

JPWard and Associates, LLC

**ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

**REGULAR MEETING
AGENDA**

May 2, 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

April 24, 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 **Thursday, May 2, 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. February 7, 2019
3. Consideration of Resolution 2019-12 Approving the Proposed Fiscal Year 2020 Budget and setting the Public Hearing on **Thursday, August 1, 2019 at 4:00 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**
4. Consideration of ranking of engineering proposal to serve as district engineer and agreement(s) with Waldrop Engineering.
 - I. Ranking of engineering proposal (one proposal received)
 - II. Master engineering services agreement
5. Staff Reports
 - I. Attorney
 - II. Engineer
 - III. Manager
 - a. Financial Statement – March 31, 2019
 - b. Report on the Number of Registered Voters as of April 15, 2019
8. Audience Comments and Supervisor's Requests
9. Adjournment

The second order of business is the consideration of the minutes of the February 7, 2019 regular meeting.

The third order of business is consideration of Resolution 2019-12 which approves the proposed budget for Fiscal Year 2020 and set the public hearing date, time and location.

The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for the Thursday, August 1, 2019, at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to the Assessment Rates for the general fund contemplated as a result of the preparation of the Budget.

The public hearing is scheduled for Thursday, August 1, 2019, 4:00 P. M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

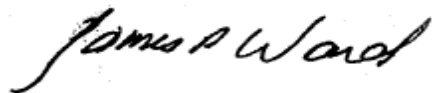
The fourth order of business is consideration of the ranking of the engineering proposals that were received in response to the District's request for qualifications. There was one proposal received, from Waldrop Engineering, P.A. The required procedure requires the Board to rank the proposals, (non price based proposals) based on each firm's qualifications, and I have enclosed an engineering ranking form for your use. The ranking form itself is NOT required, and you may use any procedure that you would like. Once ranked, then staff must negotiate a contract with the number one ranked firm and that proposed agreement will then be brought to the Board.

In order to shorten the process somewhat, I have enclosed a form of engineering agreement that we will ask the Board to approve, subject only to non-substantive changes that may be needed once we review the agreement with the number one (1) ranked firm.

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 Thursday, February 7, 2019 at 4:00 P.M., at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

Present and constituting a quorum:

Travis Stagnita	Assistant Secretary
JD Humpherys	Assistant Secretary
Cheri Bass	Assistant Secretary

Absent:

Scott Himelhoch	Chairperson
Tracy Briones	Vice Chairperson

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel
Jeremy Fireline	District Engineer, Waldrop Engineering

Audience:

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 4:00 p.m. and all Members of the Board were present at roll call, with the exception of Chairperson Scott Himelhoch and Vice Chairperson Tracy Briones.

SECOND ORDER OF BUSINESS

Consideration of Minutes

Consideration of Minutes from December 18, 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 December 18, 2018 Meeting Minutes.

On MOTION made by Mr. JD Humpherys, seconded by Ms. Cheri Bass, and with all in favor, the December 18, 2018 Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Agreement****Consideration Agreement with the Manatee County Property Appraiser to utilize the Uniform Method of Collections for the District's Assessments.**

Mr. Ward stated this Agreement with Manatee County was relative to the collection of the non ad valorem special assessments. He reported in the latter part of 2018 the Board went through the process to utilize the Uniform Method of Collections, adopted a resolution, and held a public hearing in this regard. He stated notice was provided to the Property Appraiser and Tax Collector of the CDD's desire to enter into this Agreement. He noted the Agreement was the final step in the process which would allow the CDD to include the assessments relative to the issuance of the 2018 Bonds, and operating assessments, on resident's tax bills which would be distributed in November 2020. He explained the Agreement was a standard agreement which identified what services the Property Appraiser and Tax Collector would perform as a matter of law and the standard fees charged (1.5% of the amount placed on the rolls for the Property Appraiser and 1.5% for the Tax Collector).

On MOTION made by Mr. JD Humpherys, seconded by Mr. Travis Stagnita, and with all in favor, the Uniform Method of Collections Agreement was approved and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Consideration of Assignment and Assumption of Property Interests****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.**

Mr. Ward stated the Artisan Lakes East CDD was recently created from the original plats, and all of the interests on the plat related to the drainage facilities were dedicated to the Artisan Lakes CDD. He explained this agreement transferred the property interests on the plats over to the Artisan Lakes East CDD.

On MOTION made by Mr. Travis Stagnita, seconded by Ms. Cheri Bass, and with all in favor, the Assignment and Assumption of Property Interests was approved and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2019-10**

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.

Mr. Ward stated this Resolution ratified and confirmed all the actions taken by the Chairman, Vice Chairman, and Staff of the District to consummate the purchase and sale of the Series 2018 Bonds.

On MOTION made by Ms. Cheri Bass, seconded by Mr. Travis Stagnita, and with all in favor, Resolution 2019-10 was adopted and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2019-11**

Mr. Ward stated Resolution 2019-11 was an addition to the Agenda. He explained the developer was in the process of the next platting phase and as a result, there were some small pieces of property discovered which were never intended to be within the boundaries of the Artisan Lakes East CDD and the Resolution would permit removal of the land from the District boundaries.

Mr. Jeremy Fireline displayed a map which showed the current boundaries of the District and the new boundaries of the District. He stated the original boundary of the District was established in 2006/2007 and was created through a land plan from the original Artisan Lakes Development. He explained, over time, as Taylor Morrison became more involved and modified the program to fit the housing needs and the products Taylor Morrison sold, details regarding interactions between development pods were recorded. He noted a final plat was in process including land plans for a townhome development. He stated the townhomes were never intended to be within the boundaries of CDD lands, but were currently partially within the District boundaries. He explained the Boundary Amendment would allow a shift in the boundary to ensure the townhomes were not included in the Artisan Lakes East District boundary. He stated the Capital Improvements established for Artisan Lakes East CDD did not include the cost for improvements for the townhomes. He noted the roads, sewers, and infrastructures were not included in Capital Improvements costs. He reviewed and discussed the boundaries on the displayed map.

Mr. Ward stated the Resolution also attached the funding agreement to pay for any costs related to the amendment by the District from the boundaries, and also attached exhibit A (the affected parcels exhibit) and exhibit B (the amended boundaries exhibit) along with legal descriptions of each.

Mr. Humpherys asked if the boundary amendment funding agreement was included. Mr. Ward responded in the affirmative; it was an exhibit to the resolution. Ms. Bass asked if the boundaries currently fell in the Artisan Lakes East CDD. Mr. Earlywine responded in the affirmative.

On MOTION made by Mr. Travis Stagnita, seconded by Mr. JD Humpherys, and with all in favor, Resolution 2019-11 was adopted and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Staff Reports

There were no Staff Reports.

EIGHTH ORDER OF BUSINESS

Audience Comments and Supervisor's Requests

There were no Audience Comments or Supervisor's Requests.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the Meeting at approximately 4:13 p.m.

