
WETLAND MONITORING	1,080	1,440	1,800	1,440	720	1,440	-
FOUNTAIN SERVICE CONTRACT	1,750	1,524	800	-	-	-	-
FOUNTAIN REPAIRS & MAINTENANCE	4,125	2,775	1,070	1,000	240	1,000	-
GATE MAINTENANCE & REPAIR	1,805	1,106	250	1,000	-	1,000	-
ENTRY & WALLS MAINTENANCE	1,400	-	5,300	1,000	-	1,000	-
DECORATIVE LIGHT MAINTENANCE	346	-	-	1,500	-	1,500	-
POWERWASH	-	3,049	740	1,800	408	750	(1,050)
POOL SERVICE - CONTRACT	12,625	14,800	14,800	13,800	7,150	13,800	-
POOL MAINTENANCE & REPAIR	3,009	847	1,078	3,000	-	2,500	(500)
POOL MONITORING	-	-	-	-	-	-	-
POOL PERMIT	425	325	375	325	-	325	-
ATHLETIC FACILITIES MAINTENANCE & EQUIPMENT REPAIR	253	1,239	334	600	1,478	2,500	1,900
MISCELLANEOUS - CONTINGENCY-FIELD	2,474	3,454	7,215	2,500	2,945	2,500	-
SIGNAGE	-	998	-	-	-	-	-
DRAIN BASIN	-	1,198	-	-	-	-	-
TOTAL FACILITY MAINTENANCE	32,844	37,157	38,024	32,165	15,038	32,515	350
CAPITAL IMPROVEMENT PROGRAM:							
CAPITAL IMPROVEMENT	43,387	-	-	5,000	-	5,627	627
CLUBHOUSE & POOL FURNITURE REPLACEMENT	6,128	-	-	-	-	-	-
CLUBHOUSE FACILITY REPAIR & MAINTENANCE	-	-	-	-	-	-	-
PLAYGROUND	1,883	-	-	-	-	-	-
MISCELLANEOUS	-	-	35,592	-	-	-	-
TOTAL CAPITAL IMPROVEMENT PROGRAM	51,398	-	35,592	5,000	-	5,627	627
RESERVES							
INCREASE IN RESERVES CAPITAL FY 2019	-	-	-	51,300	-	52,300	1,000
INCREASE IN FUND BALANCE	-	-	-	10,755	-	-	(10,755)
DECREASE RESERVE CAPITAL IMPROVEMENTS	-	-	-	-	5,989	26,060	26,060
TOTAL RESERVES	-	-	-	62,055	5,989	78,360	16,305
TOTAL EXPENDITURES	746,841	695,632	702,253	761,269	321,605	790,281	29,012
EXCESS OF REV. OVER/(UNDER) EXPEND.	(96,970)	(42,660)	(25,470)	-	325,700	-	-
FUND BALANCE - BEGINNING	571,764	474,794	432,134	406,664	-	457,964	-
INCREASE IN RESERVES FY 2020	-	-	-	51,300	-	52,300	-
DECREASE IN RESERVE CAPITAL IMPROVEMENTS	-	-	-	-	-	(2,952)	-
DECREASE FUND BALANCE FORWARD	-	-	-	-	-	(29,012)	-
FUND BALANCE - ENDING	474,794	432,134	406,664	457,964	-	478,300	-

FY 2020 Reserve Study Expenditures
Concrete Sidewalks, Partial (Around amenity center and CDD parks) 14,798
Tennis Courts, Color Coat & Repairs 11,262
26,060

FUND BALANCE	
Two Months Operating Capital	131,713.49
FY 2016 Reserve	\$ 47,400
FY 2017 Reserve	48,300
FY 2018 Reserve	49,300
FY 2019 Reserve	51,300
FY 2020 Reserve	52,300
Pool Furniture	(5,989)
FY 2020 Expenditures	(26,060)
Capital Reserve Balance	216,551
Increase in Fund Balance FY 2019	10,755
Decrease in Fund Balance FY 2020	(2,952)
Unassigned	122,233
Total Fund Balance	478,300

