

**STATEMENT 1
ANTHEM PARK CDD
GENERAL FUND
ADOPTED BUDGET FY2017**

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ADOPTED	FY 2016 YTD-MARCH	FY 2017 ADOPTED	VARIANCE 2016 TO 2017
REVENUE						
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 479,839	\$ 483,134	\$ 670,499	\$ 496,171	\$ 630,269	(40,230)
SPECIAL ASSESSMENTS - OFF ROLL (Net) - Tract M	48,851	51,969	-	-	-	-
SPECIAL ASSESSMENTS - OFF ROLL (Net) - Tract G	99,447	108,789	-	-	-	-
SPECIAL ASSESSMENTS - OFF ROLL (Net) - Tract D & D-1	-	-	-	-	-	-
INTEREST	76	2,689	2,000	1,585	2,000	-
OTHER MISCELLANEOUS REVENUE	17,738	2,702	-	-	-	-
CLUBHOUSE RENTAL	6,078	8,263	2,500	3,996	4,000	1,500
GATE ACCESS CARD	-	-	-	25	-	-
PRIOR YEAR REVENUE - DELINQUENT TAX	3,139	-	-	-	-	-
PRIOR YEAR REVENUE - TRACK G&M	190,957	-	-	4,291	-	-
GAIN ON FMV VALUE FOR SBA-B	-	1,594	-	-	-	-
FUND BALANCE FORWARD	-	-	59,509	-	71,419	11,910
LESS: ASSESSMENT DISCOUNT (4%)	-	-	(26,820)	-	-	26,820
TEMPORARY ACCT - DEPOS & TRFR	-	-	-	-	-	-
TOTAL REVENUE	846,125	659,140	707,688	506,068	707,688	-
EXPENDITURES						
GENERAL ADMINISTRATIVE:						
SUPERVISORS' COMPENSATION	8,000	11,400	14,000	5,600	12,000	(2,000)
PAYROLL TAXES	876	1,101	1,071	428	918	(153)
PAYROLL SERVICES	1,018	559	700	351	710	10
DISTRICT MANAGEMENT	20,000	20,000	20,625	10,313	20,640	15
ADMINISTRATIVE SERVICES (Recording)	5,000	5,000	5,150	2,575	5,160	10
GENERAL OPERATING EXPENSES	4,800	4,800	4,950	2,475	4,956	6
WEB-SITE HOSTING & MANAGEMENT	2,210	2,000	2,000	2,000	2,000	-
ACCOUNTING SERVICES	15,000	15,000	15,475	7,737	15,480	5
AUDITING SERVICES	4,225	4,450	4,225	4,450	5,000	775
LEGAL ADVERTISING	2,229	2,962	2,000	-	1,000	(1,000)
MISCELLANEOUS	312	341	400	116	200	(200)
REGULATORY & PERMIT FEE	200	175	175	175	175	-
ENGINEERING SERVICES	28,030	19,718	15,000	1,643	5,000	(10,000)
LEGAL SERVICES	22,398	22,380	15,000	4,107	12,000	(3,000)
SALES TAX	-	267	-	-	-	-
TOTAL GENERAL ADMINISTRATION	114,298	110,153	100,771	41,970	85,239	(15,532)
FINANCIAL ADMINISTRATIVE						
INSURANCE:						
INSURANCE	12,573	10,852	11,900	12,207	12,740	840
TOTAL INSURANCE	12,573	10,852	11,900	12,207	12,740	840
ASSESSMENT ADMINISTRATION:						
COUNTY ASSESSMENT COLLECTION FEES (2%)	200	299	13,410	267	300	(13,110)
ASSESSMENT ADMINISTRATION	8,000	8,000	8,250	8,250	8,250	-
TOTAL ASSESSMENT ADMINISTRATION	8,200	8,299	21,660	8,517	8,550	(13,110)
DEBT SERVICE ADMINISTRATION:						
ARBITRAGE REBATE CALCULATION	650	1,150	500	650	650	150
TRUSTEES FEES	-	7,779	4,472	-	4,500	28
TOTAL DEBT SERVICE ADMINISTRATION	650	8,929	4,972	650	5,150	178
TOTAL FINANCIAL ADMINISTRATIVE	135,721	138,233	38,532	21,374	26,440	(12,092)
UTILITIES:						
UTILITY - ELECTRICITY	25,235	25,994	27,000	12,633	27,000	-
UTILITY - STREETLIGHTS	157,176	160,282	175,000	85,198	174,000	(1,000)
WATER - RECLAIMED	25,527	-	-	11,009	26,900	26,900
UTILITY - WATER	5,225	32,072	34,150	3,362	8,100	(26,050)
TOTAL UTILITIES	213,163	218,348	236,150	112,202	236,000	(150)