On MOTION made by Ms. Cheri Bass, seconded by JD Humpherys, and with all in favor, the meeting was adjourned.

Artisan Lakes East Community Development District

James P. Ward, Secretary

Scott Himelhoch, Chairperson

RESOLUTION 2019-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Artisan Lakes East Community Development District (the "Board"), a proposed Budget for Fiscal Year 2020; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

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

SECTION 1. INCORPATION OF WHEREAS CLAUSES. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. APPROVAL OF THE PROPOSED BUDGETS. The proposed Budgets submitted by the District Manager for Fiscal Year 2020 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE:	Thursday, August 1, 2019
HOUR:	4:00 P.M.
LOCATION:	Artisan Lakes Clubhouse 4725 Los Robles Court Palmetto, Florida 34221

SECTION 4. SUBMITTAL OF BUDGET TO MANATEE COUNTY. The District Manager is hereby directed to submit a copy of the proposed budget to Manatee County at least 60 days prior to the hearing set above. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the proposed budget on the District's website at least two days before the budget hearing date.

SECTION 5. NOTICE OF PUBLIC HEARING. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof., That all Sections or parts of Sections of any

RESOLUTION 2019-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 2nd day of May, 2019

ATTEST:

**ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

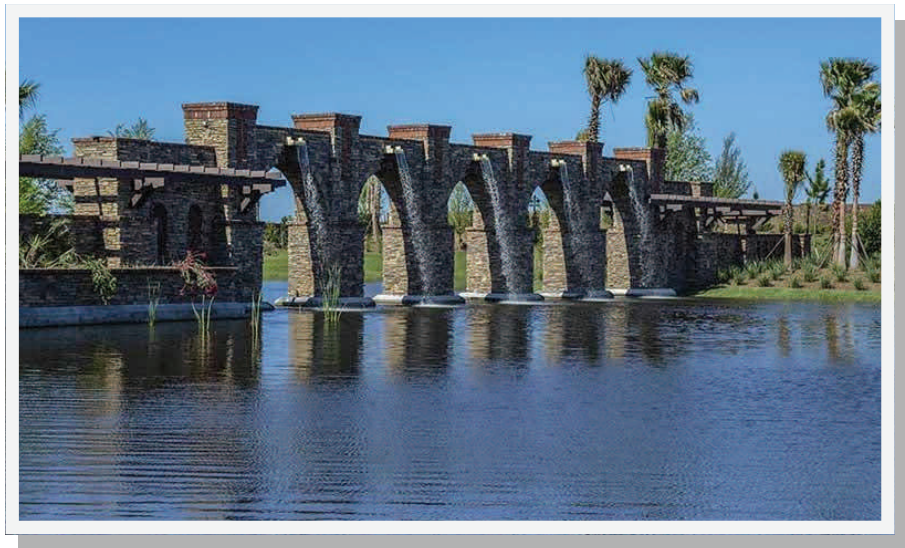
Scott Himelhoch, Chairman

JPWard and Associates, LLC

**ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

PROPOSED BUDGET

FISCAL YEAR 2020



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

Phone: 954-658-4900
E-mail:
JimWard@JPWardAssociates.com



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



Artisan Lakes East

TABLE OF CONTENTS

GENERAL FUND

Budget	1-2
Description of Budgeted Line Items	3-4

DEBT SERVICE FUND

Series 2018 Bonds	5-7
Budget	
Bond Amortization Schedules	



Artisan Lakes East Community Development District

General Fund - Budget

Fiscal Year 2020

Description	Fiscal Year	Actual at	Anticipated	Fiscal Year
	2019 Budget	03/31/2019	Year End 09/30/2019	2020 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Assessment Revenue				
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ 58,593
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Taylor Morrison	\$ 59,555	\$ 35,000	\$ 59,555	
Total Revenue & Other Sources	\$ 59,556	\$ 35,000	\$ 59,555	\$ 58,593
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -
Executive				
Professional - Management	\$ 20,000	\$ -	\$ 20,000	\$ 20,000
Financial and Administrative				
Audit Services	\$ 4,500	\$ -	\$ -	\$ 4,300
Accounting Services	\$ -	\$ -	\$ -	\$ -
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ -
Arbitrage Rebate Fees	\$ 500	\$ -	\$ -	\$ 500
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 2,500	\$ 5,647	\$ 7,500	\$ 2,500
Trustee Services	\$ 8,250	\$ -	\$ 5,800	\$ 5,725
Dissemination Agent Services	\$ 500	\$ 5,000	\$ 5,000	\$ 5,000
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -
Bank Service Fees	\$ 350	\$ 151	\$ 350	\$ 360
Travel and Per Diem	\$ -			\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 750	\$ 755	\$ 1,000	\$ 750
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 1,500	\$ 300	\$ 1,500	\$ 2,000
Insurance	\$ 5,200	\$ 5,137	\$ 5,137	\$ 5,200
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Printing and Binding	\$ 330	\$ 1,199	\$ 2,500	\$ 750
Office Supplies	\$ -	\$ -	\$ -	\$ -
Legal Services				
General Counsel	\$ 10,000	\$ 10,444	\$ 18,000	\$ 7,500
Series 2018 bonds	\$ -	\$ 6,515	\$ 6,515	
Other General Government Services				
Engineering Services	\$ 5,000	\$ -	\$ -	\$ -
Contingencies		\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -

Artisan Lakes East Community Development District

General Fund - Budget

Fiscal Year 2020

Description	Fiscal Year 2019 Budget	Actual at 03/31/2019	Anticipated Year End 09/30/2019	Fiscal Year 2020 Budget
Reserves				
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ -	\$ -	\$ -	\$ 3,833
Total Appropriations	\$ 59,555	\$ 35,323	\$ 73,477	\$ 58,593
Fund Balances:				
Change from Current Year Operations	\$ -	\$ (323)	\$ (13,922)	\$ -
Fund Balance - Beginning				
Restricted for Future Operations	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ -	\$ -	\$ -	\$ -
Total Fund Balance	\$ 59,057	\$ (323)	\$ -	\$ -
 Assessment Rate	 N/A			 \$ 138.85
Untis Subject to Assessment				\$ 422

Artisan Lakes East Community Development District

General Fund - Budget

Fiscal Year 2020

Revenues and Other Sources

Carryforward	\$	-
Interest Income - General Account	\$	-

Appropriations

Legislative

Board of Supervisor's Fees	\$	-
----------------------------	----	---

The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District. The current Board has waived the statutory authorized fees.

Executive

Professional - Management	\$	20,000
---------------------------	----	--------

The District retains the services of a professional management company - **JPWard and Associates, LLC** - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to the District.

Financial and Administrative

Audit Services	\$	4,300
----------------	----	-------

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures, if it's Revenues or Expenditures reach a certain threshold.

Accounting Services	\$	-
---------------------	----	---

For the Maintenance of the District's books and records on a daily basis.

