

JPWard and Associates, LLC

**ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

**REGULAR MEETING
AGENDA**

FEBRUARY 7, 2019



James P. Ward
District Manager
2900 NE 12th Terrace, Suite 1
Oakland Park, FL. 33334

Phone: 954-658-4900

E-mail:

JimWard@JPWardAssociates.com



Prepared by:
JPWard and Associates, LLC
TOTAL Commitment to Excellence

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

January 31, 2019

Board of Supervisors
Artisan Lakes East Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Artisan Lakes East Community Development District will be held on **Tuesday, February 07, 2019 at 4:00 P.M.**, at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**. The agenda is as follows:

1. Call to Order & Roll Call
2. Consideration of Minutes
 - I. December 18, 2018
3. Consideration Agreement with the Manatee County Property Appraiser to utilize the Uniform Method of Collections for the District's Assessments.
4. Consideration of Assignment and Assumption of Property Interests to transfer all property rights assigned to Artisan Lake Community Development District that are now within the boundaries of the Artisan Lakes East Community Development District to the Artisan lakes East CDD.
5. Consideration of Resolution 2019-10 ratifying, confirming and approving the Sale of the Artisan Lakes Community Development District Capital Improvement Revenue Bonds, Series, 2018, confirming, and approving the actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and all the District Staff regarding the sale and closing of the Artisan Lakes Community Development District Capital Improvement Revenue Bonds, Series 2018; determining such actions as being in accordance with the authorization granted by the Board.
6. Staff Reports
 - I. Attorney
 - II. Engineer
 - III. Manager
 - a. Financial Statement – 12 31 2018
8. Audience Comments and Supervisor's Requests
9. Adjournment

The second order of business is the consideration of the minutes of the December 18, 2018 regular meeting.

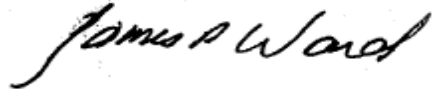
The third order of business is consideration of an Agreement with the Manatee County Property Appraiser to utilize the Uniform Method of Collection for the District's Assessments.

There are two agreements required – the second is with the Tax Collector, the notice has been sent to the Tax Collector and the CDD is waiting on a response from the Tax Collector.

The remainder of the Agenda is standard in nature, and in the meantime, if you have any questions or comments; please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,

Artisan Lakes East Community Development District



James P. Ward
District Manager

Enclosures

**MINUTES OF MEETING
ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Artisan Lakes East Community Development District was held on Tuesday, December 18, 2018 at 3:15 P.M., at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

Present and constituting a quorum:

| | |
|-----------------|---------------------|
| Scott Himelhoch | Chairperson |
| Tracy Briones | Vice Chairperson |
| Travis Stagnita | Assistant Secretary |
| JD Humpherys | Assistant Secretary |
| Cheri Bass | Assistant Secretary |

Also present were:

| | |
|------------------|--|
| James P. Ward | District Manager |
| Jere Earlywine | District Counsel |
| Jeremy Fireline | District Engineer, Waldrop Engineering |
| Brett Sealy | MBS Capital Markets |
| Robert Hedgecock | US Bank |
| Denise Ganz | Bond Counsel, Greenspoon Marder, LLC |

Audience:

| | |
|-------------|-----------------|
| Jeff Deason | Taylor Morrison |
|-------------|-----------------|

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 3:15 p.m. and all Members of the Board were present at roll call.

SECOND ORDER OF BUSINESS

Consideration of Minutes

Consideration of Minutes from November 29, 2018.

Mr. Ward asked if there were any additions, corrections or deletions to the Minutes. Hearing none, he called for a motion to approve the November 29, 2018 Meeting Minutes.

On MOTION made by Mr. Scott Himelhoch, seconded by Mr. Travis Stagnita, and with all in favor, the November 29, 2018 Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2019-8

Resolution 2019-8 set forth the specific terms of the district’s capital improvement revenue bonds, series 2018; made certain additional findings and confirmed and/or adopted a supplemental engineer’s report and a supplemental assessment report; confirmed the maximum assessment lien securing the 2018 bonds; addressed the allocation and collection of the assessments securing the 2018 bonds; addressed impact fee credits; addressed prepayments; addressed true-up payments; provided for the supplementation of the improvement lien book; and provided for conflicts, severability and an effective date.