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SECURITY:						
SECURITY SYSTEM - CONTRACT - ENVERA	12,042	5,400	5,400	2,700	5,400	-
SECURITY SYSTEM - MONITORING - GUARDIAN	432	714	432	215	1,020	588
SECURITY - ACCESS CARDS	2,308	7,955	1,000	498	500	(500)
SECURITY - PROTECTION ONE - BASKETBALL COURT	-	-	539	241	660	121
SECURITY - POLICE PATROL	-	-	-	10,789	23,000	23,000
TOTAL SECURITY	14,782	14,069	7,371	14,443	30,580	23,209
FIELD OFFICE ADMINISTRATION:						
AMENITY MANAGEMENT CONTRACT	55,308	59,778	74,640	38,210	95,340	20,700
AMENITY MANAGEMENT - CLUBHOUSE RENTALS	1,972	2,582	1,500	1,831	3,771	2,271
AMENITY MANAGEMENT - REIMBURSEMENTS	811	652	900	587	600	(300)
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	3,151	1,068	4,260	1,907	4,380	120
CLUBHOUSE OFFICE SUPPLIES	3,670	1,209	1,700	1,173	1,700	-
CLUBHOUSE FACILITY JANITORIAL SUPPLIES	2,088	531	-	398	750	750
PEST CONTROL & TERMITE BOND	506	4,150	524	276	552	28
MISCELLANEOUS	1,819	1,085	-	352	454	454
CLUBHOUSE FACILITY MAINTENANCE	7,135	11,393	7,000	2,852	5,000	(2,000)
CLUBHOUSE LIGHTING REPLACEMENT	-	-	-	346	500	500
TOTAL FIELD OFFICE ADMINISTRATION	76,460	82,448	90,524	47,932	113,047	22,523
LANDSCAPE MAINTENANCE:						
LANDSCAPE MAINTENANCE - CONTRACT	116,586	124,394	130,000	67,190	157,715	27,715
LANDSCAPE REPLACEMENT	18,356	5,573	24,450	15,898	20,400	(4,050)
TREE TRIMMING	-	7,590	-	351	1,000	-
IRRIGATION REPAIRS & MAINTENANCE	9,081	24,012	12,000	769	3,500	(8,500)
MULCH	-	11,900	0	202	-	-
TOTAL LANDSCAPING MAINTENANCE	144,023	173,470	166,450	84,410	182,615	16,165
FACILITY MAINTENANCE:						
LAKE MANAGEMENT	3,256	3,552	3,552	2,072	3,552	-
WETLAND MONITORING	1,376	1,440	1,440	360	1,440	-
FOUNTAIN SERVICE CONTRACT	1,500	-	1,200	700	1,200	-
FOUNTAIN REPAIRS & MAINTENANCE	5,830	7,185	4,600	-	1,000	(3,600)
GATE MAINTENANCE & REPAIR	-	699	500	1,178	1,000	500
ENTRY & WALLS MAINTENANCE	3,167	4,450	6,275	1,400	1,450	(4,825)
DECORATIVE LIGHT MAINTENANCE	-	9,975	-	-	2,500	2,500
POOL SERVICE - CONTRACT	12,800	13,425	12,675	5,400	10,800	(1,875)
POOL MAINTENANCE & REPAIR	1,429	5,413	5,000	1,349	3,500	(1,500)
POOL MONITORING	1,350	-	-	-	-	-
POOL PERMIT	325	325	325	50	325	-
ATHLETIC FACILITIES MAINTENANCE & EQUIPMENT REPAIR	797	3,835	1,000	-	500	(500)
MISCELLANEOUS - CONTINGENCY-FIELD	10,100	1,051	7,050	589	1,500	(5,550)
TOTAL FACILITY MAINTENANCE	41,930	41,375	43,617	13,098	28,767	(14,850)