ANTHEM PARK
FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

				Total
TOTAL O&M BUDGET	\$	755,269	TOTAL DS BUDGET	\$ 634,563
COLLECTION COSTS @ 6%	\$	48,209	COLLECTION COST @ 6%	\$ 88,713
TOTAL O&M ASSESS	<u>\$</u>	<u>803,478</u>	TOTAL DS ASSESS	<u>\$ 1,478,544</u>

UNITS ASSESSED

ALLOCATION OF O&M ASSESSMENT

PER LOT ANNUAL ASSESSMENT

<u>LOT SIZE</u>	<u>O&M</u>	<u>DEBT SERVICE</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>TOTAL DS BUDGET</u>	<u>O&M</u>	<u>DEBT SERVICE</u>	<u>CURRENT FY TOTAL</u>	<u>PRIOR FY TOTAL</u>	<u>ANNUAL DIFFERENCE</u>
Undeveloped Acreage	96	0	0.7	67.2	7.75%	\$ 62,276	\$ -	\$ 649	\$ -	\$ 649	\$ 649	\$ (0)
Tri-plex	276	93	0.8	220.8	25.47%	\$ 204,623	\$ 80,219	\$ 741	\$ 863	\$ 1,604	\$ 1,604	\$ (0)
Townhome	100	99	0.9	90	10.38%	\$ 83,406	\$ 96,068	\$ 834	\$ 970	\$ 1,804	\$ 1,804	\$ 0
Single Family 50'	409	389	1	409	47.17%	\$ 379,034	\$ 419,423	\$ 927	\$ 1,078	\$ 2,005	\$ 2,005	\$ (0)
Single Family 80'	50	46	1.6	80	9.23%	\$ 74,139	\$ 79,356	\$ 1,483	\$ 1,725	\$ 3,208	\$ 3,208	\$ (0)
	<u>931</u>	<u>627</u>		<u>867</u>	<u>100.00%</u>	<u>\$ 803,478</u>	<u>\$ 675,066</u>					

LESS: Osceola County Collection Costs	\$	48,209
Net Revenue to be Collected	<u>\$</u>	<u>755,269</u>