On MOTION made by Mr. Scott Himelhoch, seconded by Ms. Cheri Bass, and with all in favor, Resolution 2019-8 was adopted and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2019-9

Resolution 2019-9 amended Resolution 2019-5.

On MOTION made by Mr. Scott Himelhoch, seconded by Ms. Cheri Bass, and with all in favor, Resolution 2019-9 was adopted and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Staff Reports

There were no Staff Reports.

SIXTH ORDER OF BUSINESS

Audience Comments and Supervisor’s Requests

There were no Audience Comments or Supervisor’s Requests.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the Meeting at approximately 3:24 p.m.

On MOTION made by Mr. Scott Himelhoch, seconded by Ms. Cheri Bass, and with all in favor, the meeting was adjourned.

Artisan Lakes East Community Development District

James P. Ward, Secretary

Scott Himelhoch, Chairperson

UNIFORM COLLECTION AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, _____, by and between _____ (“District”), whose address is _____, the Honorable Ken Burton, Jr., State Constitutional Tax Collector in and for the Manatee County Political Subdivision, whose address is Manatee County Tax Collector, 819 301 Boulevard West, Bradenton, Florida 34205 (“Tax Collector”) and the Honorable Charles E. Hackney, State Constitutional Property Appraiser in and for the Manatee County Political Subdivision, whose address is Manatee County Property Appraiser, 915 4th Avenue West, Bradenton, Florida 34205 (“Property Appraiser”).

SECTION I **Findings and Determinations**

The parties find and determine:

1. District is authorized to impose and levy, and by appropriate Resolution has expressed its intent to use, the statutory uniform methodology of collection for, certain non-ad valorem special assessments (“Assessments”), as authorized by constitutional and statutory municipal home rule and by section 197.3632, Florida Statutes and Rule 12D-18, Florida Administrative Code, as amended; and
2. The term “Assessments” means those certain levies by the District, which constitute non-ad valorem special assessments pursuant to section 197.3632, Florida Statutes.
3. The uniform statutory collection methodology is provided in section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code (“uniform methodology”), with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies.
4. The uniform methodology is more fair to the delinquent property owner than traditional lien foreclosure methodology; and
5. The uniform methodology provides for more efficiency of collection by virtue of the Assessment being on the official tax notice (“Tax Notice”) issued by the Tax Collector which will produce positive economic benefits to the District and its citizens, property owners and taxpayers.
6. The uniform methodology, through use of the Tax Notice, will tend to eliminate confusion and promote local government accountability; and
7. The Tax Collector, as a state constitutional officer for the county political subdivision, is charged by general law in Chapter 197, Florida Statutes, and related rules and regulations, to implement the uniform method of collecting Assessments.

8. The sole and exclusive responsibility to determine, impose and levy the Assessments and to determine that it is legal, constitutional and lienable non-ad valorem special assessment for improvements and related systems, facilities and services is that of the District and no other person, entity or officer.

SECTION II
Applicable Law and Regulations

1. Section 197.3631, 3632, and 3635, Florida Statutes; Rule 12D-18, Florida Administrative Code; And all other applicable provisions of constitutional and statutory law, govern the exercise by the District of its local self-government power to render and pay for municipal services.
2. Section 1(d), Article VIII, Florida Constitution; Chapter 197, Florida Statutes; Rule 12D-13, Florida Administrative Code; Rule 12D-18, Florida Administrative Code; and other applicable provisions of constitutional and statutory law apply to the Tax Collector in his capacity as a state constitutional county officer for the purpose of collecting and enforcing non-ad valorem special assessments levied by District authorities in the county political subdivision.
3. Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, has provisions that apply to the District, the Tax Collector, the Department of Revenue and the Property Appraiser.
4. Section 200.069, Florida Statutes, requires the Property Appraiser to send to all taxpayers a notice of proposed property taxes and non-ad valorem assessments (“TRIM Notice”) on behalf of the taxing authorities and local governing boards.