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	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ADOPTED	FY 2016 YTD-MARCH	FY 2017 ADOPTED	VARIANCE 2016 TO 2017
CAPITAL IMPROVEMENT PROGRAM:						
CAPITAL IMPROVEMENT	-	23,898	24,273	7,233	5,000	(19,273)
CLUBHOUSE & POOL FURNITURE REPLACEMENT	1,785	-	-	-	-	-
CLUBHOUSE FACILITY REPAIR & MAINTENANCE	13,230	-	-	-	-	-
PLAYGROUND	32,752	5,456	-	-	-	-
MISCELLANEOUS	-	4,756	-	-	-	-
TOTAL CAPITAL IMPROVEMENT PROGRAM	47,767	34,110	24,273	7,233	5,000	(19,273)
TOTAL EXPENDITURES	673,846	702,053	707,688	342,661	707,688	0
EXCESS OF REV. OVER/(UNDER) EXPEND.	172,280	(42,910)	-	163,410	-	-
TRANSFER OUT TO 301	(5,776)	-	-	-	-	-
FUND BALANCE - BEGINNING	441,925	610,369	571,764	-	512,255	(59,509)
LESS: FUND BALANCE FORWARD	-	-	(59,509)	-	(71,419)	(11,910)
FUND BALANCE - ENDING	\$ 608,429	\$ 567,459	\$ 512,255	\$ 163,410	\$ 440,836	(71,419)

GROSS ASSESSMENTS:	
SPECIAL ASSESSMENTS - ON-ROLL	\$ 670,499
DISCOUNT 4%	(26,820)
COLLECTION FEES 2%	(13,410)
NET ASSESSMENTS:	\$ 630,269

FUND BALANCE	
One Quarter Operating Capital	\$ 176,922
FY 2016 Reserve	47,400
FY 2017 Reserve	48,300
Unassigned	168,214
Total Fund Balance	\$ 440,836

**STATEMENT 2
ANTHEM PARK CDD
ADOPTED FY 2017
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

1. ERU Assignment, Ranking and Calculation /(a)

Lot Type	Units	Assigned EAU	Total EAU	% ERU
Tri-plex	276	0.800	220.80	25.47%
Townhome	100	0.900	90.00	10.38%
Single Family 50'	409	1.000	409.00	47.17%
Single Family 80'	50	1.600	80.00	9.23%
Garden Apt.	96	0.700	67.20	7.75%
Total	931		867.00	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$ 630,269.43
Plus: Early Payment Discount (4.0%)	26,819.98
Plus: County Collection Charges (2.0%)	13,409.99
Total Expenditures - GROSS	\$ 670,499.39 [a]
Total EAU:	867.00 [b]
Total AR / ERU - GROSS (as if all On-Roll):	\$773.36 [a] / [b]
Total AR / ERU - NET:	726.95

3. Current FY Allocation of AR (as if all On-Roll) /(a)

Lot Type	Units	Assigned EAU	Net Assmt/Unit	Gross Assmt/Unit	Total Gross Assmt
Tri-plex	276	0.80	\$582	\$619	\$170,758
Townhome	100	0.90	\$654	\$696	\$69,602
Single Family 50'	409	1.00	\$727	\$773	\$316,304
Single Family 80'	50	1.60	\$1,163	\$1,237	\$61,869
Total	835				\$618,534