Assessment Roll Preparation	\$	-
-----------------------------	----	---

For the preparation by the Financial Advisor of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Collier County Property Appraiser.

Arbitrage Rebate Fees	\$	500
-----------------------	----	-----

For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.

Other Contractual Services \$ -

Recording and Transcription	\$	-
-----------------------------	----	---

Legal Advertising	\$	2,500
-------------------	----	-------

Trustee Services	\$	5,725
------------------	----	-------

With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.

Dissemination Agent Services	\$	5,000
------------------------------	----	-------

With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.

Property Appraiser Fees	\$	-
-------------------------	----	---

Bank Service Fees	\$	360
-------------------	----	-----

Artisan Lakes East Community Development District

General Fund - Budget

Fiscal Year 2020

Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	750
Rentals and Leases		
Miscellaneous Equipment	\$	-
Computer Services (Web Site Maintenance)	\$	2,000
Insurance	\$	5,200
Subscriptions and Memberships	\$	175
Printing and Binding	\$	750
Office Supplies	\$	-
Legal Services		
General Counsel	\$	7,500
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".		
Other General Government Services		
Engineering Services	\$	-
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
Contingencies	\$	-
Reserves		
Operational Reserve (Future Years)	\$	-
The District has established an operational reserve to cover expenses that occur before assessment monies are received, and/or other expenses that may arise that are not anticipated in the Budget.		
Other Fees and Charges		
Discounts and Tax Collector Fees	\$	3,833
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee		
Total Appropriations:		\$ 58,593

Artisan Lakes East Community Development District

Debt Service Fund - Series 2018 Bonds - Budget

Fiscal Year 2020

Description	Fiscal Year 2019 Budget	Actual at 03/31/2019	Anticipated Year End 09/30/2019	Fiscal Year 2020 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ 116	\$ 200	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 153	\$ 300	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -			\$ 425,759
Special Assessment - Off-Roll	\$ -			\$ -
Special Assessment - Prepayment	\$ -			\$ -
Debt Proceeds				
Series 2013 Issuance Proceeds	\$ -	\$ 461,688	\$ 461,688	\$ -
Total Revenue & Other Sources	\$ -	\$ 461,958	\$ 462,188	\$ 425,759

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory				\$ 95,000
Principal Debt Service - Early Redemptions				\$ -
Interest Expense			\$ 110,670	\$ 304,130
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 27,939
Total Expenditures and Other Uses	\$ -	\$ -	\$ 110,670	\$ 427,069

Net Increase/(Decrease) in Fund Balance	\$ -	\$ 461,958	\$ 351,519	\$ (1,310)
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 351,519
Fund Balance - Ending	\$ 984,675	\$ 461,958	\$ 351,519	\$ 350,209

Restricted Fund Balance:

Reserve Account Requirement	\$ 198,954
Restricted for November 1, 2020 Interest Payment	\$ 150,070
Total - Restricted Fund Balance:	\$ 349,024

Description of Product	Number of Units	FY 2019 Rate	FY 2020 Rate
Single Family 30' - 39'	0	\$ -	\$ -
Single Family 40' - 49'	198	\$ -	\$ 848.97
Single Family 50' - 59'	130	\$ -	\$ 1,061.22
Single Family 60' - 69'	94	\$ -	\$ 1,273.46
Total:	422		

Artisan Lakes East Community Development District

Debt Service Fund - Series 2018 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 6,060,000	Varies		
5/1/2019				\$ 110,669.53	
11/1/2019				\$ 152,065.00	\$ 262,735
5/1/2020	\$ 95,000		4.20%	\$ 152,065.00	
11/1/2020				\$ 150,070.00	\$ 397,135
5/1/2021	\$ 95,000		4.20%	\$ 150,070.00	
11/1/2021				\$ 148,075.00	\$ 393,145
5/1/2022	\$ 100,000		4.20%	\$ 148,075.00	
11/1/2022				\$ 145,975.00	\$ 394,050
5/1/2023	\$ 105,000		4.20%	\$ 145,975.00	
11/1/2023				\$ 143,770.00	\$ 394,745
5/1/2024	\$ 110,000		4.20%	\$ 143,770.00	
11/1/2024				\$ 141,460.00	\$ 395,230
5/1/2025	\$ 115,000		4.55%	\$ 141,460.00	
11/1/2025				\$ 138,843.75	\$ 395,304
5/1/2026	\$ 120,000		4.55%	\$ 138,843.75	
11/1/2026				\$ 136,113.75	\$ 394,958
5/1/2027	\$ 125,000		4.55%	\$ 136,113.75	
11/1/2027				\$ 133,270.00	\$ 394,384
5/1/2028	\$ 130,000		4.55%	\$ 133,270.00	
11/1/2028				\$ 130,312.50	\$ 393,583
5/1/2029	\$ 140,000		4.55%	\$ 130,312.50	
11/1/2029				\$ 127,127.50	\$ 397,440
5/1/2030	\$ 145,000		5.10%	\$ 127,127.50	
11/1/2030				\$ 123,430.00	\$ 395,558
5/1/2031	\$ 155,000		5.10%	\$ 123,430.00	
11/1/2031				\$ 119,477.50	\$ 397,908
5/1/2032	\$ 160,000		5.10%	\$ 119,477.50	
11/1/2032				\$ 115,397.50	\$ 394,875
5/1/2033	\$ 170,000		5.10%	\$ 115,397.50	
11/1/2033				\$ 111,062.50	\$ 396,460
5/1/2034	\$ 180,000		5.10%	\$ 111,062.50	
11/1/2034				\$ 106,472.50	\$ 397,535
5/1/2035	\$ 185,000		5.10%	\$ 106,472.50	
11/1/2035				\$ 101,755.00	\$ 393,228
5/1/2036	\$ 195,000		5.10%	\$ 101,755.00	
11/1/2036				\$ 96,782.50	\$ 393,538
5/1/2037	\$ 205,000		5.10%	\$ 96,782.50	
11/1/2037				\$ 91,555.00	\$ 393,338
5/1/2038	\$ 220,000		5.10%	\$ 91,555.00	
11/1/2038				\$ 85,945.00	\$ 397,500
5/1/2039	\$ 230,000		5.10%	\$ 85,945.00	
11/1/2039				\$ 80,080.00	\$ 396,025
5/1/2040	\$ 240,000		5.20%	\$ 80,080.00	
11/1/2040				\$ 73,840.00	\$ 393,920
5/1/2041	\$ 255,000		5.20%	\$ 73,840.00	