SECTION III
Purpose

1. The purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to meet the requirements of section 197.3632(2) requiring the District to enter into a written agreement with the Property Appraiser and the Tax Collector providing for reimbursement of necessary administrative costs related to the collection of those certain non-ad valorem special assessments, the “Assessments”, levied by District. This Agreement further includes compensation by District to the Tax Collector for actual costs of collection pursuant to section 197.3632(8)(c), Florida Statutes; payment by District of any costs involved in separate mailings because of non-merger of any non-ad valorem special assessment roll as certified by the Local Governing Board, or his or her designee, pursuant to section 197.3632(7), Florida Statutes; and reimbursement by District for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in section 197.3632(2), Florida Statutes.

2. Additionally, the purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to establish the terms and conditions under which the Property Appraiser shall perform its statutory duties under 197.3632, Florida Statutes, which include providing the District with legal descriptions of properties and the names and addresses of all property owners.

SECTION IV

Term

1. The term of this Agreement shall commence upon execution, effective for _____ Tax Notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each.
2. This Agreement shall continue in full force and effect until terminated by the Tax Collector and/or the Property Appraiser and if not terminated by Tax Collector or Property Appraiser, the Agreement shall continue until the District informs the Tax Collector, as well as Property Appraiser and the Department of Revenue, by 10 January of the calendar year, if District intends to discontinue to use the uniform methodology for such Assessments pursuant to section 197.3632(6), Florida Statutes and rule 12D-18.006(3), Florida Administrative Code, using form DR-412 promulgated by the Florida Department of Revenue.

SECTION V

Duties and Responsibilities of District

District agrees, covenants and contracts to:

1. Compensate the Tax Collector for collection costs and reimburse administrative costs incurred pursuant to sections 197.3632(2) and 197.3632(8)(c), Florida Statutes and 12D-18.004(2), Florida Administrative Code. District agrees that an annual payment of 1.5% of the special assessments collected are an accurate estimate of the collection costs and administrative costs (which include, but are not limited to those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming) incurred by the Tax Collector. District agrees to the Tax Collector being paid the 1.5% through deduction before the amounts are remitted.
2. Reimburse the Property Appraiser for necessary administrative costs incurred by the Property Appraiser under the uniform methodology, pursuant to 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming. District and Property Appraiser agree that an annual payment of 1.5% of the special assessments collected are an accurate estimate of the administrative costs incurred by the Property Appraiser. District agrees to the Property Appraiser being paid the 1.5% through deduction before the amounts are remitted.

3. Pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by District pursuant to section 197.3632(7), Florida Statutes and Rule 12D-18.004(2) Florida Administrative Code to produce a combined notice for ad valorem taxes and non-ad valorem assessments. The parties acknowledge that the actual merger of the non-ad valorem special assessments roll in with the ad valorem assessments has been and will be a function performed by the Property Appraiser pursuant to a separate agreement between the Property Appraiser and the Tax Collector to which the District is not a party. However, the combined notice is produced by the Tax Collector.
4. Upon being timely billed, District shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.
5. Certify their non-ad valorem assessments roll to the Property Appraiser and Tax Collector after August 31st and by 15 September of each calendar year pursuant to section 197.3632(5)(a), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code using the Certify option in the Property Appraiser's NAV Web Portal; <https://nav.manateepao.com> ("NAV Web Portal"). The Certify option will produce form DR-408A and affix to it an itemized list of parcel identification numbers and associated Assessments. District shall exercise its responsibility that such non-ad valorem assessments roll is in compliance with Section 197.3632(10) and is free of errors and omissions. District agrees to use the Corrections feature in the NAV Web Portal to correct individual Assessment errors. District acknowledges that additional fees may be charged by the Tax Collector to correct an abundance of errors after roll certification. District further acknowledges that its Assessments will be zeroed out if District fails to certify its non-ad valorem assessments roll by the 15 September statutory deadline.
6. Abide by and implement its duties under the uniform law pursuant to all the provisions of sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.
7. Acknowledge that the Tax Collector and Property Appraiser have no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, including the District's Assessment, and that it is the sole responsibility and duty of District to follow all procedural and substantive requirements for the levy and imposition of constitutionally lienable non-ad valorem special assessments, including the Assessments.
8. Include its Assessments in the TRIM Notice pursuant to Section 200.069, Florida Statutes, and to update ("upload") or verify its Assessments in the NAV Web Portal by August 1st of each year to insure the Assessments that appear in the TRIM Notice closely match those that will appear in the Tax Notice. District is exempt from this requirement if its boundary does not lie wholly within Manatee County, Florida. District acknowledges that irrespective of its boundary, any and all Assessments uploaded to the NAV Web Portal by August 1st will appear in the TRIM Notice.
9. The extent permitted by applicable Florida law, District shall indemnify and hold harmless Tax Collector and Property Appraiser to the extent of any legal action which may be filed in local, state or federal courts against Tax Collector and/or Property Appraiser regarding the imposition,

