

***ANTHEM PARK COMMUNITY
DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisors
Meeting***

Date & Time:

Friday

March 8, 2019

9:00 A.M.

Location:

Anthem Park

Clubhouse

2090 Continental Street

St. Cloud, Florida

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

Anthem Park Community Development District

DPFG Management & Consulting, LLC

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

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

March 1, 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 **Friday, March 8, 2019 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, March 08, 2019

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
 - Call Report
- B. Consideration of the [February], 2019 Meeting Minutes Exhibit 2
- C. Consideration of the Unaudited [January] 2019 Financial Statements Exhibit 3

IV. Business Items

- A. Discussion of Service Agreement For Consideration of Innovative Employer Solutions Agreement for Payroll Services Exhibit 4

VI. Staff Reports

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

VII. Supervisors Requests

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

IX. Adjournment

EXHIBIT 1

ANTHEM PARK

COMMUNITY DEVELOPMENT DISTRICT



Amenity Center Management Report

Date of Meeting: March 2019

Submitted by: Maria Agosta

Facility Discussion and Projects for February and March

- **Project Timeline (recently completed or to be completed in March)**
 - **Fountain Park Pressure Washed**
 - **Clubhouse Pressure washed**
 - **Pool area pressure washed**
 - **Pool area touch up paint, new signs (non smoking, rest rooms etc.)**
 - **Solar light at flag pole replaced**
 - **Solar lights at swing set park ordered**
 - **Pool furniture delivered and distributed**
 - **Swing set park bench ordered**
- **Call report**
- **Icon Summary**
- **Yellowstone grade sheets - TBD**

Amenity Management

- We had 4 parties in February
- We have 9 parties in March.

Events

- **Easter Egg Hunt planned for Saturday, April 20th.**



Address_Formatted	Nature	Notes
1951 REMEMBRANCE AVE	911 HANGUP	A1 MADE CTC WITH COMP, THEY ARE OKAY [02/21/19 08:45:33 CHILL1826] [] NOTIF SRGT OF CALL HOLDING [02/21/19 08:23:25 CHILL1826] [] NO DISSTRESSOR [02/21/19 08:18:40 SZIMM2175] [] CALL DISCONNECT UPON CALL BACK NO ANSWER. [02/21/19 08:18:19 SZIMM2175]
1951 REMEMBRANCE AVE	911 HANGUP	COMP ADV HER HUSBAND WILL STEP OUT SIDE [02/13/19 23:13:12 ARODR2132] [] spoke with ms alequin who adv her daughter was playing with the px [02/13/19 22:58:08 JEFFM] [] 911 hangup from this px - call back [02/13/19 22:57:01 JEFFM]

<p>PATRIOT WAY/FORT MCHENRY BLVD</p>	<p>ASSIST ANOTHER AGENCY</p>	<p>B6 STREETS ARRIVED [02/07/19 19:34:45 ALOPE2130] [] [FIRE] TW32 WATER ON SCENE NEEDS ASST W TRAFFIC [02/07/19 19:03:58 EVELE2137] [] Event spawned from CONFINED SPACE COLLAPSE NO ONE. [02/07/2019 19:03:24 EVELE2137] [] TW32 REQ PD UNIT FOR TRAFFIC [02/07/19 19:02:38 EVELE2137] [] TW32 STREETS ON SCENE [02/07/19 18:59:01 EVELE2137] [] TW32 WATER ARRIVED [02/07/19 18:32:52 EVELE2137] [] NOTIFIED STREETS [02/07/19 18:04:51 LILYVETTE] [] NOTIFIED WATER DEPT [02/07/19 18:03:29 LILYVETTE] [] TW32 1 FOOT HOLE OPEN, LOOKS LIKE ITS WASHED OUT SEVERAL FEET, HAVE A COUPLE SEWER LINES AROUND IT [02/07/19 17:47:39 GSEAM1964] [] TW32 INVESTIGATION, 1 FT ROUND IN THE CONCRETE [02/07/19 17:45:05 DFISC1710] [] [EFD] Questions: [] 5. Where: in the roadway [] 6. The situation is below ground. [] 7. No one else is reported to be injured. [02/07/19 17:37:29 KELLY] [] [EFD] Dispatch Code: 54B02 (No one trapped (investigation)) [] Suffix: H (Sinkhole) [] Response: R NE [] Questions: [] 1. The caller is not on scene (3rd party). [] 3. It is not confirmed that someone is trapped. [] 2. A sinkhole is involved. [] 4. There are no hazardous materials involved. [02/07/19 17:36:46 KELLY] [] [EFD] Caller Statement: caller adv of a depression in the road possibly a sink hole starting [] Chief Complaint: Sinkhole [02/07/19 17:36:22 KELLY] []</p>
<p>1980 NATIONS WAY</p>	<p>ASSIST ANOTHER AGENCY</p>	<p>COMP ADV THE STOLEN IPAD HAS BEEN TRACKED TO THIS LOCATION. IF IT IS RECOVERED, THERE WILL BE AN ARREST [02/07/19 14:51:41 CHILL1826] [] COMP IS WITH THE ORLANDO POLICE DEPT REQ A SPANISH SPEAKING OFFICER TO ASSIST HIM AT THIS LOCATION REF AND INVESTIGATION FOR A STOLEN IPAD [] [] COMP IS AT NATIONS WAY / FORT MCHENRY IN A BLK NISS ALTIMA. [02/07/19 14:50:49 CHILL1826] []</p>