STATEMENT 3
ANTHEM PARK CDD
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF	COMMENTS (SCOPE OF SERVICE)
SUPERVISORS' COMPENSATION		12,000	12 meetings, \$200 per meeting for 5 Supervisors
PAYROLL TAXES	FICA & SUTA	918	7.65% OF COMPENSATION
PAYROLL SERVICES	INNOVATION	700	\$50/month + \$25/qtr filing fee
DISTRICT MANAGEMENT	DPFG	21,672	DPFG Has not had an increase since FY 2015
ADMINISTRATIVE SERVICES (Recording)	DPFG	5,418	DPFG Has not had an increase since FY 2015
GENERAL OPERATING EXPENSES	DPFG	5,204	DPFG Has not had an increase since FY 2015
WEB-SITE HOSTING & MANAGEMENT	DPFG	2,265	Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as DPFG remediation mitigation - \$500. Additional \$250 for any unknown remediation of documents
ACCOUNTING SERVICES	DPFG	16,254	DPFG Has not had an increase since FY 2015
AUDITING SERVICES	DMHB	3,700	
LEGAL ADVERTISING	TRIBUNE & ORLANDO SETINAL	1,250	
MISCELLANEOUS	BANK UNITED	500	
REGULATORY & PERMIT FEE		175	State mandated
ENGINEERING SERVICES	BOYD CIVIL ENGINEERING	3,000	
LEGAL SERVICES	BROWN, GARGANESE	15,000	
INSURANCE	EGIS INSURANCE	17,791	Confirmed with EGIS For FY 2020
COUNTY ASSESSMENT COLLECTION FEES	OSCEOLA COUNTY	300	
ASSESSMENT ADMINISTRATION	DPFG	8,250	
ARBITRAGE REBATE CALCULATION	LLS TAX SOLUTIONS	650	
TRUSTEES FEES	US BANK	3,772	Confirmed with US Bank Trustee
DISSEMINATION AGENT	DPFG	5,000	
UTILITY - ELECTRICITY	ORLANO UTILITIES	27,000	
UTILITY - STREETLIGHTS	ORLANO UTILITIES	174,000	approximately \$14,500 monthly
WATER - RECLAIMED	CITY OF ST CLOUD	26,900	
UTILITY - WATER	CITY OF ST CLOUD	8,100	approximately \$833 monthly
SECURITY SYSTEM - CONTRACT - ENVERA	ENVERA	5,556	\$1,389/quarter
SECURITY SYSTEM - MONITORING - GUARDIAN	GUARDIAN PROTECTION	456	\$38/month
SECURITY - ACCESS CARDS		500	Miscellaneous as needed
SECURITY - PROTECTION ONE - BASKETBALL COURT		948	\$79/mo Video Monitoring of basketball court
SECURITY - PATROL SERVICES	Icon Security	14,400	Icon Security Services provided at \$16 per hour, approximately \$1,200 per month
AMENITY MANAGEMENT CONTRACT	VESTA	97,721	Reflects an annual increase of \$6,056 , Amenity Manager - 40 hours, Facilities Manager part time and poolmonitoring of 40 hours per week from Memorial to Labor Day
AMENITY MANAGEMENT - CLUBHOUSE RENTALS		3,771	Payment for monitoring clubhouse party rentals and lock up
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	BRIGHT HOUSE	4,500	Approximately \$375 per month
CLUBHOUSE OFFICE SUPPLIES		1,700	Misc as needed
CLUBHOUSE FACILITY JANITORIAL SUPPLIES		1,500	Misc as needed
PEST CONTROL & TERMITE BOND	TRULY NOLEN	580	\$145/quarter
MISCELLANEOUS		400	Items such as signage, etc
CLUBHOUSE FACILITY MAINTENANCE		5,000	Repairs of clubhouse facilities as needed
CLUBHOUSE LIGHTING REPLACEMENT		500	Misc lighting needs
LANDSCAPE MAINTENANCE - CONTRACT	YELLOWSTONE	160,428	Increase of 5% , no increase since July 2015
LANDSCAPE REPLACEMENT	YELLOWSTONE	5,000	\$5,000 extra for misc replenishment
TREE TRIMMING		1,000	as needed, should be scheduled FY 2018
IRRIGATION REPAIRS & MAINTENANCE	YELLOWSTONE	10,000	
MULCH	YELLOWSTONE	-	Included above
LAKE MANAGEMENT	Solitude	4,200	CONTRACT IS AT \$350 PER MONTH
WETLAND MONITORING	BIOTECH CONSULTING	1,440	\$360/quarter
FOUNTAIN SERVICE CONTRACT	AMERICAN ECO	-	QTR MAINTENANCE - \$200/mo TERMINATED 11/07/17
FOUNTAIN REPAIRS & MAINTENANCE	VARIOUS	1,000	As needed for fountain repair

STATEMENT 3
ANTHEM PARK CDD
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF	COMMENTS (SCOPE OF SERVICE)
GATE MAINTENANCE & REPAIR		1,000	repairs at pool and basketball gates
ENTRY & WALLS MAINTENANCE		1,000	FY 2015 had paver repairs at dock, PPM pressure washing Zone A & B- Amenity Center - \$1,200 - Gazebo/Deck - \$250.
DECORATIVE LIGHT MAINTENANCE		1,500	Holiday Lighting
POWERWASH		750	Estimated for additional pressure washing
POOL SERVICE - CONTRACT	TIDY POOLS	13,800	\$1,150/month
POOL MAINTENANCE & REPAIR	TIDY POOLS	2,500	REPAIRS AS NEEDED
POOL MONITORING		-	included in Vesta contract
POOL PERMIT	GOVT.	325	
ATHLETIC FACILITIES MAINTENANCE & FITNESS EQUIPMENT REPAIR		2,500	Miscellaneous as needed. Sand if \$1,500 annually
MISCELLANEOUS - CONTINGENCY-FIELD		2,500	as needed
CAPITAL IMPROVEMENT		5,627	
RESERVES		52,300	
RESERVES BALANCE FORWARD FOR NOTED PROJECTS		26,060	