levy, roll preparation and certification of the Assessments arising from the negligence of District or its agents, officers, or employees; District shall pay for or reimburse Tax Collector and/or Property Appraiser for fees for legal services rendered to Tax Collector and/or Property Appraiser with regard to any such legal action. Nothing herein shall constitute a waiver of sovereign immunity or the limitations on liability provided under the Florida Constitution or general law.

SECTION VI
Duties of the Tax Collector

1. Except as provided in paragraph 5 below, the Tax Collector shall prepare a combined notice (the "Tax Notice") for both ad valorem taxes and non-ad valorem special assessments for all levying authorities within the county political subdivision, pursuant to sections 197.3632 and 197.3635, Florida Statutes, and its successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by District, so long as said ordinances and resolutions shall themselves clearly state the intent to use the uniform method for collection such assessments and so long as they are further not inconsistent with, or contrary to, the provisions of sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.
2. The Tax Collector shall collect the Assessments of District as certified by the Local Governing Board, or his or her designee, to the Property Appraiser and the Tax Collector no later than 15 September of each calendar year on form DR-408A with an itemized list of parcel identification numbers and associated Assessments affixed to it, and free of errors or omissions.
3. The Tax Collector agrees to cooperate with District in implementation of the uniform methodology for collecting Assessments pursuant to sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any non-ad valorem assessment roll for the Assessments of District that is not officially, timely and legally certified to the Tax Collector pursuant to Chapter 197, Florida Statutes, and Rule 12D-18, Florida Administrative Code.
4. The Tax Collector agrees to submit a report that contains payment information received for non-ad valorem assessments including, but not limited to, the property identification number for the parcel and the amount received.
5. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request District to file a corrected roll or a correction of the amount of any assessment and District shall bear the cost of any such error or omission.
6. If the Tax Collector, in its discretion, determines that a separate mailing is authorized pursuant to section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem special assessment ("Assessment") or shall direct District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to District and to the taxpayers of such a separate

mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is effected, District shall bear all costs associated with the separate notice for the non-ad valorem special assessment that could not be merged, upon timely billing by the Tax Collector.

SECTION VII
Duties of the Property Appraiser

1. Annually by June 1, the Property Appraiser shall provide District the information required by 197.3632(3)(b), Florida Statutes by the NAV Web Portal, with the legal description of the property affected by the levy, and the names and addresses of the owners of each parcel. District or District's agent will be required to enter into a non-disclosure agreement with the Property Appraiser in order to receive information protected under section 119, Florida Statutes.
2. The Property Appraiser shall merge District's non-ad valorem assessments roll with the tax roll to enable the Tax Collector to prepare a combined Tax Notice for both ad valorem taxes and non-ad valorem special assessments.
3. The Property Appraiser shall zero out District's Assessments if District fails to certify its non-ad valorem assessments roll to the Property Appraiser and the Tax Collector by 15 September pursuant to section 197.3632(5)(a), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.
4. Upon request of a property owner, the Property Appraiser will split or combine tax parcels ("Parent Parcel"). If the parcel identification number of a Parent Parcel is individually referenced in the resolution or ordinance establishing or modifying the District, the Property Appraiser shall zero out District's Assessment on the resulting parcel or parcels ("Child Parcels"). If the parcel identification number of a Parent Parcel is not individually referenced in the resolution or ordinance establishing or modifying the District, the Property Appraiser will equally apportion District's Assessment to the resulting Child Parcels.
5. The Property Appraiser will place District's most recently uploaded Assessments prior to August 1st on the TRIM Notices regardless of how long ago the last upload may have occurred.