2181 BETSY ROSS LN	ATTEMPT TO CONTACT	<p>Made contact with Valerie and gave her Detective Teters phone number and advised her to call. [02/13/19 07:53:23 Unit:A1]</p> <p>PLEASE ATTEMPT TO CONTACT A VALERIE FERRY 02/26/1990 AT 2181 BETSY ROSS LN ST CLOUD</p> <p>IF CONTACT IS MADE, PLEASE HAVE HER CONTACT OUR DETECTIVE TETER AT 239-477-1084.</p> <p>THANK YOU FOR YOUR ASSISTANCE. [02/13/19 07:31:47 PMALD2064]</p>
4630 CAPITAL BLVD	CHILD ABUSE	<p>[EPD] Dispatch Code: 107B01</p> <p>Response: 1P</p> <p>Questions:</p> <ul style="list-style-type: none"> 9. Unk if safety issues invl. 3. Unk if wpns involved. 1. Caller on scene. 4. Units needed at: THIS LOC 7. Contact: COMPL 8. Contact info: NA <p>Person 1 (Suspect) Information:</p> <ul style="list-style-type: none"> -- Race: UNK -- Sex: UNK <p>Vehicle 1 (Subject) Information:</p> <ul style="list-style-type: none"> -- Color: BLK -- Make: HONDA -- Model: HRV [02/07/19 18:49:57 NGREE1622] <p>UNK SUSP, POSSIBLY H/M AND H/F, ALL SHE HAS IS THE CHILDRENS INFO [02/07/19 18:49:43 NGREE1622]</p> <p>KNOWN DRUG LOC [02/07/19 18:48:58 NGREE1622]</p> <p>[EPD] Caller Statement: joint response [02/07/19 18:48:15 NGREE1622]</p> <p>COMPL WITH DCF REQ JOINT RESPONSE FROM OFC [02/07/19 18:47:58 NGREE1622]UNK SUSP, POSSIBLY H/M AND H/F, ALL SHE HAS IS THE CHILDRENS INFO [02/07/19 18:49:43 NGREE1622]</p> <p>KNOWN DRUG LOC [02/07/19 18:48:58 NGREE1622]</p> <p>[EPD] Caller Statement: joint response [02/07/19 18:48:15 NGREE1622]</p> <p>COMPL WITH DCF REQ JOINT RESPONSE FROM OFC [02/07/19 18:47:58 NGREE1622]</p>
1960 NATIONS WAY	CITIZEN ASSIST	<p>ADV SGT OF CALL HOLDING [02/15/19 12:44:17 TSTRE1263]</p> <p>WCOMP REQUESTS TO SEE AN OFC AT THE PD IN REF TO HAVING ANY OFC WALK OUT AND SPEAK TO HER SON THAT DOES NOT WANT TO GO TO SCHOOL. [02/15/19 12:42:19 FGONZ1602]</p>

<p>1980 NATIONS WAY</p>	<p>CITIZEN ASSIST</p>	<p>I attempted to make contact with the residents of the home but no contact was made. comp advised he had a company tablet stolen from the airport and gps tracked it to this location. [02/04/19 12:15:01 Unit:A7] A7 ON SCENE [02/04/19 12:04:33 GPRAD2133] TABLET WAS PINGED TO THAT LOCATION [02/04/19 11:34:33 PMALD2064] [EPD] Dispatch Code: 130B01 Response: 1P Questions: 2. 3rd pty caller not on scene. 3. Time lapse: wednesday of last week 1/30</p>
<p>2229 BETSY ROSS LN</p>	<p>CIVIL MATTER</p>	<p>comp advsied he got into an argument with his wife and he decided to stay with his sister. comp advsied he forgot his house keys and could not get inside his home. I advised comp he could break into his home which he did. comp advised his wife was not at home and neither was their car. comps wife has not been aswering phone calls. comp advised his wife is not suicidal. I advsied comp to call the police back if she sends any life threating messages. [02/23/19 11:53:18 Unit:A7] [EPD] Dispatch Code: 123B01 Response: 1P Questions: 2. 2nd pty caller on scene. 5. Subj age: 54 YEARS OLD 6. Subj has no physical/medical/mental cond. 9. Subj has appropriate clothing. Person 1 (Missing person) Information: -- Race: White -- Sex: Female -- Age: 54 -- Clothing: SCRUBS -- Hair: Blonde -- Name: RIVERA, IRMA Comments: -- VICTIMS PX NUMBER 407 535 9911 [02/23/19 11:21:27 NGONZ2173] [EPD] Caller Statement: COMP REQ TO SEE AN OFC IN REF TO MISSING PERSON Comments: -- COMP ADV OF BROTHER GOT IN ARGUMENT WITH WIFE AND SHE LOCKED HIM OUT OF THE HOUSE. ADV THERE HAS BEEN NO CONTACT FROM HER. [02/23/19 11:18:50 NGONZ2173]</p>