Artisan Lakes East Community Development District

Debt Service Fund - Series 2018 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2041				\$ 67,210.00	\$ 396,050
5/1/2042		\$ 270,000	5.20%	\$ 67,210.00	
11/1/2042				\$ 60,190.00	\$ 397,400
5/1/2043		\$ 280,000	5.20%	\$ 60,190.00	
11/1/2043				\$ 52,910.00	\$ 393,100
5/1/2044		\$ 295,000	5.20%	\$ 52,910.00	
11/1/2044				\$ 45,240.00	\$ 393,150
5/1/2045		\$ 315,000	5.20%	\$ 45,240.00	
11/1/2045				\$ 37,050.00	\$ 397,290
5/1/2046		\$ 330,000	5.20%	\$ 37,050.00	
11/1/2046				\$ 28,470.00	\$ 395,520
5/1/2047		\$ 345,000	5.20%	\$ 28,470.00	
11/1/2047				\$ 19,500.00	\$ 392,970
5/1/2048		\$ 365,000	5.20%	\$ 19,500.00	
11/1/2048				\$ 10,010.00	\$ 394,510
5/1/2049		\$ 385,000		\$ 10,010.00	

March 29, 2019

Mr. James P. Ward
District Manager
Artisan Lakes East Community Development District
2900 NE 12th Terrace, Suite 1, Oakland Park, FL 33334
Fort Lauderdale, Florida 33301

**RE: Artisan Lakes East Community Development District
Request for Qualifications – District Engineer**

Dear Mr. Ward:

Waldrop Engineering, P.A. is pleased to submit the enclosed response to the Request for Qualifications for Artisan Lakes East Community Development District (CDD) District Engineer.

The Waldrop Engineering Team consists of experts in the areas of civil engineering, landscape architecture, land use planning, GIS and AutoCAD design. With offices in Bonita Springs, Fort Myers, Tampa, Sarasota, and Orlando, FL. Waldrop Engineering offers full service civil engineering services based upon honesty, a strong work ethic, and an unmatched commitment to our client's success.

Since opening our doors in 2000, we have designed and permitted numerous master-planned residential communities across Southwest Florida and are the Engineer-of-Record for the Artisan Lakes Eave's Bend project. This expertise and project-specific knowledge provides our team with an in-depth understanding of the District's needs and the capacity to ensure the highest quality of development.

The following summary exemplifies why Waldrop Engineering is most qualified to serve as District Engineer for the Artisan Lakes East CDD:

Unmatched Knowledge of the Project. Waldrop Engineering's team of experienced civil engineers are currently serving as the Engineer-of-Record for the Artisan Lakes Eave's Bend project and have secured local construction plan approval and the Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit (ERP) for the first phase of development. This understanding of the water management system design, the unique environmental conditions both within and surrounding the community, as well as the status of existing and pending permits provides our team with an unparalleled advantage to serve as the District Engineer.

Experienced Local Leadership. As a Senior Vice President of Waldrop Engineering, Jeremy Arnold, P.E. will lead our commitment to the Artisan Lakes East CDD as Project Director/Point-of-Contact. Jeremy has over 20 years of project management and civil engineering design experience in Southwest Florida. Jeremy's project knowledge and strong relationships with SWFWMD and Manatee County will ensure the District's service requirements are not only met, but exceeded in terms of budgets, project schedules, and implementation of the development program.

Similar Experience. Jeremy L. Fireline, P.E. will serve as the District Engineer, and has extensive experience serving as a CDD Engineer for numerous master-planned communities across Southwest Florida. Jeremy has served as District Engineer for Artisan Lakes CDD for 2 years, and currently performs all duties relating to the operation and management of the CDD. Jeremy currently serves as interim District Engineer for the Esplanade Lake Club CDD, the LT Ranch CDD in Sarasota, FL, the Artisan Lakes East CDD in Manatee County, FL.

Competence & Capacity. With five (3) Florida registered Professional Engineers in the Bonita Springs office, and a total of nine (14) P.E.'s company-wide, The Waldrop Team has the institutional knowledge and experience to ensure accurate implementation of CDD's infrastructure, in addition to its appropriate long-term maintenance.

Thank you for the opportunity to provide our services to the District. We are confident that our project-specific expertise, local knowledge, and commitment to quality design and customer service position us as the clear choice for Artisan Lakes East CDD District Engineer.

If you require further information do not hesitate to contact me directly at (239) 908-3420 or jeremy.arnold@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.


Jeremy Arnold, P.E.
Senior Vice President

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i> Artisan Lakes East Community Development District	
2. PUBLIC NOTICE DATE March 8, 2019	3. SOLICITATION OR PROJECT NUMBER Request for Qualifications - District Engineer

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE Jeremy Arnold, P.E.		
5. NAME OF FIRM Waldrop Engineering		
6. TELEPHONE NUMBER (239) 405-7777	7. FAX NUMBER (239) 405-7899	8. E-MAIL ADDRESS Jeremy.Arnold@WaldropEngineering.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCON-	TRACTOR			
a.	✓				Waldrop Engineering <input type="checkbox"/> CHECK IF BRANCH OFFICE	28100 Bonita Grande Dr Ste 305 Bonita Springs FL 34135	District Engineer
b.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jeremy Arnold, P.E.	13. ROLE IN THIS CONTRACT Project Director	14. YEARS EXPERIENCE	
		a. TOTAL 17	b. WITH CURRENT FIRM 7
15. FIRM NAME AND LOCATION <i>(City and State)</i> Waldrop Engineering (Bonita Springs FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S., Civil Engineering - University of Kentucky		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> FL P.E. # 66421	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Flow Way - Esplanade (Naples FL)	2014 - Present	2014 - Present
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Engineer of Record and Project Director for design, permitting, and construction oversight of public and private infrastructure. Directed development of project budget, and served as District Engineer.		
Esplanade Lake Club	2017 - Present	2018 - Present
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Engineer of Record and Project Director for design, permitting, and construction oversight of public and private infrastructure. Directed development of project budget and CIP development.		
Skye Ranch (fka LT Ranch)		
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Engineer of Record and Project Director for design, permitting, and construction oversight of public and private infrastructure. Directed development of project budget and CIP development.		
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm d.		
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm e.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jeremy L. Fireline, P.E.	13. ROLE IN THIS CONTRACT District Engineer	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
		18	2
15. FIRM NAME AND LOCATION <i>(City and State)</i> Waldrop Engineering (Sarasota FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S., Civil Engineering - Purdue University B.S., Land Survey Engineering - Purdue University Master of Environmental Engineering - North Carolina State University		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> FL P.E. # 63987 NC P.E. # 037020	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Project Management Professional (PMP)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Flow Way CDD (Naples FL)	1	1
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Served as District Engineer since 2018. Provided consulting services for development of supplemental engineer's report to support final bond issuance. Develop cost estimates for public infrastructure to be produced by the district.		
Artisan Lakes CDD (Manatee County FL)	2	2
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Served as District Engineer since 2017. Provided consulting services for development of supplemental engineer's report to support final bond issuance. Develop cost estimates for public infrastructure to be produced by the district.		
Artisan Lakes East CDD (Manatee County FL)	1	1
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Served as Interim District Engineer. Provided consulting services for district establishment and expert testimony for bond validation proceedings. Developed master engineer's report and support for infrastructure acquisition.		
LT Ranch CDD (Sarasota FL)	1	1
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Served as Interim District Engineer. Provided consulting services for district establishment and expert testimony for bond validation proceedings. Developed master engineer's report and support for infrastructure acquisition.		
Esplanade Lake Club CDD (Lee County FL)	1	1
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Served as Interim District Engineer. Provided consulting services for district establishment and expert testimony for bond validation proceedings. Developed master engineer's report and support for infrastructure acquisition.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