SECTION VIII
Miscellaneous

1. The parties shall perform all their obligations under this agreement in accordance with good faith and prudent practice.
2. This agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set, their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

WITNESS

MANATEE COUNTY TAX COLLECTOR

Signature

By: _____
Ken Burton, Jr.

Printed Name

Date: _____

WITNESS

MANATEE COUNTY PROPERTY APPRAISER

Signature

By: _____
Charles E. Hackney

Printed Name

Date: _____

As authorized for execution by the Local Governing Board of _____.

WITNESS

Signature

By: _____
Signature

Printed Name

Printed Name

Date: _____

This instrument prepared by,
and when recorded, return to:

Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

ASSIGNMENT AND ASSUMPTION OF PROPERTY INTEREST

THIS ASSIGNMENT AND ASSUMPTION OF PROPERTY INTEREST ("**Assignment**") is made this ____ day of _____, 2019, by and between **Artisan Lakes Community Development District**, a local unit of special-purpose government situated in Manatee County, Florida, and having offices at c/o JPWard & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 ("**Assignor**" or "**ALCDD**"), and **Artisan Lakes East Community Development District**, a local unit of special-purpose government situated in Manatee County, Florida, and having offices at c/o JPWard & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 ("**Assignee**" or "**ALECDD**").

WITNESSETH

WHEREAS, Assignor has previously accepted certain real property interests (together, "**Property Interest**"), as more particularly described in that certain plat identified as Artisan Lakes Eaves Bend, Phase I, Subphases A-K, as recorded in Plat Book 62, Page 58, of the Official Records of Manatee County, Florida, on or around November 2017 ("**Eaves Bend Plat**"); and

WHEREAS, on or about February 26, 2018, and pursuant to ALCDD Resolution 2018-4, ALCDD filed a petition with Manatee County, Florida, to amend the boundaries of the District to remove certain lands from ALCDD, including the lands described in the Eaves Bend Plat; and

WHEREAS, simultaneously, Taylor Woodrow Communities at Artisan Lakes, L.L.C. ("**Developer**"), which was the landowner of the lands described in the Eaves Bend Plat at the time of recording, filed a petition with Manatee County, Florida, to establish ALECDD, located over the Eaves Bend Plat in addition to other adjacent lands, and, as part of that petition, had represented that ALECDD would finance roads, utilities and other infrastructure serving ALECDD; and

WHEREAS, on or around August 21, 2018, the Board of County Commissioners of Manatee County, Florida, adopted Ordinance No. 18-30, amending the boundaries of ALCDD to remove lands, and Ordinance No. 18-31, establishing ALECDD over the lands removed from ALCDD, including those lands described in the Eaves Bend Plat; and

WHEREAS, as a result of the boundary amendment of ALCDD and establishment of ALECCDD, Assignor and Assignee desire that certain related assets with respect to the Property Interest be assigned and transferred from Assignor to Assignee.

NOW, THEREFORE, in consideration of the foregoing premises, the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Assignee to Assignor at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor does hereby convey and agree, and Assignee does hereby agree, as follows:

1. Assignment. Assignor hereby assigns, conveys, sets over and transfers to Assignee all rights, title, interest, powers, privileges, benefits and options of Assignor, or otherwise accruing to the owner of the Property Interest, in, to and under that certain Eaves Bend Plat.