1980 NATIONS WAY	INVESTIGATI ON SUPPLEMEN TAL	comp called back to adv that he was on the other line - comp req an add [02/04/19 11:47:53 TSTRE1263]
4751 NATHAN HALE BLVD	KEEP THE PEACE	<p>I made contact with Nigel who advised that he is the respondent of a protection of stalking and the petitioner is in violation of the injunction that was put against him. Nigel advised that he his wifes exhusband was in violation of the injunction of because he dropped off his child and left after the child entered the house. Nigel advised that the injunction stands for both parties. I advised Nigel that since he is the respondent of the injunction and not the petitioner he should bring this situation to the judge when they go for the second hearing. Nigel advised that there is a section of the injunction that explains that both parties can be in violation of the injunction. I gave Nigel a business card with the case number and the Florida State Statute for violation of injunction. I advised Nigel to bring the business card to the court hearing when he goes so he can be a petitioner of a injunction so he can press charges on his wifes exhusband if the situation happens again. [02/11/19 20:21:20 Unit:B1]</p> <p>[EPD] Dispatch Code: 125C01</p> <p>Response: 2P</p> <p>Questions:</p> <ul style="list-style-type: none"> 4. No known wpns invl. 3. Vict caller on scene. <p>Person 1 (Suspect) Information:</p>

<p>2112 CONGRESS LN</p>	<p>MENTALLY ILL PERSON</p>	<p>A1 1012 WITH MALE [02/22/19 13:04:38 LHAND1612] [] A1 CALM [02/22/19 12:50:24 LHAND1612] [] A1 MALE IS AUTISTIC [02/22/19 12:50:09 LHAND1612] [] [EPD] Comments: [] -- MALE STATED HE WANTED TO KILL HIMSELF AND WAS DEPRESSED. PERSON HE HIT IS BRUISED [02/22/19 12:37:49 NGONZ2173] [] [EPD] Questions: [] 16. No medical needed. [02/22/19 12:32:49 NGONZ2173] [] [EPD] Questions: [] 9. Susp left on foot. [] 10. Susp DOT unk. [] 14. No children at loc. [] 15. Alcohol/drugs not invl. [] Person 1 (Suspect) Information: [] -- Name: BENDER, SAMUEL [02/22/19 12:32:43 NGONZ2173] [] [EPD] Person 1 (Suspect) Information: [] -- Race: White [] -- Sex: Male [] -- Age: 19 [] -- Clothing: GREY SHIRT WITH BLACK STRIPS [] -- Height: 56 [] -- Hair: BROWN HAIR [02/22/19 12:31:28 NGONZ2173] [] [EPD] Dispatch Code: 114C01 [] Response: 2P [] Questions: [] 4. No known wpns invl. [] 5. No access to wpns. [] 2. Vict caller on scene. [] 3. Time lapse (mins): NOW [] 6. Physical DOMESTIC DISTURBANCE. [] 7. Subjs invl: 3 [02/22/19 12:31:01 NGONZ2173] [] [EPD] Caller Statement: MALE ON SCENE CAUSING DISTURBANCE NEEDS TO BE BAKER ACTED</p>
---------------------------------	--------------------------------	---

LEXINGTON BLVD/BETS Y ROSS LN	RECKLESS DRIVER	[EPD] Questions: 10. Caller not following. [02/02/19 11:39:40 KELLY] [EPD] Questions: 7. Susp DOT: riding in the area 8. Veh last seen: in the area Person 1 (Suspect) Information: -- Sex: Male -- Age: 10 [02/02/19 11:39:37 KELLY] [EPD] Dispatch Code: 132B01 Response: 1P Questions: 2. 3rd pty caller not on scene. 4. In progress. 5. 2 vehs invl. Vehicle 1 (Suspect) Information: -- Color: Orange -- Body: dirt bike Vehicle 2 (Suspect) Information: -- Color: Green -- Body: atv Vehicle 3 (Suspect) Information: -- Color: Brown -- Body: pick up [02/02/19 11:38:45 KELLY] [EPD] Caller Statement: comp adv of young juveniles riding atv near the school [02/02/19 11:37:15 KELLY]
2060 REMEMBRA NCE AVE	REPOSSESSI ON	OWNER UNAWARE 3406 W VINE ST KISSIMMEE CARMAX [02/06/19 13:19:19 ARODR2132]

<p>1811 VALLEY FORGE DR</p>	<p>RES BURGLARY INTRUSION</p>	<p>REF 7270 [02/08/19 19:58:45 CELIA] [EPD] Questions: [] 5. Drop time: 748 PM [] 6. Owners phone : 321 402 8430 [] 7. Keyholder on scene - Improper passcode given: JENNY REQ RESCUE TO RESPOND SHE HAD IMPROPER PASSWORD [02/08/19 19:58:23 CELIA] [] [EPD] Dispatch Code: 104D01 [] Response: 2P [] Questions: [] 1. Alarm co. reporting. [] 3. Property owner: JUAN CUARDUDO [] 4. Area: MASTER BEDROOM [02/08/19 19:57:18 CELIA] [] [EPD] Caller Statement: REF AL;ARM [02/08/19 19:56:43 CELIA] [] OPER ADV OF BURGLARY ALARM [02/08/19 19:56:23 CELIA] []</p>
<p>2119 SENATE AVE</p>	<p>RES BURGLARY INTRUSION</p>	<p>[EPD] Questions: [] 5. Drop time: 1524 [] 6. Owners phone : 9542435563 [] 7. Keyholder list exhausted. [02/01/19 15:31:29 KELLY] [] [EPD] Dispatch Code: 104D01 [] Response: 2P [] Questions: [] 1. Alarm co. reporting. [] 3. Property owner: juan sandova [] 4. Area: glass break in the family room [02/01/19 15:30:59 KELLY] [] [EPD] Caller Statement: oper adv of alarm [02/01/19 15:30:19 KELLY] []</p>