EXHIBIT 7

STATEMENT 1
ANTHEM PARK CDD
GENERAL FUND - Scenario 2 (INCREASE IN HOURS FOR AMENITY TEAM & \$10,000 IN CAPITAL PROJECTS)
PROPOSED BUDGET FY 2019

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED	FY 2019 YTD-MARCH	FY 2020 PROPOSED	VARIANCE 2019 TO 2020
REVENUE							
SPECIAL ASSESSMENTS - ON-ROLL	\$ 634,905	\$ 637,813	\$ 632,647	\$ 755,269	\$ 638,507	\$ 770,500	15,231
INTEREST	2,716	2,116	2,305	2,000	1,857	2,000	-
OTHER MISCELLANEOUS REVENUE & INSURANCE PROCEEDS	4,291	41	29,072	-	-	-	-
ASSESSMENT EXCESS FEES	-	3,554	4,082	-	-	-	-
CLUBHOUSE RENTAL	7,781	8,729	8,253	4,000	2,481	4,000	-
GATE ACCESS CARD	175	715	420	-	110	-	-
INSURANCE PROCEEDS	-	-	-	-	4,352	-	-
FUND BALANCE FORWARD	-	-	-	-	-	-	-
AMOUNTS ALLOCATED FROM RESERVES FOR CAPITAL IMPROVEMENTS	-	-	-	-	-	26,060	26,060
TOTAL REVENUE	649,868	652,968	676,779	761,269	647,307	802,560	41,291
EXPENDITURES							
GENERAL ADMINISTRATIVE:							
SUPERVISORS' COMPENSATION	13,400	11,600	9,400	12,000	5,600	12,000	-
PAYROLL TAXES	1,025	912	724	918	432	918	-
PAYROLL SERVICES	737	673	760	700	546	700	-
DISTRICT MANAGEMENT	20,625	20,625	20,640	20,640	10,320	21,672	1,032
ADMINISTRATIVE SERVICES (Recording)	5,150	5,150	5,160	5,160	2,580	5,418	258
GENERAL OPERATING EXPENSES	4,950	4,950	4,956	4,956	2,478	5,204	248
WEB-SITE HOSTING & MANAGEMENT	2,000	2,000	2,004	2,000	1,500	2,265	265
ACCOUNTING SERVICES	15,474	15,474	15,480	15,480	7,740	16,254	774
AUDITING SERVICES	4,450	4,450	3,250	4,450	3,500	3,700	(750)
LEGAL ADVERTISING	6,239	3,390	1,637	1,000	67	1,250	250
MISCELLANEOUS	1,507	710	129	500	200	500	-
REGULATORY & PERMIT FEE	175	175	175	175	-	175	-
ENGINEERING SERVICES	2,210	1,964	-	3,000	-	3,000	-
LEGAL SERVICES	17,926	15,023	12,735	15,000	5,343	15,000	-
MASS MAILING	2,987	-	735	-	-	-	-
SALES TAX	-	-	-	-	-	-	-
TOTAL GENERAL ADMINISTRATION	98,855	87,096	77,785	85,979	40,306	88,056	2,077
FINANCIAL ADMINISTRATIVE							
INSURANCE:							
INSURANCE	12,207	18,400	18,655	20,521	16,944	16,944	(3,577)
TOTAL INSURANCE	12,207	18,400	18,655	20,521	16,944	16,944	(3,577)
ASSESSMENT ADMINISTRATION:							
COUNTY ASSESSMENT COLLECTION FEES	267	276	301	300	255	300	-
ASSESSMENT ADMINISTRATION	8,250	8,250	8,250	8,250	8,250	8,663	413
TOTAL ASSESSMENT ADMINISTRATION	8,517	8,526	8,551	8,550	8,505	8,963	413
DEBT SERVICE ADMINISTRATION:							
ARBITRAGE REBATE CALCULATION	650	-	650	650	-	650	-
TRUSTEES FEES	-	314	3,457	3,772	3,772	3,772	-
DISSEMINATION AGENT	-	5,000	5,000	5,000	5,000	5,000	-
TOTAL DEBT SERVICE ADMINISTRATION	650	5,314	9,107	9,422	8,772	9,422	-
TOTAL FINANCIAL ADMINISTRATIVE	21,374	32,240	36,313	38,493	34,221	35,329	(3,164)
UTILITIES:							
UTILITY - ELECTRICITY	26,180	26,578	31,680	27,000	9,839	27,000	-
UTILITY - STREETLIGHTS	170,991	171,113	171,999	174,000	72,329	174,000	-
WATER - RECLAIMED	26,532	30,705	21,503	26,900	6,186	26,900	-
UTILITY - WATER	9,632	7,904	6,661	8,100	2,623	8,100	-
TOTAL UTILITIES	233,335	236,300	231,843	236,000	90,977	236,000	-
SECURITY:							
SECURITY SYSTEM - CONTRACT - ENVERA	6,459	5,556	5,556	5,556	4,167	5,556	-
SECURITY SYSTEM - MONITORING - GUARDIAN	425	444	442	456	230	456	-
SECURITY - OTHER (ACCESS CARDS, REPAIRS)	3,829	1,246	805	500	298	500	-
SECURITY - PROTECTION ONE - BASKETBALL COURT	655	950	947	948	550	948	-
SECURITY - GUARD/POLICE PATROL	20,275	9,872	8,882	13,568	6,336	14,400	832
TOTAL SECURITY	31,643	18,068	16,632	21,028	11,581	21,860	832