2. Acceptance. Assignee hereby accepts the assignment of the Property Interest.

3. Further Assurances. Assignor shall do all such additional and further acts, and shall execute and deliver all such additional and further instruments and documents, as Assignee or Assignee's counsel may reasonably require fully to vest in and assure to Assignee full right, title and interest in and to the Property Interest to the full extent contemplated by this Assignment.

4. Miscellaneous. This Assignment shall be binding upon and enforceable against, and shall inure to the benefit of, Assignor and Assignee and their respective legal representatives, successors and assigns. This Assignment shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Florida. This Assignment may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed under seal the day and year first above written.

ASSIGNOR:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

WITNESSES

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, _____ as _____ of ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

ASSIGNEE:

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

WITNESSES

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, _____ as _____ of ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

RESOLUTION 2019-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes East Community Development District (“District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, Florida Statutes, including its Capital Improvement Revenue Bonds, Series 2018 (“Series 2018 Bonds”); and

WHEREAS, the District closed on the sale of the Series 2018 Bonds on December 20, 2018; and

WHEREAS, as prerequisites to the issuance of the Series 2018 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing the sale of the Series 2018 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The sale, issuance, and closing of the Series 2018 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2018 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on

such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2018 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2018 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2019.

ATTEST:

**ARTISAN LAKES EAST COMMUNITY DEVELOPMNT
DISTRICT**

Secretary

By: _____
Its: _____

Artisan Lakes East Community Development District

Financial Statements

December 31, 2018

Prepared by:

JPWARD AND ASSOCIATES LLC

2900 NORTHEAST 12TH TERRACE

SUITE 1

OAKLAND PARK, FLORIDA 33334

E-MAIL: jimward@jpwardassociates.com

PHONE: (954) 658-4900

Artisan Lakes East Community Development District

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JPWard & Associates LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Phone: (954) 658-4900

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending December 31, 2018**

| | Governmental Funds | | | Account Groups General Long Term Debt | Totals (Memorandum Only) |
|--|--------------------|-----------------------------------|-------------------------------------|---|--------------------------------|
| | General Fund | Debt Service Funds Series 2018 | Capital Project Fund Series 2018 | | |
| Assets | | | | | |
| Cash and Investments | | | | | |
| General Fund - Invested Cash | \$ 8,753 | \$ - | \$ - | \$ - | \$ 8,753 |
| Debt Service Fund | | | | | |
| Interest Account | | | | | |
| Series 2018 | - | - | - | - | - |
| Sinking Account | | | | | |
| Series 2018 | - | - | - | - | - |
| Reserve Account | | | | | |
| Series 2018 | | 198,954 | - | - | 198,954 |
| Revenue | | | | | |
| Series 2018 | - | - | - | - | - |
| Prepayment Account | | | | | |
| Series 2018 | - | - | - | - | - |
| Capitalized Interest Account | | 262,735 | - | - | 262,735 |
| Construction Account | | | 5,281,112 | - | 5,281,112 |
| Cost of Issuance Account | | | 3,825 | - | 3,825 |
| Due from Other Funds | | | | | |
| General Fund | - | - | - | - | - |
| Debt Service Fund(s) | - | - | - | - | - |
| Accounts Receivable | | | | | |
| Assessments Receivable | | | | | |
| Amount Available in Debt Service Funds | | | | | |
| | - | - | - | 461,688 | 461,688 |
| Amount to be Provided by Debt Service Funds | | | | | |
| | - | - | - | 5,598,312 | 5,598,312 |
| Total Assets | \$ 8,753 | \$ 461,688 | \$ 5,284,937 | \$ 6,060,000 | \$ 11,815,378 |