2208 BETSY ROSS LN	SUSPICIOUS INCIDENT	<p>made ctc with individuals in the home who adv that their music was really loud while they were cleaning. [02/18/19 04:17:52 Unit:B2] []</p> <p>COM REQ CTC BY PX [02/18/19 03:56:28 EVELE2137] []</p> <p>HOUSE W FIRST GARAGE [02/18/19 03:56:18 EVELE2137] []</p> <p>[EPD] Questions: []</p> <ul style="list-style-type: none"> 7. Subjs invl: 3 [] 8. Susp on scene. [] 9. Unk susp desc. [] 11. No children at loc. [] 12. Unk if alcohol/drugs invl. [] 13. Unk if medical needed. [02/18/19 03:55:47 EVELE2137] [] <p>[EPD] Dispatch Code: 114D02 []</p> <p>Response: 2P []</p> <p>Questions: []</p> <ul style="list-style-type: none"> 4. No known wpns invl. [] 5. No access to wpns. [] 2. 2nd pty caller on scene. [] 3. In progress. [] 6. Verbal DOMESTIC DISTURBANCE. [02/18/19 03:54:15 EVELE2137] [] <p>[EPD] Caller Statement: COM REQ TO SEE OFC REF POSS DOM DISTURBANCE AT NEIGHBORS HOUSE - FIRST HOUSE NEXT TO HERS [02/18/19 03:53:23 EVELE2137] []</p>
CONTINENT AL ST/CONGRE SS LN	SUSPICIOUS PERSON	<p>B1 ONE FI CARD [02/25/19 23:54:04 SSTRE2007] []</p> <p>[B1-TRANSPORT] B1 End Mileage: 111221.0 [02/25/19 23:47:22 SSTRE2007] []</p> <p>[B1-TRANSPORT] B1 Beg Mileage: 111218.0 [02/25/19 23:42:07 SSTRE2007] []</p> <p>[B1-TRANSPORT] B1 W/ ANGELINA [02/25/19 23:42:07 SSTRE2007] []</p>

<p>2041 CONTINENT AL ST</p>	<p>SUSPICIOUS VEHICLE</p>	<p>Comp stated she saw a car park in front of her house and noticed flash bulbs going off in the car. Comp did not get tag or make and model. Told comp to call back if she sees it again. [02/21/19 22:44:34 Unit:B6] COM ADV THAT THE SUSPECTS HAVE LEFT - WANTS CONTACT BY PX [02/21/19 21:36:34 EVELE2137] [EPD] Questions: 8. Veh occupied. 9. Unk susp desc. [02/21/19 21:35:45 EVELE2137] [EPD] Vehicle 1 (Suspect) Information: -- Color: Silver -- Make: CHEVROLET -- Body: 4D [02/21/19 21:35:22 EVELE2137] [EPD] Dispatch Code: 129C03 Response: 2P Questions: 5. No known wpns invl. 2. Vict caller on scene. 3. In progress. 6. Suspicious because: SAW CAMERA FLASHES IN THE CAR [02/21/19 21:34:57 EVELE2137] [EPD] Caller Statement: COM REQ TO SPK W OFC BY PX REF SUSPICIOUS VEH [02/21/19 21:34:27 EVELE2137]</p>
-------------------------------------	-------------------------------	--

<p>2071 REMEMBRANCE AVE</p>	<p>SUSPICIOUS VEHICLE</p>	<p>SSION. OWNER WILL MAKE CTC WITH YOUR AGENCY[] AUTH OSCEOLA CO SO COMM CENTER OPER ZIARKO[] FORWARDED MESSAGE FOLLOWS[] --FLORIDA ADMINISTRATIVE MESSAGE--[] FROM: P49-01-0001[] TO: S49-00-0001[] SUBJECT: ATTEMPT TO LOCATE[] ATTN OPER ON DUTY[] REF THE BELOW VEHICLE CAN YOU PLEASE SEND A DEPUTY TO ATC THE OWNER TO SEE IF[] HE KNOWS THE WHEREABOUTS OF HIS VEHICLE.[] 3254 TUCKER AVE, ST CLOUD.[] PLEASE ADV OF OUTCOME[] AUTH/OFC BROSAM ST CLOUD POLICE DEPT[] OPR/D WYNNE 407 891-6700[] FORWARDED MESSAGE FOLLOWS[] --DHSMV--[] DHSMV RECORD -[] 539PWE 1G1JC124827278696 CHEV 2D 02 002659 TRANSFER[] COLOR: ONG[] DARRIN GERALD ORTEGA[] CLASS: 001 GVW: 000000[] COUNTY RES: 26[] DOB: 06/02/78 SEX: M DECAL/YR: 17943776/9 DECAL EXP:06/02/19 USE: PRIVATE[] REGISTRANT(S) INFORMATION[] REGISTRANT 1: DARRIN GERALD ORTEGA[] SEX: M DOB: 06/02/78[] DL1: O632167782020[] REGISTRANT 2:[] SEX: DOB: / [] NO R2[] INSURANCE INFORMATION [02/04/19 20:41:07 DWYNN1269][] [EPD] Questions:[]</p>
<p>2090 CONTINENTAL ST</p>	<p>SUSPICIOUS VEHICLE</p>	