**STATEMENT 2
ANTHEM PARK CDD
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	CONTRACT AGREEMENT	ANNUAL AMOUNT OF CONTRACT	PAYMENT SCHEDULE	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	PAYCHEX			710	MONTHLY	\$55/month + 1 time fee of \$50 for w2
DISTRICT MANAGEMENT	DPFG	CDD MANAGEMENT	YES	20,640	MONTHLY	\$1,720/month
ADMINISTRATIVE SERVICES (Recording)	DPFG		YES	5,160	MONTHLY	\$430/month
GENERAL OPERATING EXPENSES	DPFG		YES	4,956	MONTHLY	\$413/month
WEB-SITE HOSTING & MANAGEMENT	DPFG	WEBSITE		2,000	ANNUAL	
ACCOUNTING SERVICES	DPFG		YES	15,480	MONTHLY	\$1,290/month
AUDITING SERVICES	BERGER, TOOMBS	AUDIT		5,000	ANNUAL	
LEGAL ADVERTISING	TRIBUNE & ORLANDO SETINAL			1,000	AS NEEDED	
MISCELLANEOUS	BANK UNITED	BANK SERVICES		200	AS NEEDED	
REGULATORY & PERMIT FEE				175		State mandated
ENGINEERING SERVICES	BOYD CIVIL ENGINEERING			5,000	AS NEEDED	
LEGAL SERVICES	BROWN, GARGANESE	LEGAL	YES	12,000	AS NEEDED	
SALES TAX						
INSURANCE	EGIS INSURANCE	INSURANCE PACKAGES	YES	12,740	MONTHLY	PROPERTY \$7,240, GL/AL \$3,025, POL/EPLI \$2,475, PREMIUM \$12,740
COUNTY ASSESSMENT COLLECTION FEES	OSCEOLA COUNTY	ADMIN FEE		300	ANNUAL	
ASSESSMENT ADMINISTRATION	DPFG		YES	8,250	ANNUAL	
ARBITRAGE REBATE CALCULATION	LLS TAX SOLUTIONS			650	ANNUAL	
TRUSTEES FEES	US BANK			4,500	ANNUAL	
UTILITY - ELECTRICITY	ORLANDO UTILITIES			27,000	AS NEEDED	
UTILITY - STREETLIGHTS	ORLANDO UTILITIES			174,000	AS NEEDED	approximately \$14,500 monthly
WATER - RECLAIMED	CITY OF ST CLOUD			26,900	AS NEEDED	
UTILITY - WATER	CITY OF ST CLOUD			8,100	AS NEEDED	approximately \$675 monthly
SECURITY SYSTEM - CONTRACT - ENVERA	ENVERA	POOL MONITORING	YES	5,400	QUARTERLY	\$1,350/quarter
SECURITY SYSTEM - MONITORING - GUARDIAN	GUARDIAN PROTECTION		YES	1,020	MONTHLY	\$85/month
SECURITY - ACCESS CARDS				500		Miscellaneous as needed
SECURITY - PROTECTION ONE - BASKETBALL COURT				660		Video Monitoring of basketball court
SECURITY - POLICE PATROL	CITY OF ST. CLOUD			23,000		CITY OF ST. CLOUD
AMENITY MANAGEMENT CONTRACT	MELROSE		YES	95,340	MONTHLY	\$7,945/month
AMENITY MANAGEMENT - CLUBHOUSE RENTALS				3,771		Payment for monitoring clubhouse party rentals and lock up
AMENITY MANAGEMENT - REIMBURSEMENTS	MELROSE			600	MONTHLY	\$50/month
CLUBHOUSE TELEPHONE, FAX, INTERNET & CABLE	BRIGHT HOUSE			4,380	MONTHLY	Approximately \$365 per month
CLUBHOUSE OFFICE SUPPLIES				1,700		Misc as needed
CLUBHOUSE FACILITY JANITORIAL SUPPLIES				750		Misc as needed
PEST CONTROL & TERMITE BOND	TRULY NOLEN		YES	552	QUARTERLY	\$138/quarter
MISCELLANEOUS				454		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	LANDSCAPE CONTRACT	YES	157,715	MONTHLY	\$13,143/month
LANDSCAPE REPLACEMENT	YELLOWSTONE	FLOWERS	YES	20,400	MONTHLY	annuals and mulch
TREE TRIMMING				1,000		as needed, should be scheduled FY 2018
IRRIGATION REPAIRS & MAINTENANCE	YELLOWSTONE			3,500	AS NEEDED	budgeted at \$300 per month

**STATEMENT 2
ANTHEM PARK CDD
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	CONTRACT AGREEMENT	ANNUAL AMOUNT OF CONTRACT	PAYMENT SCHEDULE	COMMENTS (SCOPE OF SERVICE)
MULCH	YELLOWSTONE		YES	-	MONTHLY	Included above
LAKE MANAGEMENT	AMERICAN ECO	LAKE	YES	3,552	MONTHLY	\$296/month
WETLAND MONITORING	BIOTECH CONSULTING	WETLANDS	YES	1,440	QUARTERLY	\$360/quarter
FOUNTAIN SERVICE CONTRACT	DISTINCTIVE STATUARY			1,200		MONTHLY MAINTENANCE - \$100
FOUNTAIN REPAIRS & MAINTENANCE	VARIOUS			1,000		As needed for fountain repair
GATE MAINTENANCE & REPAIR				1,000		repairs at pool and basketball gates
ENTRY & WALLS MAINTENANCE				1,450	ANNUAL	FY 2015 had paver repairs at dock, PPM pressure washing Zone A & B- Amenity Center - \$1,200 - Gazebo/Deck - \$250.
DECORATIVE LIGHT MAINTENANCE				2,500		Holiday Lighting
POOL SERVICE - CONTRACT	TIDY POOLS		YES	10,800	MONTHLY	\$900/month
POOL MAINTENANCE & REPAIR	TIDY POOLS			3,500		REPAIRS AS NEEDED
POOL MONITORING				-		included in melrose contract
POOL PERMIT	GOVT.			325	ANNUAL	
ATHLETIC FACILITIES MAINTENANCE & FITNESS EQUIPMENT REPAIR				500		new equipment purchased in FY 2016
MISCELLANEOUS - CONTINGENCY-FIELD				1,500		as needed
CAPITAL IMPROVEMENT				5,000		