1

21. TITLE AND LOCATION *(City and State)*

Flow Way CDD (Naples FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2013 - Present

CONSTRUCTION *(If applicable)*

2013 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Taylor Morrison of Florida, Inc.

b. POINT OF CONTACT NAME

Andrew Miller

c. POINT OF CONTACT TELEPHONE NUMBER

(941) 554-2871

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Esplanade Naples is an 1,184 unit development in Naples, Florida. Waldrop Engineering was the Engineer of Record for the design and permitting of the public and private infrastructure for the project, and has served as the District Engineer for the Flow Way CDD, that has acquired public infrastructure through sale of bonds. The total CIP for the Flow Way CDD includes \$39 million of public infrastructure including surface water management, sanitary sewer, potable water, irrigation, exterior landscaping, off-site improvements, environmental preserves and related design and permitting fees.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Waldrop Engineering	Bonita Springs FL	District Engineer
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
2

21. TITLE AND LOCATION <i>(City and State)</i> Artisan Lakes CDD (Manatee County FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2015 - Present	CONSTRUCTION <i>(If applicable)</i> 2015 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Jeff Deeson	c. POINT OF CONTACT TELEPHONE NUMBER (813) 838-7838
--	---	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Esplanade Artisan Lakes is a 849 unit development in Manatee County, Florida. Waldrop Engineering was the Engineer of Record for the design and permitting of the project and has served as the District Engineer for the Artisan Lakes CDD, that has acquired public infrastructure through sale of bonds. The total CIP for the Artisan Lakes CDD includes \$13 million in public improvements including the stormwater management system, sanitary sewer, potable water and a portion of a public boulevard roadway.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Waldrop Engineering	(2) FIRM LOCATION <i>(City and State)</i> Tampa FL	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
3

21. TITLE AND LOCATION <i>(City and State)</i> Artisan Lakes East CDD (Manatee County FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018 - Present	CONSTRUCTION <i>(If applicable)</i> 2018 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Jeff Deeson	c. POINT OF CONTACT TELEPHONE NUMBER (813) 838-7838
--	---	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Engineers of Record for design and permitting of public and private infrastructure to serve the 1,087 unit Artisan Lakes Eave's Bend. Serve as Interim District Engineers for Artisan Lake East's district formation, bond validation proceedings, and development of CIP and Master Engineer's Report that includes \$24.8 million in public improvements including the stormwater management system, sanitary sewers, potable water, and a portion of a public boulevard roadway.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Waldrop Engineering	(2) FIRM LOCATION <i>(City and State)</i> Tampa FL	(3) ROLE Interim District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
4

21. TITLE AND LOCATION <i>(City and State)</i> LT Ranch CDD (Sarasota FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018 - Present	CONSTRUCTION <i>(If applicable)</i> 2018 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Tim Martin	c. POINT OF CONTACT TELEPHONE NUMBER (941) 229-3941
--	--	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Engineers of Record for the design and permitting of LT Ranch, which is approved for 3,450 single and multi-family units, as well as 300,000 sq. ft. of non-residential development. Served as Interim District Engineers through district formation and development of initial CIP that includes \$40.8 million in public infrastructure improvements including stormwater and environmental preservation/mitigation areas, sanitary sewer, potable water, off-site public roadways and irrigation infrastructures.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Waldrop Engineering	Sarasota FL	Interim District Engineer
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
5

21. TITLE AND LOCATION <i>(City and State)</i> Esplanade Lake Club (Lee County FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018 - Present	CONSTRUCTION <i>(If applicable)</i> 2018 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Andrew Miller	c. POINT OF CONTACT TELEPHONE NUMBER (941) 554-2871
---	--	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Engineers of Record for design and permitting of 620 unit single and multi-family development in Lee County, Florida. Serve as Interim District Engineers for district formation and development of preliminary \$25 million CIP that includes the stormwater management system, potable water, sanitary sewer system, ground improvements, environmental/mitigation and public roadway.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Waldrop Engineering	Bonita Springs FL	Interim District Engineers
b.			
c.			
d.			
e.			
f.			

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)</i>									
		1	2	3	4	5	6	7	8	9	10
Jeremy Arnold, P.E.	Project Director	X			X	X					
Jeremy Fireline, P.E.	District Engineer	X	X	X	X	X					

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	Flow Way CDD	6	
2	Artisan Lakes CDD	7	
3	Artisan Lakes East CDD	8	
4	LT Ranch CDD	9	
5	Esplanade Lake Club CDD	10	

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Waldrop Engineering, P.A., offers a diverse set of land development services founded on exceptional client service, quality design, and a solid commitment to our Clients' success. We recognize that each of our Clients and their respective projects are unique and approach each opportunity objectively with our Clients' goals in mind. We provide a range of planning, civil engineering, and landscape architecture services and have successfully completed projects including: master planned residential communities, community parks, commercial and industrial developments, and master stormwater drainage systems.

Our talented team of project managers coordinate every project with an integrative approach to the design development process. From the outset of each project, we utilize the diversity of skills and experience among our multi-disciplinary professionals to ensure innovative problem-solving and a more fluid permitting process. This holistic approach provides our Clients with not only the added value and convenience of "one stop shopping", but with the assurance that their project will be completed both efficiently and accurately. Most importantly, thanks to the caliber of our professionals, we continue to serve satisfied, repeat clientele, as well as build new relationships across the community.

The services Waldrop Engineering offers include:

1. **Civil Engineering**
 - Master Stormwater Design
 - Master Water and Sewer Design
 - Paving and Grading Design
 - Water Distribution Design
 - Lift Station and Force Main Design
 - Construction Plan Preparation
2. **Permitting**
 - Local Construction Plan Permitting
 - Water Management District Permitting
 - FDEP Water and Wastewater Permitting
 - FDOT Permitting
 - National Pollutant Discharge Elimination System Permitting (NPDES)
3. **Construction Administration**
 - Bid Package Preparation
 - Contract Management
 - Construction Observation
 - Certifications
4. **Due Diligence and Feasibility Studies**
 - Lot Fit Analysis
 - Due Diligence Reports
 - Project Feasibility Studies
 - Geographic Information Systems (GIS) Exhibits
 - Preparation