<p>4630 CAPITAL BLVD</p>	<p>URGENT CHECK WELL BEING</p>	<p>Made contact with Christopher, the father of the children. He advised that he was in a verbal altercation with females in the neighborhood that likely reported false child neglect allegations. Christopher allowed me inside of the residence. The inside of the residence appeared normal and had food and childrens toys. I made contact with Selena, one of the two children that reside at the residence. Selena was friendly and playing with toys and other children. I did not observe any bruises or signs of abuse. Selena appeared healthy and of an appropriate weight. Christopher advised that his son Giovanni and the biological mother were at a nail salon. I did not observe any signs of child neglect/abuse. [02/07/19 16:16:57 Unit:A5] [] THE MALES ARE NOT ATTENDING TO THE CHILDREN [02/07/19 15:47:18 CHILL1826] [] [EPD] Dispatch Code: 125D01 [] Response: 2P [] Questions: [] 5. No known wpns invl. [] 3. 4th pty caller not on scene. [] 7. Unk if subj has physical/medical/mental cond. [] 8. Unk if key available. [] Comments: [] -- 2 YO HF, 10 YO HM, [02/07/19 15:46:07 CHILL1826] [] ADV THERE IS A HF ON SCENE (THE MOTHER) AMELIA "MILLY" VEGA [02/07/19 15:45:51 CHILL1826] [] [EPD] Caller Statement: CWB AT THIS LOCATION [02/07/19 15:44:00 CHILL1826] [] COMP IS CALLING FROM THE FLORIDA ABUSE HOTLINE REQ CWB ON CHILDREN AT THIS LOCATION. COMP ADV THE ADULTS IN THE HOME ARE DEALING DRUGS AND ARE LEFT OUTSIDE TO DO THE TRANSACTIONS AND TEST THE DRUGS . COMP ADV THE CHILDREN ARE LEFT IN THE VEHICLE FOR LONG PERIODS OF TIME. COMP ADV THE MALES INSIDE ARE USING DRUGS AND ARE ATTENDING TO THE CHILDREN [02/07/19 15:43:49 CHILL1826] []</p>
----------------------------------	--	---

EXHIBIT 2

1 **MINUTES OF MEETING**
2 **ANTHEM PARK**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development
6 District was held on Friday, February 8, 2019 at 9:00 a.m. at the Anthem Park Clubhouse, 2090
7 Continental Street, St. Cloud, Florida 34769.

8 **FIRST ORDER OF BUSINESS – Roll Call**

9 Ms. Comings-Thibault called the meeting to order and conducted roll call.

10 Present and constituting a quorum were:

11 Kenneth Williams	Board Supervisor, Chairman
12 Gerald Harrington	Board Supervisor, Vice Chairman
13 Blair Possenreide	Board Supervisor, Assistant Secretary
14 Jorge Arce	Board Supervisor, Assistant Secretary
15 John Ortega	Board Supervisor, Assistant Secretary

16 Also present were:

17 Patricia Comings-Thibault	District Manager,DPFG Management & Consulting LLC
18 Gregg Johnson (<i>via phone</i>)	District Attorney,Brown, Garganese, Weiss & D’Agresta
19 Maria Agosta	Amenity Manager

20
21 *The following is a summary of the discussions and actions taken at the February 8, 2019 Anthem Park*
22 *CDD Board of Supervisors meeting.*

23
24 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to three (3) minutes per**
25 *individual for agenda items)*

26 There being none, next item followed.
27

28 **THIRD ORDER OF BUSINESS – Administration Items**

29 **A. Exhibit 1:** Amenity Manager Report

30 Ms. Agosta reviewed the call report and the daily activity patrol log. Discussion ensued. Ms.
31 Comings-Thibault informed the Board that she noticed that the park bench to the left of the swing set park
32 is missing and the mounts are extremely rusty.

33 On a MOTION by Mr. Williams, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the
34 Board approved the motion to replace the park bench for the Anthem Park Community Development
35 District.

36 **B. Exhibit 2:** Consideration of the January 11, 2019 Meeting Minutes

37 On a MOTION by Mr. Harrington, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the
38 Board approved the minutes of the Board of Supervisors regular meeting held on **January 11, 2019**, as
39 corrected, for the Anthem Park Community Development District.

40 **C. Exhibit 3:** Consideration of the Unaudited November & December 2018 Financial Statements

41 On a MOTION by Mr. Harrington, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the
42 Board approved the Unaudited November & December 2018 Financial Statements for the Anthem Park
43 Community Development District.

44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86

FOURTH ORDER OF BUSINESS – Staff Reports

A. District Manager

- Audit of September 30, 2018 Financial Statements

On a MOTION by Ms. Possenreide, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board accepted the audit results from the September 30, 2018 Financial Statements for the Anthem Park Community Development District.

- OUC Discussion

On a MOTION by Mr. Williams, SECONDED by Mr. Arce, WITH Mr. Williams, Mr. Ortega, Mr. Harrington and Mr. Arce Voting AYE, and Ms. Possenreide Voting NAY, the Board approved the motion to allow Mr. Harrington to represent the Board to any negotiations with OUC for the Anthem Park Community Development District.

B. District Attorney

There being none, next item followed.

C. District Engineer

There being none, next item followed.

FIFTH ORDER OF BUSINESS – Supervisors Requests

There being none, next item followed.