STATEMENT 3
ANTHEM PARK CDD
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2016A-1 AND SERIES 2016A-2
FY2017 ADOPTED BUDGET

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL (GROSS)	\$ 685,054
LESS: DISCOUNT ASSESSMENTS	(27,402)
TOTAL REVENUE	657,651
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	13,701
INTEREST EXPENSE	
May 1, 2017	146,003
November 1, 2017	142,266
PRINCIPAL RETIREMENT	
May 1, 2017	340,000
TOTAL EXPENDITURES	641,970
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	15,682

A. ON-ROLL Allocation of Debt Service Assessment and Assessment Per Unit

CDD Land Use	Units /(a)	Assigned ERU	Total ERU	% ERU	MADS	MADS/Unit
Tri-plex	93	0.80	74.40	11.88%	76,521	822.81
Townhome	99	0.90	89.10	14.23%	91,640	925.66
Single Family 50'	389	1.00	389.00	62.13%	400,090	1,028.51
Single Family 80'	46	1.60	73.60	11.76%	75,698	1,645.62
Total	627		626.10	100.00%	643,950	

MADS	643,950
MADS per ERU	1028.51
Gross Assmt per ERU	1094.16

STATEMENT 4
ANTHEM PARK CDD
\$9,015,000 Special Assessment Refunding Bonds, Series 2016
Bond Debt Service - Senior plus Subordinate Bonds

Period Ending	Principal	Interest	Debt Service / (a)	Annual Debt Service / (a)	Bonds Outstanding
8/15/2016					9,015,000
11/1/2016	-	61,645.76	61,646		9,015,000
5/1/2017	340,000	146,003.13	486,003	547,649	8,675,000
11/1/2017	-	142,265.63	142,266		8,675,000
5/1/2018	345,000	142,265.63	487,266	629,531	8,330,000
11/1/2018	-	138,478.13	138,478		8,330,000
5/1/2019	355,000	138,478.13	493,478	631,956	7,975,000
11/1/2019	-	134,534.38	134,534		7,975,000
5/1/2020	360,000	134,534.38	494,534	629,069	7,615,000
11/1/2020	-	130,540.63	130,541		7,615,000
5/1/2021	370,000	130,540.63	500,541	631,081	7,245,000
11/1/2021	-	126,028.13	126,028		7,245,000
5/1/2022	380,000	126,028.13	506,028	632,056	6,865,000
11/1/2022	-	121,353.13	121,353		6,865,000
5/1/2023	390,000	121,353.13	511,353	632,706	6,475,000
11/1/2023	-	116,128.13	116,128		6,475,000
5/1/2024	400,000	116,128.13	516,128	632,256	6,075,000
11/1/2024	-	110,778.13	110,778		6,075,000
5/1/2025	415,000	110,778.13	525,778	636,556	5,660,000
11/1/2025	-	104,271.88	104,272		5,660,000
5/1/2026	425,000	104,271.88	529,272	633,544	5,235,000
11/1/2026	-	97,615.63	97,616		5,235,000
5/1/2027	445,000	97,615.63	542,616	640,231	4,790,000
11/1/2027	-	90,381.25	90,381		4,790,000
5/1/2028	460,000	90,381.25	550,381	640,763	4,330,000
11/1/2028	-	82,018.75	82,019		4,330,000
5/1/2029	470,000	82,018.75	552,019	634,038	3,860,000
11/1/2029	-	73,481.25	73,481		3,860,000
5/1/2030	495,000	73,481.25	568,481	641,963	3,365,000
11/1/2030	-	64,475.00	64,475		3,365,000
5/1/2031	515,000	64,475.00	579,475	643,950	2,850,000
11/1/2031	-	55,087.50	55,088		2,850,000
5/1/2032	530,000	55,087.50	585,088	640,175	2,320,000
11/1/2032	-	44,850.00	44,850		2,320,000
5/1/2033	550,000	44,850.00	594,850	639,700	1,770,000
11/1/2033	-	34,212.50	34,213		1,770,000
5/1/2034	570,000	34,212.50	604,213	638,425	1,200,000
11/1/2034	-	23,200.00	23,200		1,200,000
5/1/2035	595,000	23,200.00	618,200	641,400	605,000
11/1/2035	-	11,693.75	11,694		605,000
5/1/2036	605,000	11,693.75	616,694	628,388	-
11/1/2036	-	-	-		-
Total	\$ 9,015,000	\$ 3,610,436.39	\$ 12,625,436		

Max annual ds: 643,950
Gross assessment: 685,053

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.