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

03/29/2019

33. NAME AND TITLE

Jeremy Arnold, P.E., Senior Vice President

WALDROP ENGINEERING STANDARD RATE CODE

CLASSIFICATION	CODE	RATE
PROFESSIONAL CONSULTANT		
Professional Consultant I	PCI	\$95/hr
Professional Consultant II	PCII	\$100/hr
Professional Consultant III	PCIII	\$105/hr
Professional Consultant IV	PCIV	\$110/hr
Professional Consultant V	PCV	\$115/hr
Professional Consultant VI	PCVI	\$120/hr
Professional Consultant VII	PCVII	\$125/hr
Professional Consultant VIII	PCVIII	\$130/hr
Professional Consultant IX	PCIX	\$135/hr
Professional Consultant X	PCX	\$140/hr
Professional Consultant XI	PCXI	\$145/hr
Professional Consultant XII	PCXII	\$150/hr
Professional Consultant XIII	PCXIII	\$155/hr
Professional Consultant XIV	PCXIV	\$160/hr
Professional Consultant XV	PCXV	\$165/hr
Professional Consultant XVI	PCXVI	\$170/hr
Professional Consultant XVII	PCXVII	\$175 hr
Professional Consultant XVIII	PCXVIII	\$180/hr
Professional Consultant XIX	PCXIX	\$185 hr
Professional Consultant XX	PCXX	\$190/hr
Professional Consultant XXI	PCXXI	\$195 hr
Professional Consultant XXII	PCXXII	\$200 hr
EXPERT CONSULTANT		
Expert Consultant I	ECI	\$125/hr
Expert Consultant II	ECII	\$150/hr
Expert Consultant III	ECIII	\$175/hr
Expert Consultant IV	ECIV	\$200/hr
Expert Consultant V	ECV	\$225/hr
ADMINISTRATIVE		
Administrative Assistant I	AAI	\$70/hr
Administrative Assistant II	AAII	\$80/hr
Administrative Assistant III	AAIII	\$90/hr
Administrative Assistant IV	AAIV	\$100/hr
Administrative Assistant V	AAV	\$110/hr
Administrative Assistant VI	AAVI	\$120/hr
REIMBURSABLE EXPENSES		
Reimbursable expenses will be charged at cost.		

ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT (this “Agreement”) is made and entered into as of this 2nd^t day of May 2019 by and between **ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established and existing pursuant to Chapter 190, Florida Statutes, and the laws of the State of Florida (“District”) and **WALDROP ENGINEERING, INC.**, a Florida corporation (“Engineer”).

WHEREAS, the District solicited for proposals to serve as the Engineer for the District in accordance with Sections 190.033 and 287.055, Florida Statutes; and

WHEREAS, the Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District’s Board of Supervisors ranked the Engineer as the number one most qualified firm to serve as the Engineer for the District and authorized negotiation of a contract; and

WHEREAS, the District intends to employ the Engineer to perform engineering, surveying, planning, landscaping, environmental management and permitting, and such other services as deemed necessary by the District, as defined in separate work authorizations; and

WHEREAS, the Engineer shall serve as the District’s professional representative in each service or project to which this Agreement applies and will provide the required services defined in separate work authorizations to the District during the performance of his services.

NOW THEREFORE, for and in consideration of the premises, the mutual covenants herein contained, the act and deeds to be performed by the parties, the receipt and sufficiency of which are hereby acknowledged, it is mutually covenanted and agreed as follows:

ARTICLE 1. SCOPE OF SERVICES

A. The Engineer will provide general engineering services, as authorized by the Board of Supervisors and supervised by the District’s Manager or directed by the District Manager, including:

- 1.** Prepare any necessary reports and attend meetings of the District’s Board of Supervisors; and
- 2.** Assistance in meeting with necessary parties pertaining to bond issues, special reports, feasibility studies or other tasks; and
- 3.** Performance of any other duties related to the provision of infrastructure and services.

B. The Engineer shall prepare construction drawings and specifications for the type of work as authorized by the Board of Supervisors of the District and directed by the District’s Manager. This may include rendering assistance in the drafting of forms,

ENGINEERING SERVICES AGREEMENT

proposals and contracts, issuance of certificates of construction and payment, assisting and supervising the bidding processes, and any other activity required by the District.. .

C. The Engineer shall provide general services during the construction phase of a project as authorized by the District and supervised by the District's Manager which may include the following:

1. Periodic visits to the site, or full time services, as directed by the District; and
2. Processing of contractors' pay estimates; and
3. Final inspection and requested certificates for construction including the final certification of construction; and
4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which the Engineer is named as owner's representative or "Engineer"; and
5. Any other activity related to construction as authorized by the District.
6. Land surveying;
7. Topographic surveying;
8. Staking and layout work for construction;
9. Tests of material and underground explorations; and
10. Aerial photographs.

D. The Engineer will assign a project manager to the District, notifying the District in writing, which project manager shall be the primary contact person for the Engineer.

E. In those instances where the Engineer believes that a task, work or project requires additional personnel, the Engineer shall obtain the prior written approval of the District. The Engineer shall optimize the resources available through the District staff before utilizing additional Engineer personnel.

F. Each project shall utilize standard project management methodology.

G. The District retains the right to at any time, without penalty or charge, suspend any previously authorized work, task or project, by providing written notice to the Engineer, provided however that the District shall be responsible to pay the Engineer for all authorized work performed prior to receipt by Engineer of the notice of suspension.

H. The District retains the right to obtain other engineering services.

I. The professional services to be provided by Engineer shall comply with all applicable laws, statutes, ordinances, codes, orders (including, without limitation, the PUD Ordinance), rules and regulations, and shall be performed with the degree of care

ENGINEERING SERVICES AGREEMENT

and diligence and in accordance with the professional standards of professional engineers practicing in the State of Florida. The services shall be performed within the standards of the industry. In the event of any conflict between the rules, regulations and ordinances promulgated by the various governmental authorities controlling construction of improvements, Engineer covenants and agrees that it will design such improvements in accordance with the standards of the industry.

ARTICLE 2. METHOD OF AUTHORIZATION/SCHEDULE

A. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a Work Authorization that shall include the scope of work, compensation, and special provisions or conditions specific to the service or project being authorized. Authorization of services or projects under the contract shall be at the sole option of the District and as agreed to by the Engineer.

B. Engineer shall perform its obligations under this Agreement as expeditiously and efficiently as are consistent with professional skill and care and the orderly progress of the construction of the District's facilities and improvements and meet such project schedules as may be developed by District and consistent with information provided to Engineer by District and applicable government agencies. Engineer agrees that all services shall be provided in such a manner as to meet District's reasonable expectation and to provide Engineer's best efforts to ensure the timely progression of the work being performed by the District.

ARTICLE 3. COMPENSATION

It is understood and agreed that the payment of compensation for services under this contract shall be stipulated in each Work Authorization. One of the following methods shall be utilized:

Lump Sum Amount. For services or projects where the District and Engineer mutually agree to a maximum lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished.