STATEMENT 1
ANTHEM PARK CDD
GENERAL FUND - Scenario 2 (INCREASE IN HOURS FOR AMENITY TEAM & \$10,000 IN CAPITAL PROJECTS)
PROPOSED BUDGET FY 2019

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED	FY 2019 YTD-MARCH	FY 2020 PROPOSED	VARIANCE 2019 TO 2020
FIELD OFFICE ADMINISTRATION:							
AMENITY MANAGEMENT CONTRACT	83,822	93,063	90,303	91,665	41,137	105,561	13,896
AMENITY MANAGEMENT - CLUBHOUSE RENTALS REIMBURSEMENTS	4,687	3,099	3,240	3,771	1,597	3,771	0
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,207	4,306	4,366	4,380	2,289	4,500	120
CLUBHOUSE OFFICE SUPPLIES	1,513	711	1,021	1,700	117	1,700	-
CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,635	1,461	1,253	1,500	938	1,500	-
PEST CONTROL & TERMITE BOND	559	552	566	552	290	580	28
MISCELLANEOUS (False Alarm & CH Special/Meeting)	1,053	403	392	400	351	400	-
CLUBHOUSE FACILITY MAINTENANCE	6,069	2,725	1,851	5,000	383	5,000	-
CLUBHOUSE LIGHTING REPLACEMENT	508	185	300	500	-	500	-
TOTAL FIELD OFFICE ADMINISTRATION	104,053	106,505	103,292	109,468	47,102	123,512	14,044
LANDSCAPE MAINTENANCE:							
LANDSCAPE MAINTENANCE - CONTRACT	135,842	137,305	137,305	152,781	76,391	160,428	7,647
LANDSCAPE REPLACEMENT	29,390	25,132	19,686	5,000	-	5,000	-
TREE TRIMMING	2,566	215	-	1,000	-	1,000	-
IRRIGATION REPAIRS & MAINTENANCE	5,339	1,708	5,781	12,300	-	10,000	(2,300)
LANDSCAPE MISCELLANEOUS (MULCH)	202	5,600	-	-	-	-	-
R&M - LANDSCAPE IRRIGATION	0	8,306	-	-	-	-	-
TOTAL LANDSCAPING MAINTENANCE	173,339	178,266	162,772	171,081	76,391	176,428	5,347
FACILITY MAINTENANCE:							
LAKE MANAGEMENT	3,552	4,402	4,262	4,200	2,097	4,200	-
WETLAND MONITORING	1,080	1,440	1,800	1,440	720	1,440	-
FOUNTAIN SERVICE CONTRACT	1,750	1,524	800	-	-	-	-
FOUNTAIN REPAIRS & MAINTENANCE	4,125	2,775	1,070	1,000	240	1,000	-
GATE MAINTENANCE & REPAIR	1,805	1,106	250	1,000	-	1,000	-
ENTRY & WALLS MAINTENANCE	1,400	-	5,300	1,000	-	1,000	-
DECORATIVE LIGHT MAINTENANCE	346	-	-	1,500	-	1,500	-
POWERWASH	-	3,049	740	1,800	408	750	(1,050)
POOL SERVICE - CONTRACT	12,625	14,800	14,800	13,800	7,150	13,800	-
POOL MAINTENANCE & REPAIR	3,009	847	1,078	3,000	-	2,500	(500)