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

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Adjournment

Ms. Comings-Thibault asked for final questions, comments, or corrections before adjourning the meeting. There being no new additional items, and upon a motion duly made, seconded and unanimously carried, Ms. Comings-Thibault declared the meeting adjourned.

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.

87
88 **Each person who decides to appeal any decision made by the Board with respect to any matter*
89 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
90 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
91

92 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
93 **meeting held on _____.**
94

Signature

Signature

95

Printed Name

Printed Name

96
97 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 3

Anthem Park Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
January 31, 2019**

Anthem Park CDD
Balance Sheet
January 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.	\$ 615,492	\$ -	\$ -	\$ 615,492
MMK ACCOUNT	212,267	-	-	212,267
DEBIT CARD	2,001	-	-	2,001
INVESTMENTS:				
REVENUE FUND	-	460,143	60,930	521,073
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	349	-	-	349
ON ROLL ASSESSMENTS RECEIVABLE	133,422	96,290	15,809	245,521
ALLOWANCE FOR UNCOLLECTIBLES	-	-	-	-
DUE FROM OTHER FUNDS	-	5,992	792	6,784
TOTAL ASSETS	<u>\$ 963,771</u>	<u>\$ 841,488</u>	<u>\$ 164,333</u>	<u>\$ 1,969,592</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$ 18,641	\$ -	\$ -	\$ 18,641
DEFERRED REVENUE ON-ROLL	133,422	96,290	15,809	245,521
DUE TO OTHER FUNDS	6,900	-	-	6,900
<u>FUND BALANCES:</u>				
NON-SPENDABLE (DEPOSITS & PREPAID)	240	-	-	240
RESTRICTED FOR:				
DEBT SERVICE	-	745,198	148,524	893,722
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	(25,000)	-	-	(25,000)
UNASSIGNED:	506,390	-	-	506,390
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 963,771</u>	<u>\$ 841,488</u>	<u>\$ 164,333</u>	<u>\$ 1,969,592</u>

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

	FY2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 755,269	\$ 528,688	\$ 621,984	\$ 93,296
SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-	-
INTEREST	2,000	667	1,553	886
CLUBHOUSE RENTAL	4,000	1,333	2,491	1,158
ACCESS CARDS	-	-	110	110
MISCELLANEOUS	-	-	-	-
TOTAL REVENUE	761,269	530,688	626,138	95,450
EXPENDITURES				
GENERAL ADMINISTRATION:				
SUPERVISORS' COMPENSATION	12,000	4,000	3,000	1,000
PAYROLL TAXES	918	306	231	75
PAYROLL SERVICE FEE	700	233	428	(194)
DISTRICT MANAGEMENT	20,640	6,880	6,880	-
ADMINISTRATIVE SERVICES	5,160	1,720	1,720	-
GENERAL OPERATING EXPENSES	4,956	1,652	1,652	-
WEBSITE HOSTING & MANAGEMENT	2,000	667	1,006	(339)
ACCOUNTING SERVICES	15,480	5,160	5,160	-
AUDITING SERVICES	4,450	-	-	-
LEGAL ADVERTISING	1,000	333	-	333
MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	500	167	61	106
REGULATORY & PERMIT FEE	175	175	200	(25)
ENGINEERING SERVICES	3,000	1,000	-	1,000
LEGAL SERVICES	15,000	5,000	2,858	2,142
TOTAL GENERAL ADMINISTRATION	85,979	27,293	23,195	4,098
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	9,000	7,706	1,294
STREETLIGHTS - UTILITY	174,000	58,000	57,907	93
WATER - RECLAIMED	26,900	8,967	3,456	5,511
WATER UTILITY	8,100	2,700	1,701	999
TOTAL UTILITIES	236,000	78,667	70,769	7,897
SECURITY:				
SECURITY SYSTEM - CONTRACT - ENVERA	5,556	2,778	2,778	-
SECURITY SYSTEM - MONITORING - GUARDIAN	456	152	156	(4)
SECURITY - ACCESS CARDS	500	167	149	18
SECURITY - PROTECTION ONE - BASKETBALL COURT	948	316	392	(76)
SECURITY - POLICE PATROL	13,568	4,523	3,264	1,259
TOTAL SECURITY	21,028	7,935	6,739	1,196