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending December 31, 2018

| | Governmental Funds | | | | Totals (Memorandum Only) |
|---|--------------------|-----------------------------------|-------------------------------------|---|--------------------------------|
| | General Fund | Debt Service Funds Series 2018 | Capital Project Fund Series 2018 | Account Groups General Long Term Debt | |
| Liabilities | | | | | |
| Accounts Payable & Payroll Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - |
| Due to Other Funds | - | - | - | - | - |
| General Fund | - | - | - | - | - |
| Debt Service Fund(s) | - | - | - | - | - |
| Bonds Payable | | | | | |
| Current Portion | | | | | |
| Series 2018 | | | | \$0 | - |
| Long Term | | | | | |
| Series 2018 | | | | \$6,060,000 | 6,060,000 |
| Total Liabilities | \$ - | \$ - | \$ - | \$ 6,060,000 | \$ 6,060,000 |
| Fund Equity and Other Credits | | | | | |
| Investment in General Fixed Assets | - | - | - | - | - |
| Fund Balance | | | | | |
| Restricted | | | | | |
| Beginning: October 1, 2018 (Unaudited) | - | - | - | - | - |
| Results from Current Operations | - | 461,688 | 5,284,937 | - | 5,746,625 |
| Unassigned | | | | | |
| Beginning: October 1, 2018 (Unaudited) | 5,903 | - | - | - | 5,903 |
| Results from Current Operations | 2,850 | - | - | - | 2,850 |
| Total Fund Equity and Other Credits | \$ 8,753 | \$ 461,688 | \$ 5,284,937 | \$ - | \$ 5,755,378 |
| Total Liabilities, Fund Equity and Other Credits | \$ 8,753 | \$ 461,688 | \$ 5,284,937 | \$ 6,060,000 | \$ 11,815,378 |

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2018

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|--|-------------|-------------|------------------|---------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | - | \$ - | N/A |
| Interest | | | | | | |
| Interest - General Checking | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | |
| Special Assessments - On-Roll | - | - | - | - | 0 | N/A |
| Special Assessments - Off-Roll | - | - | 20,000 | 20,000 | 59,555 | 34% |
| Developer Contribution | | | | | | |
| | - | - | - | - | - | N/A |
| Intragovernmental Transfer In | | | | | | |
| | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ - | \$ - | \$ 20,000 | 20,000 | \$ 59,555 | 34% |
| Expenditures and Other Uses | | | | | | |
| Executive | | | | | | |
| Professional Management | - | - | - | - | 20,000 | 0% |
| Financial and Administrative | | | | | | |
| Audit Services | - | - | - | - | 4,500 | 0% |
| Accounting Services | - | - | - | - | - | N/A |
| Assessment Roll Services | - | - | - | - | - | N/A |
| Arbitrage Rebate Services | - | - | - | - | 500 | 0% |
| Other Contractual Services | | | | | | |
| Legal Advertising | - | 4,357 | 1,208 | 5,565 | 2,500 | 223% |
| Trustee Services | - | - | - | - | 8,250 | 0% |
| Dissemination Agent Services | - | - | - | - | 500 | 0% |
| Property Appraiser Fees | - | - | - | - | - | N/A |
| Bank Service Fees | 26 | 24 | 25 | 75 | 350 | 21% |
| Communications & Freight Services | | | | | | |
| Postage, Freight & Messenger | 187 | 200 | 261 | 647 | 750 | 86% |

**Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2018**

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|--|-----------------|-----------------|------------------|------------------|---------------------|-------------|
| Computer Services - Website Development | 50 | 50 | 50 | 150 | 1,500 | 10% |
| Insurance | - | - | - | - | 5,200 | 0% |
| Printing & Binding | | | 1,066 | 1,066 | 330 | 323% |
| Subscription & Memberships | | - | 175 | 175 | 175 | 100% |
| Legal Services | | | | | | |
| Legal - General Counsel | - | - | 4,758 | 4,758 | 10,000 | 48% |
| Legal - Series 2018 Bonds | - | - | 4,713 | 4,713 | - | N/A |
| Other General Government Services | | | | | | |
| Engineering Services | - | - | - | - | 5,000 | 0% |
| Contingencies | - | - | - | - | - | N/A |
| Other Current Charges | - | - | - | - | - | N/A |
| Reserves | | | | | | |
| Operational Reserves (Future Years) | | | | - | - | N/A |
| Other Fees and Charges | - | - | - | - | - | N/A |
| Discounts/Collection Fees | | | | - | - | |
| Sub-Total: | 263 | 4,632 | 12,256 | 17,150 | 59,555 | 29% |
| Total Expenditures and Other Uses: | \$ 263 | \$ 4,632 | \$ 12,256 | \$ 17,150 | \$ 59,555 | 29% |
| Net Increase/ (Decrease) in Fund Balance | (263) | (4,632) | 7,744 | 2,850 | - | |
| Fund Balance - Beginning | 5,903 | 5,641 | 1,009 | 5,903 | - | |
| Fund Balance - Ending | \$ 5,641 | \$ 1,009 | \$ 8,753 | 8,753 | \$ - | |