POOL MONITORING	-	-	-	-	-	-	-
POOL PERMIT	425	325	375	325	-	325	-
ATHLETIC FACILITIES MAINTENANCE & EQUIPMENT REPAIR	253	1,239	334	600	1,478	2,500	1,900
MISCELLANEOUS - CONTINGENCY-FIELD	2,474	3,454	7,215	2,500	2,945	3,000	500
SIGNAGE	-	998	-	-	-	-	-
DRAIN BASIN	-	1,198	-	-	-	-	-
TOTAL FACILITY MAINTENANCE	32,844	37,157	38,024	32,165	15,038	33,015	850
CAPITAL IMPROVEMENT PROGRAM:							
CAPITAL IMPROVEMENT	43,387	-	-	5,000	-	10,000	5,000
CLUBHOUSE & POOL FURNITURE REPLACEMENT	6,128	-	-	-	-	-	-
CLUBHOUSE FACILITY REPAIR & MAINTENANCE	-	-	-	-	-	-	-
PLAYGROUND	1,883	-	-	-	-	-	-
MISCELLANEOUS	-	-	35,592	-	-	-	-
TOTAL CAPITAL IMPROVEMENT PROGRAM	51,398	-	35,592	5,000	-	10,000	5,000
RESERVES							
INCREASE IN RESERVES CAPITAL FY 2019	-	-	-	51,300	-	52,300	1,000
INCREASE IN FUND BALANCE	-	-	-	10,755	-	-	(10,755)
DECREASE RESERVE CAPITAL IMPROVEMENTS	-	-	-	-	5,989	26,060	26,060
TOTAL RESERVES	-	-	-	62,055	5,989	78,360	16,305
TOTAL EXPENDITURES	746,841	695,632	702,253	761,269	321,605	802,560	41,291
EXCESS OF REV. OVER/(UNDER) EXPEND.	(96,970)	(42,660)	(25,470)	-	325,700	-	-
FUND BALANCE - BEGINNING	571,764	474,794	432,134	406,664	-	457,964	-
INCREASE IN RESERVES FY 2020	-	-	-	51,300	-	52,300	-
DECREASE IN RESERVE CAPITAL IMPROVEMENTS	-	-	-	-	-	-	-
DECREASE FUND BALANCE FORWARD	-	-	-	-	-	(26,060)	-
FUND BALANCE - ENDING	474,794	432,134	406,664	457,964	-	484,204	-

FY 2020 Reserve Study Expenditures

Concrete Sidewalks, Partial (Around amenity center and CDD parks)	14,798
Tennis Courts, Color Coat & Repairs	11,262
	<u>26,060</u>

FUND BALANCE	
Two Months Operating Capital	133,760.04
FY 2016 - FY 2020 Reserve	\$ 248,600
Pool Furniture	(5,989)
FY 2020 Expenditures	(26,060)
Capital Reserve Balance	216,551
Unassigned	133,893
Total Fund Balance	<u>484,204</u>

ANTHEM PARK
FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

				Total
TOTAL ASSESSMENT O&M BUDGET	\$ 770,500	TOTAL DS BUDGET	\$ 634,563	\$ 1,405,063
COLLECTION COSTS @ 6%	\$ 49,181	COLLECTION COST @ 6%	\$ 40,504	\$ 89,685
TOTAL O&M ASSESS	<u>\$ 819,681</u>	TOTAL DS ASSESS	<u>\$ 675,066</u>	<u>\$ 1,494,748</u>