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

	FY2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
FIELD OFFICE ADMINISTRATION:				
AMENITY MANAGEMENT CONTRACT	91,665	30,555	27,188	3,367
AMENITY MANAGEMENT - CLUBHOUSE RENTALS	3,771	1,257	845	412
AMENITY MANAGEMENT - REIMBURSEMENTS	-	-	-	-
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	4,380	1,460	1,801	(341)
CLUBHOUSE OFFICE SUPPLIES	1,700	567	117	450
CLUBHOUSE FACILITY JANITORIAL SUPPLIES	1,500	500	541	(41)
PEST CONTROL & TERMITE BOND	552	276	145	131
MISCELLANEOUS	400	133	135	(2)
CLUBHOUSE FACILITY MAINTENANCE	5,000	1,667	322	1,344
CLUBHOUSE LIGHTING REPLACEMENT	500	167	-	167
TOTAL FIELD OFFICE ADMINISTRATION	109,468	36,581	31,094	5,487
LANDSCAPING MAINTENANCE:				
LANDSCAPE MAINTENANCE - CONTRACT	152,781	50,927	50,927	-
LANDSCAPE REPLACEMENT	5,000	1,667	-	1,667
TREE TRIMMING	1,000	-	-	-
IRRIGATION - REPAIRS & MAINTENANCE	12,300	4,100	-	4,100
LANDSCAPE MISCELLANEOUS	-	-	-	-
TOTAL LANDSCAPING MAINTENANCE	171,081	56,694	50,927	5,767
FACILITY MAINTENANCE:				
LAKE MANAGEMENT	4,200	1,400	1,399	1
WETLAND MONITORING	1,440	720	360	360
FOUNTAIN SERVICE CONTRACT	-	-	-	-
FOUNTAIN REPAIRS & MAINTENANCE	1,000	333	240	93
GATE REPAIRS & MAINTENANCE	1,000	333	-	333
ENTRY & WALLS MAINTENANCE	1,000	333	-	333
DECORATIVE LIGHT MAINTENANCE	1,500	1,500	-	1,500
POWERWASH	1,800	600	198	402
POOL SERVICE CONTRACT	13,800	4,600	4,850	(250)
POOL REPAIRS & MAINTENANCE	3,000	1,000	-	1,000
POOL MONITORING	-	-	-	-
POOL PERMIT	325	-	-	-
ATHLETIC FACILITIES REPAIRS & MAINTENANCE	600	200	1,478	(1,278)
MISCELLANEOUS - CONTINGENCY - EXPENSE	2,500	833	2,503	(1,670)
TOTAL FACILITY MAINTENANCE	32,165	11,853	11,028	826
CAPITAL IMPROVEMENT PROGRAM:				
CAPITAL IMPROVEMENTS	5,000	-	-	-
TOTAL CAPITAL IMPROVEMENT PROGRAM	5,000	-	-	-
RESERVES				
INCREASE IN RESERVES FY 2019	51,300	-	-	-
INCREASE IN FUND BALANCE	10,755	-	-	-
TOTAL RESERVES	62,055	-	-	-
TOTAL EXPENDITURES	761,269	257,516	227,973	29,544
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	273,172	398,165	124,994
FUND BALANCE - BEGINNING	298,491	298,491	406,642	406,642
INCREASE IN RESERVES FY 2019	62,055	-	-	-
DECREASE IN RESERVE CAPITAL IMPROVEMENTS	-	-	-	-
LESS: FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE - ENDING	\$ 360,546	\$ 571,663	\$ 804,807	\$ 406,642

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
FY 2018 - Ponds, Fountains	10,824
Total Replacement Expenditures from Reserves	\$ 102,355

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

	FY2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 593,750	\$ 390,688	\$ 461,601	\$ 70,913
SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-	-
INTEREST--INVESTMENT	-	-	2,163	2,163
MISCELLANEOUS REVENUE	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(23,750)	-	-	-
TOTAL REVENUE	570,000	390,688	463,764	73,076
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	390,688	303,444	(2,160)
FUND BALANCE - BEGINNING	-	-	441,753	441,753
FUND BALANCE - ENDING	\$ 5,769	\$ 390,688	\$ 745,197	\$ 439,593

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

	FY2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 81,726	\$ 53,775	\$ 60,980	\$ 7,205
SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	-	-
INTEREST-INVESTMENT	-	-	365	365
MISCELLANEOUS REVENUE	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(3,269)	-	-	-
TOTAL REVENUE	78,457	53,775	61,345	7,570
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	53,775	83,186	(55,672)
FUND BALANCE - BEGINNING	-	-	65,337	65,337
FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE - ENDING	\$ 1,166	\$ 53,775	\$ 148,523	\$ 9,665

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

	<u>BANK UNITED</u>
Balance Per Bank Statement	\$ 617,026.73
Less: Outstanding Checks	(1,534.84)
<i>Adjusted Bank Balance</i>	<u><u>\$ 615,491.89</u></u>

Beginning Bank Balance Per Books	\$ 1,138,603.01
Cash Receipts & Credits	41,726.11
Cash Disbursements	(564,837.23)
<i>Balance Per Books</i>	<u><u>\$ 615,491.89</u></u>

**ANTHEM PARK CDD
CHECK REGISTER
FY2019**

DATE	CHECK NO.	PAYEE		DEPOSIT	PAYMENT	BANK UNITED BALANCE
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	Pedestal 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 POSSENIERIE	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 POSSENIERIE	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/Frnt		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	DPPG 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	Streetslights - 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	DPPG 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	Streetslights - 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

EXHIBIT 4

SERVICE AGREEMENT

Payroll Service

PARTIES

This Agreement is entered into this ____ day of _____, ____ by and between Innovative Employer Solutions, Inc., a Florida corporation (hereafter referred to as "Innovative"), and **Anthem Park Community Development** (hereafter referred to as "Client"), whose respective addresses are set forth on the signature page of this Agreement.

I. TERM OF AGREEMENT

The initial term of this Agreement shall be twelve (12) months (the "Initial Term"). The Initial Term shall commence on the 1st day of April, 2019. Following the completion of the Initial Term, this Agreement shall automatically renew and remain in full force and effect for additional terms of twelve (12) months, and shall remain in effect until either party gives written notice to the other party by delivering written notice of termination, at least THIRTY (30) days in advance. Termination or expiration of this Agreement shall not affect the continuation of any outstanding obligation or liability incurred by either party during the term of this Agreement.

II. EMPLOYEES

- A. Client expressly agrees and understands that no employee shall become employed by Innovative or covered by Innovative's workers' compensation as Innovative is only providing payroll service as defined below in III. Innovative's Responsibilities.