Hourly Personnel Rates. For services or projects where the scope of services is not capable of being clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates, the services shall be charged at the Engineer's current and best rates, a current copy of which is outlined in Schedule A, attached hereto and made a part hereof. If requested by the District, Engineer shall provide the District with written updates of said rate schedule.

ENGINEERING SERVICES AGREEMENT

ARTICLE 4. REIMBURSABLE EXPENSES

Reimbursable expenses consist of actual expenditures made by the Engineer, its employees, or its consultants in the interest of District authorized work for the incidental expenses listed as follows:

- A.** Expenses of transportation and living when traveling in connection with the project, for long distance calls and facsimiles, and fees paid for securing approval of authorities having jurisdiction over the Project. Requests for reimbursements for all such Expenditures shall be made in accordance with Chapter 112, Florida Statutes and with the District's travel policy.
- B.** Actual expense of reproduction, postage and handling of drawings, and specifications except those use for in-house purposes by Engineer.

ARTICLE 5. SPECIAL CONSULTANTS

When authorized in writing by the District, additional special consulting services shall be paid for at the actual cost of the special consultant without any markup by the Engineer..

ARTICLE 6. BILLING AND ACCOUNTING RECORDS

Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof. The Engineer, when billing based upon an hourly basis shall record the time expended in increments not less than two-tenths (.2) of an hour, with an accompanying detailed explanation for each time entry. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer shall not charge for time expended in billing preparation or review or for internal administration of this Agreement. The Engineer acknowledges that the provisions of Article 14 of this Agreement may apply to such records.

ARTICLE 7. OWNERSHIP OF PLANS

All plans produced by the Engineer shall immediately become property of the District.

ARTICLE 8. REUSE OF DOCUMENTS

All documents including drawings and specifications furnished by the Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by the District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by the Engineer will be at the District's sole risk and without liability or legal exposure to the Engineer.

ENGINEERING SERVICES AGREEMENT

ARTICLE 9. ESTIMATE OF COST

Since the Engineer has no control over the cost of labor, materials or equipment, a contractor's(s') methods of determining prices, competitive bidding or market conditions, any opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but the Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinion of probable cost prepared by the contractor. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and may justify additional fees.

ARTICLE 10. INSURANCE

The Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability <ul style="list-style-type: none">• Bodily Injury (including Contractual)• Property Damage (including Contractual)	\$1,000,000/ \$2,000,000 \$1,000,000/ \$2,000,000
Automobile Liability (if Applicable) <ul style="list-style-type: none">• Bodily Injury• Property Damage	\$1,000,000/ \$1,000,000 \$1,000,000
Professional Liability for Errors and Omissions	\$1,000,000/\$3,000,000

The Engineer shall provide the District with a certificate evidencing compliance with the above terms and naming the District as an additional insured on general and automobile liability policies. The Engineer shall require that the insurer provide the District with thirty (30) days notice of cancellation and provide written certification thereof. At no time shall the Engineer be without insurance in the above amounts.

ARTICLE 11. CONTINGENT FEE

The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ENGINEERING SERVICES AGREEMENT

ARTICLE 12. AUDIT

The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of five years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under this Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or five years after completion of all work under the Agreement. At the end of said time period, the Engineer shall turn over District records to the District and will be reimbursed for the actual costs to do so.

ARTICLE 13. INDEMNIFICATION

The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold the District, its Board members, officers, agents, employees harmless of and from any and all liabilities, claims, costs, expenses, causes of action, demands, suits, or losses (including attorneys' fees and costs) arising from the negligent or wrongful acts, errors, or omissions, or the misconduct, of the Engineer, the Engineer's agents, or its employees, in the performance of professional services under this Agreement. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to section 768.28, F.S. The terms and provisions of this Article shall survive the expiration or termination of this Agreement.

ARTICLE 14. PUBLIC RECORDS

The Engineer agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the work provided to the District by Engineer. The Engineer shall allow access to all documents, papers, letters, or other materials subject to the provisions of Chapter 119, F.S. The District shall have the right to unilaterally cancel this Agreement for refusal by the Engineer to allow public access to all documents, papers, letters, or other materials that are subject to the provisions of Chapter 119, F.S. and made or received by the Engineer in conjunction with this Agreement.

ARTICLE 15. EMPLOYMENT VERIFICATION

The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

ENGINEERING SERVICES AGREEMENT

ARTICLE 16. CONTROLLING LAW

The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. The parties to this Agreement acknowledge venue as lying in Lee County, Florida and further agree that all litigation arising out of this Agreement or the services provided hereunder shall be in the Florida state court of appropriate jurisdiction in Lee County, Florida.

ARTICLE 17. ASSIGNMENT AND AMENDMENT

Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants, as the Engineer deems appropriate, pursuant to Article 5 herein. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

ARTICLE 18. TERMINATION

This Agreement shall commence upon execution of this Agreement by both parties and shall continue until terminated in accordance with the provisions herein. The District may terminate this Agreement, in whole or in part, for non-performance by the Engineer or for convenience and without cause, at the District's discretion, by providing thirty (30) days written notice to the Engineer of the District's intent to terminate. The Engineer may terminate this Agreement without cause upon ninety (90) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services unless directed to do so by the Board of Supervisors. In the event of any termination, the Engineer will be paid for services rendered to the date of termination and all reimbursable expenses incurred to the date of termination.

ARTICLE 19. RECOVERY OF COSTS AND FEES

In the event either party is required to enforce this Agreement by court proceedings or otherwise, to the extent permitted by law, the prevailing party shall be entitled to recover from the other party its reasonable attorneys' fees and costs, including those associated with any appeal.

ARTICLE 20. INDEPENDENT CONTRACTOR

In all matters relating to this Agreement, the Engineer shall be acting as an independent contractor. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any federal or state Unemployment or Insurance Laws or Old Age Laws or otherwise. The Engineer agrees to assume all liabilities or obligations imposed by anyone or more of such laws with respect to employees of the Engineer, if any, in

ENGINEERING SERVICES AGREEMENT

the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, expressed or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein.

ARTICLE 21. NOTICES

Any notice provided by this Agreement to be served in writing upon either of the parties shall be deemed sufficient if hand delivered, sent by commercial overnight courier, or mailed by registered or certified mail, return receipt requested, to the authorized representative of the other party at the addresses below or to such other addresses as the parties hereto may hereafter designate in writing. Any such notice or demand shall be deemed to have been given or made as of the time of actual delivery, or, in the case of certified mailing, such notice shall be effective from the date the same is deposited in the mail with postage prepaid. The addresses for notice purposes are as follows:

IF TO ENGINEER: Waldrop Engineering, Inc.
28100 Bonita Grande Drive, Suite 305
Bonita Springs, Florida 34135
Attention: Mr. Ronald Waldrop, President

IF TO DISTRICT: Artisan Lakes East Community Development District
2900 NE 12th Terrace, Suite 1
Oakland Park, Florida 33334
Phone: 954-658-4900
E-Mail: JimWard@JimWardAssociates.com
Fax: Not Applicable
Attention: Mr. James P. Ward

WITH A COPY TO: Hopping Green & Sams, P.A.
119 South Monroe Street
Tallahassee, Florida 32301
Phone: 850-222-7500
Attention: Mr. Jere Earlywine

ARTICLE 21. OBJECTIVE CONSTRUCTION AND ACCEPTANCE

This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

ENGINEERING SERVICES AGREEMENT

ARTICLE 22. SEVERABILITY

Should any clause, paragraph, or other part of this Agreement be held or declared void or illegal, for any reason, by any court having competent jurisdiction, all other clauses, paragraphs or parts of this Agreement shall nevertheless remain in full force and effect.