UNITS ASSESSED

ALLOCATION OF O&M ASSESSMENT

PER LOT ANNUAL ASSESSMENT WITH COLLECTION FEES

<u>LOT SIZE</u>	<u>O&M</u>	<u>DEBT SERVICE</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>TOTAL DS BUDGET</u>
Undeveloped Acreage	96	0	0.7	67.2	7.75%	\$ 63,532	\$ -
Tri-plex	276	93	0.8	220.8	25.47%	\$ 208,749	\$ 80,219
Townhome	100	99	0.9	90	10.38%	\$ 85,088	\$ 96,068
Single Family 50'	409	389	1	409	47.17%	\$ 386,678	\$ 419,423
Single Family 80'	50	46	1.6	80	9.23%	\$ 75,634	\$ 79,356
	<u>931</u>	<u>627</u>		<u>867</u>	<u>100.00%</u>	<u>\$ 819,681</u>	<u>\$ 675,066</u>

<u>O&M</u>	<u>DEBT SERVICE</u>	<u>CURRENT FY TOTAL</u>	<u>PRIOR FY TOTAL</u>	<u>ANNUAL DIFFERENCE</u>	<u>Monthly Increase</u>
\$ 661.80	\$ -	\$ 662	\$ 649	\$ 13	\$ 1
\$ 756.34	\$ 863	\$ 1,619	\$ 1,604	\$ 15	\$ 1
\$ 850.88	\$ 970	\$ 1,821	\$ 1,804	\$ 17	\$ 1
\$ 945.42	\$ 1,078	\$ 2,023	\$ 2,005	\$ 18	\$ 2
\$ 1,512.68	\$ 1,725	\$ 3,238	\$ 3,208	\$ 30	\$ 2