III. INNOVATIVE'S RESPONSIBILITIES

- A. Based on information supplied by client, Innovative shall prepare and distribute payroll checks to client's employees, make the appropriate payroll deductions and collection of taxes, file the appropriate reports and make payment to proper governmental authorities for federal, state, and local income taxes, Social Security tax, federal and state unemployment insurance taxes and any other federal or state tax. Innovative shall maintain necessary records and comply with reporting procedures and will report and file such taxes utilizing client's tax identification numbers.

IV. CLIENT RESPONSIBILITIES

- A. Client assumes full responsibility for workers' compensation claims, benefit claims (including but not limited to health insurance claims and pension claims), employment discrimination claims, general liability claims, third-party claims, and any and all other obligations or claims pertaining to employment.

V. SERVICE FEES

- A. For services to be rendered under this Agreement, Innovative shall be entitled to service fees and other fees as specified on Exhibit A hereto titled "Fee Schedule." All funds due Innovative are payable prior to Innovative's issuance of payroll checks each pay period and shall be paid to Innovative following the end of each pay period, no later than TWO (2) business days prior to the date paychecks are to be distributed to assigned employees. A late payment charge of one and one-half percent (1-1/2%) will be added to all accounts not paid when due. Checks returned unpaid from Client's bank will be subject to the late payment charge plus any additional costs incurred by Innovative. An unpaid balance will also be subject to periodic charge of one and one-half percent (1-1/2%) per calendar month (or such maximum lesser interest amount if set by applicable law at a lower amount) until paid in full.
- B. Should Client require additional services not included in this Agreement, the fee for any such additional services shall be negotiated and paid separately.

VI. INDEMNIFICATIONS

- A. Client hereby unconditionally indemnifies, holds harmless, protects and defends Innovative, and all subsidiary, affiliate, related, and parent companies, their current and former respective shareholders, employees, attorneys, officers, directors, agents and representatives (all indemnified parties referred to as "Innovative Indemnified Parties") from and against any and all claims, demands, damages (including liquidated, punitive and compensatory), injuries, deaths, actions and causes of actions, costs and expenses (including attorney's fees and expenses at all levels of proceedings), losses and liabilities of whatever nature (including liability to third parties), and all other consequences of any sort that are not due to the negligence of Innovative.
- B. Innovative hereby unconditionally indemnifies, holds harmless, protects and defends Client, and all subsidiary, affiliate and parent companies, their shareholders, employees, attorneys, officers, directors, agents and representatives from and against any and all claims, demands, damages, injuries, deaths, actions, costs and expenses (including attorney's fees and expenses at all levels of proceedings), losses and liabilities of whatever nature (including liability to third parties), and other consequences of any sort, arising out of the negligent or willful failure of any employee employed by Innovative.

- C. All indemnifications are and shall be deemed to be contractual in nature and shall survive the termination or expiration of this Agreement.

VII. EFFECT OF TERMINATION

- A. If for any reason payment is not made when due, Client agrees that Innovative will have the right to immediately terminate its performance hereunder, withhold services, and/or bring suit seeking damages. If for any reason (whether or not required by applicable law) Innovative makes any payment to any of the employees after this Agreement has been terminated, Innovative shall be entitled to full reimbursement for such expenses associated with such payment.
- B. Innovative may also terminate this Agreement if, at any time, Innovative in its sole discretion determines that a material adverse change has occurred in the financial condition of Client, or that Client is unable to pay its debts as they become due in the ordinary course of business. Such termination or expiration shall not relieve Client of any obligation set forth herein, including but not limited to its payment obligations to Innovative. In addition, Innovative may at any time immediately terminate this Agreement or withhold its services in the event of a material breach by Client of any of the terms of this Agreement.

VIII. GENERAL PROVISIONS

- A. This Agreement is assignable by Innovative at its sole discretion.
- B. This Agreement constitutes the entire agreement between the parties with regard to this subject matter and no other agreement, statement, promise or practice between the parties relating to the subject matter shall be binding on the parties. This Agreement may be changed only by a written amendment signed by both parties.
- C. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida and venue shall be in the applicable court in Pinellas County, Florida.
- D. In the event of any lawsuit or other proceeding to enforce the provisions of this Agreement, any party who shall substantially prevail in such litigation shall be entitled to an award of its costs and reasonable attorney's fees incurred at all levels of proceedings.
- E. In the event that any provision contained in this Agreement is held to be unenforceable by a court of competent jurisdiction, the validity, legality, or enforceability of the remainder of this Agreement shall in no way be affected or impaired thereby.

AGREED TO:

INNOVATIVE EMPLOYER SOLUTIONS, INC

By: _____
(Date)

635 93rd Ave N
St Petersburg, FL 33712

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated therein are true. In addition, the foregoing Agreement is agreed to.

CLIENT

By: _____
(Date)

250 International Pkwy Suite 280
Lake Mary, FL 32746

Exhibit A
Payroll Service Fees

\$49.00 per invoice processed. Delivery fee of \$8.00 for the delivery of payroll to DPF. No delivery fee for payrolls delivered to DPF in groups of two or more.

The New Account Set Up Fee is **waived**.

The New Employee Setup Fee is **waived**.

Client requested Stop payments are \$35.

NSF Client Checks or ACHs are \$35.