ARTICLE 23. ACCEPTANCE

Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

{Signatures appear on the following page}

ENGINEERING SERVICES AGREEMENT

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

DISTRICT:

Attest:

**ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

By: _____
Scott Himelhoch, Chairman

ENGINEER:

WALDROP ENGINEERING, INC.,
a Florida corporation

By: _____
Ronald Waldrop, President

ENGINEERING SERVICES AGREEMENT

SCHEDULE A

Artisan Lakes East Community Development District

Financial Statements

March 31, 2019

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

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund</i>	<i>5</i>
<i>Capital Project Fund</i>	<i>6</i>

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 March 31, 2019**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund			
	General Fund	Series 2018	Series 2018			
Assets						
Cash and Investments						
General Fund - Invested Cash	\$	5,580	\$	-	\$	-
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			263,004	-		263,004
Construction Account				740,877		740,877
Cost of Issuance Account				-		-
Due from Other Funds						
General Fund		-	-	-	-	-
Debt Service Fund(s)		-	-	-	-	-
Accounts Receivable						
Assessments Receivable						
Amount Available in Debt Service Funds						
		-	-	-	461,958	461,958
Amount to be Provided by Debt Service Funds						
		-	-	-	5,598,042	5,598,042
Total Assets	\$	5,580	\$	461,958	\$	7,268,415

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending March 31, 2019**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2018	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	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,060,000</u>	<u>\$ 6,060,000</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2018 (Unaudited)	-	-	-	-	-
Results from Current Operations	-	461,958	740,877	-	1,202,835
Unassigned					
Beginning: October 1, 2018 (Unaudited)	5,903	-	-	-	5,903
Results from Current Operations	(323)	-	-	-	(323)
Total Fund Equity and Other Credits	<u>\$ 5,580</u>	<u>\$ 461,958</u>	<u>\$ 740,877</u>	<u>\$ -</u>	<u>\$ 1,208,415</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 5,580</u>	<u>\$ 461,958</u>	<u>\$ 740,877</u>	<u>\$ 6,060,000</u>	<u>\$ 7,268,415</u>

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2019

Description	October	November	December	January	February	March	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	-	15,000	-	35,000	59,555	59%
Developer Contribution									
	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In									
	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 20,000	\$ -	\$ 15,000	\$ -	35,000	\$ 59,555	59%
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	-	-	82	5,647	2,500	226%
Trustee Services	-	-	-	-	-	-	-	8,250	0%
Dissemination Agent Services	-	-	-	-	5,000	-	5,000	500	1000%
Property Appraiser Fees	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	26	24	25	25	25	26	151	350	43%
Communications & Freight Services									
Postage, Freight & Messenger	187	200	261	49	58	-	755	750	101%

Prepared by:

JPWARD and Associates, LLC

Unaudited

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2019

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	50	50	50	50	300	1,500	20%
Insurance	-	-	-	5,137	-	-	5,137	5,200	99%
Printing & Binding			1,066		133	-	1,199	330	363%
Subscription & Memberships		-	175	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	4,758	-	5,686	-	10,444	10,000	104%
Legal - Series 2018 Bonds	-	-	4,713	-	1,801	-	6,515	-	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	5,261	12,755	158	35,323	59,555	59%
Total Expenditures and Other Uses:	\$ 263	\$ 4,632	\$ 12,256	\$ 5,261	\$ 12,755	\$ 158	\$ 35,323	\$ 59,555	59%
Net Increase/ (Decrease) in Fund Balance	(263)	(4,632)	7,744	(5,261)	2,245	(158)	(323)	-	
Fund Balance - Beginning	5,903	5,641	1,009	8,753	3,492	5,738	5,903	-	
Fund Balance - Ending	\$ 5,641	\$ 1,009	\$ 8,753	\$ 3,492	\$ 5,738	\$ 5,580	5,580	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2019

Description	October	November	December	January	February	March	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	-	-	-	\$ 20	\$ 51	\$ 46	116	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	26	67	60	153	-	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	\$ 46	\$ 118	\$ 106	\$ 461,958	\$ -	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	46	118	106	461,958	-	
Fund Balance - Beginning	-	-	-	461,688	461,734	461,851	-	-	
Fund Balance - Ending	\$ -	\$ -	\$ 461,688	\$ 461,734	\$ 461,851	\$ 461,958	461,958	\$ -	

Prepared by:

JWARD and Associates, LLC

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2019

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	-	-	-	-	-	-	-	\$ -	N/A
Interest Income									
Construction Account	-	-	-	521	263	170	953	\$ -	N/A
Cost of Issuance	-	-	-	0	1	1	2	\$ -	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	\$ 521	\$ 263	\$ 171	\$ 5,599,267	\$ -	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	\$ -	\$ -	\$ 453	\$ 145,203	\$ -	N/A
Other General Government Services									
Stormwater Mgmt-Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Capital Outlay									
Construction - Capital Outlay	\$ -	\$ -	\$ -	\$ 4,544,562	\$ -	\$ -	\$ 4,544,562	\$ -	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	\$ 4,544,562	\$ -	\$ 453	\$ 4,858,390	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ 5,284,937	\$ (4,544,041)	\$ 263	\$ (282)	\$ 740,877	\$ -	
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 5,284,937	\$ 740,896	\$ 741,159	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 5,284,937	\$ 740,896	\$ 741,159	\$ 740,877	\$ 740,877	\$ -	

MICHAEL BENNETT • SUPERVISOR OF ELECTIONS • MANATEE COUNTY

600 301 Boulevard West, Suite 108, Bradenton, Florida 34205-7946
P O Box 1000, Bradenton, Florida 34206-1000



Phone: 941-741-3823 • Fax: 941-741-3820 • VoteManatee.com • Info@VoteManatee.com

May 1, 2019

Artisan Lakes East Community Development District
Jim Ward
JPWard & Associates, LLC
2041 NE 6 Terrace
Wilton Manors, FL 33305

Dear Mr. Ward:

We are in receipt of your request for the number of registered voters in the Artisan Lakes East Community Development District as of April 15, 2019. According to our records, there were 0 persons registered in the Artisan Lakes East Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Bennett". The signature is fluid and cursive, with a large loop at the end.

Michael Bennett
Supervisor of Elections

MB/klj