LESS: Osceola County Collection Costs
Net Revenue to be Collected

\$ 49,181
\$ 770,500

STATEMENT 3
ANTHEM PARK CDD
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF	COMMENTS (SCOPE OF SERVICE)
SUPERVISORS' COMPENSATION		12,000	12 meetings, \$200 per meeting for 5 Supervisors
PAYROLL TAXES	FICA & SUTA	918	7.65% OF COMPENSATION
PAYROLL SERVICES	INNOVATION	700	\$50/month + \$25/qtr filing fee
DISTRICT MANAGEMENT	DPFG	21,672	DPFG Has not had an increase since FY 2015
ADMINISTRATIVE SERVICES (Recording)	DPFG	5,418	DPFG Has not had an increase since FY 2015
GENERAL OPERATING EXPENSES	DPFG	5,204	DPFG Has not had an increase since FY 2015
WEB-SITE HOSTING & MANAGEMENT	Campus Suite	2,265	Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as DPFG remediation mitigation - \$500. Additional \$250 for any unknown remediation of documents
ACCOUNTING SERVICES	DPFG	16,254	\$1,290/month
AUDITING SERVICES	DMHB	3,700	
LEGAL ADVERTISING	TRIBUNE & ORLANDO SETINAL	1,250	
MISCELLANEOUS	BANK UNITED	500	
REGULATORY & PERMIT FEE		175	State mandated
ENGINEERING SERVICES	BOYD CIVIL ENGINEERING	3,000	
LEGAL SERVICES	BROWN, GARGANESE	15,000	
INSURANCE	EGIS INSURANCE	16,944	Confirmed with EGIS For FY 2020
COUNTY ASSESSMENT COLLECTION FEES	OSCEOLA COUNTY	300	
ASSESSMENT ADMINISTRATION	DPFG	8,663	DPFG Has not had an increase since FY 2015
ARBITRAGE REBATE CALCULATION	LLS TAX SOLUTIONS	650	
TRUSTEES FEES	US BANK	3,772	Confirmed with US Bank Trustee
DISSEMINATION AGENT	DPFG	5,000	
UTILITY - ELECTRICITY	ORLANO UTILITIES	27,000	
UTILITY - STREETLIGHTS	ORLANO UTILITIES	174,000	approximately \$14,500 monthly
WATER - RECLAIMED	CITY OF ST CLOUD	26,900	
UTILITY - WATER	CITY OF ST CLOUD	8,100	approximately \$833 monthly
SECURITY SYSTEM - CONTRACT - ENVERA	ENVERA	5,556	\$1,389/quarter
SECURITY SYSTEM - MONITORING - GUARDIAN	GUARDIAN PROTECTION	456	\$38/month
SECURITY - ACCESS CARDS		500	Miscellaneous as needed
SECURITY - PROTECTION ONE - BASKETBALL COURT		948	\$79/mo Video Monitoring of basketball court
SECURITY - PATROL SERVICES	Icon Security	14,400	Icon Security Services provided at \$16 per hour, approximately \$1,200 per month
AMENITY MANAGEMENT CONTRACT	VESTA	105,561	Reflects an annual increase of \$13,896, Amenity Manager - 40 hours, Facilities Manager part time (increase of 4 hours per week) and pool monitoring of 48 hours per week from Memorial to Labor Day.
AMENITY MANAGEMENT - CLUBHOUSE RENTALS		3,771	Payment for monitoring clubhouse party rentals and lock up
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	BRIGHT HOUSE	4,500	Approximately \$375 per month
CLUBHOUSE OFFICE SUPPLIES		1,700	Misc as needed
CLUBHOUSE FACILITY JANITORIAL SUPPLIES		1,500	Misc as needed
PEST CONTROL & TERMITE BOND	TRULY NOLEN	580	\$145/quarter
MISCELLANEOUS		400	Items such as signage, etc
CLUBHOUSE FACILITY MAINTENANCE		5,000	Repairs of clubhouse facilities as needed
CLUBHOUSE LIGHTING REPLACEMENT		500	Misc lighting needs
LANDSCAPE MAINTENANCE - CONTRACT	YELLOWSTONE	160,428	Increase of 5% , no increase since July 2015
LANDSCAPE REPLACEMENT	YELLOWSTONE	5,000	\$5,000 extra for misc replenishment
TREE TRIMMING		1,000	as needed, should be scheduled FY 2018
IRRIGATION REPAIRS & MAINTENANCE	YELLOWSTONE	10,000	
MULCH	YELLOWSTONE	-	Included above
LAKE MANAGEMENT	Solitude	4,200	CONTRACT IS AT \$350 PER MONTH
WETLAND MONITORING	BIOTECH CONSULTING	1,440	\$360/quarter
FOUNTAIN SERVICE CONTRACT	AMERICAN ECO	-	QTR MAINTENANCE - \$200/mo TERMINATED 11/07/17
FOUNTAIN REPAIRS & MAINTENANCE	VARIOUS	1,000	As needed for fountain repair

STATEMENT 3
ANTHEM PARK CDD
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF	COMMENTS (SCOPE OF SERVICE)
GATE MAINTENANCE & REPAIR		1,000	repairs at pool and basketball gates
ENTRY & WALLS MAINTENANCE		1,000	FY 2015 had paver repairs at dock, PPM pressure washing Zone A & B- Amenity Center - \$1,200 - Gazebo/Deck - \$250.
DECORATIVE LIGHT MAINTENANCE		1,500	Holiday Lighting
POWERWASH		750	Estimated for additional pressure washing
POOL SERVICE - CONTRACT	TIDY POOLS	13,800	\$1,150/month
POOL MAINTENANCE & REPAIR	TIDY POOLS	2,500	REPAIRS AS NEEDED
POOL MONITORING		-	included in Vesta contract
POOL PERMIT	GOVT.	325	
ATHLETIC FACILITIES MAINTENANCE & FITNESS EQUIPMENT REPAIR		2,500	Miscellaneous as needed. Sand if \$1,500 annually
MISCELLANEOUS - CONTINGENCY-FIELD		3,000	as needed
CAPITAL IMPROVEMENT		10,000	
RESERVES		52,300	
RESERVES BALANCE FORWARD FOR NOTED PROJECTS		26,060	

802,560

802,560

-