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2018

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|---|-------------|-------------|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | - | - | N/A |
| Interest Income | | | | | | |
| Interest Account | - | - | - | - | - | N/A |
| Sinking Fund Account | - | - | - | - | - | N/A |
| Reserve Account | - | - | - | - | - | N/A |
| Prepayment Account | - | - | - | - | - | N/A |
| Revenue Account | - | - | - | - | - | N/A |
| Capitalized Interest Account | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | | | | | | |
| Special Assessments - On Roll | - | - | - | - | - | N/A |
| Special Assessments - Off Roll | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | - | - | - | - | - | N/A |
| Debt Proceeds | - | - | 461,688 | 461,688 | - | N/A |
| Intragovernmental Transfer In | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ - | \$ - | \$ 461,688 | \$ 461,688 | \$ - | N/A |
| Expenditures and Other Uses | | | | | | |
| Debt Service | | | | | | |
| Principal Debt Service - Mandatory | | | | | | |
| Series 2018 | - | - | - | - | - | N/A |
| Principal Debt Service - Early Redemptions | | | | | | |
| Series 2018 | - | - | - | - | - | N/A |
| Interest Expense | | | | | | |
| Series 2018 | - | - | - | - | - | N/A |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ - | \$ - | - | \$ - | N/A |
| Net Increase/ (Decrease) in Fund Balance | - | - | 461,688 | 461,688 | - | |
| Fund Balance - Beginning | - | - | - | - | - | |
| Fund Balance - Ending | \$ - | \$ - | \$ 461,688 | 461,688 | \$ - | |

Prepared by:

JPWARD and Associates, LLC

**Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2018**

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|--|---------|----------|--------------|--------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | | |
| Construction Account | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Cost of Issuance | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Debt Proceeds | \$ - | | \$ 5,598,312 | \$ 5,598,312 | \$ - | N/A |
| Operating Transfers In (From Other Funds) | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Total Revenue and Other Sources: | \$ - | \$ - | \$ 5,598,312 | \$ 5,598,312 | \$ - | N/A |
| Expenditures and Other Uses | | | | | | |
| Executive | | | | | | |
| Professional Management | \$ - | \$ - | \$ 40,000 | \$ 40,000 | \$ - | N/A |
| Other Contractual Services | | | | | | |
| Trustee Services | \$ - | \$ - | \$ 5,925 | \$ 5,925 | \$ - | N/A |
| Printing & Binding | \$ - | \$ - | \$ 1,500 | \$ 1,500 | \$ - | N/A |
| Legal Services | | | | | | |
| Legal - Series 2018 Bonds | \$ - | \$ - | \$ 144,750 | \$ 144,750 | \$ - | N/A |
| Other General Government Services | | | | | | |
| Stormwater Mgmt-Construction | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Capital Outlay | | | | | | |
| Construction in Progress | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Cost of Issuance | | | | | | |
| Legal - Series 2018 Bonds | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Underwriter's Discount | \$ - | \$ - | \$ 121,200 | \$ 121,200 | \$ - | N/A |
| Operating Transfers Out (To Other Funds) | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ - | \$ 313,375 | \$ 313,375 | \$ - | N/A |
| Net Increase/ (Decrease) in Fund Balance | \$ - | \$ - | \$ 5,284,937 | \$ 5,284,937 | | |
| Fund Balance - Beginning | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Fund Balance - Ending | \$ - | \$ - | \$ 5,284,937 | \$ 5,284,937 | \$ - | |

Prepared by:

JPWARD and Associates, LLC