

JPWard and Associates, LLC

**ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

REGULAR MEETING

AGENDA

September 6, 2018



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

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

August 19, 2018

Board of Supervisors
Artisan Lakes Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Artisan Lakes Community Development District will be held on **Thursday, September 6, 2018 at 3:30 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 acceptance of the resignation of Mr. Andrew Miller from Seat 5, effective June 8, 2018 and the appointment to fill the vacancy in seat five (5).
 - I. Acceptance of Resignation of Mr. Miller.
 - II. Consideration of Appointment to fill the unexpired term of office for Seat 5.
 - III. Oath of Office.
 - IV. Guide to the Sunshine Law and Code of Ethics for Public Employees.
 - V. Form 1 – Statement of Financial Interests.
3. Consideration of Minutes
 - I. June 07, 2018 Regular Meeting
4. **PUBLIC HEARINGS**
 - a. **FISCAL YEAR 2019 BUDGET**
 - i. Public Comment and Testimony
 - ii. Board Comment
 - iii. Consideration of Resolution 2018-10 adopting the annual appropriation and Budget for Fiscal Year 2019.
 - b. **FISCAL YEAR 2019 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY AND SETTING AN OPERATIONS AND MAINTENANCE CAP FOR NOTICE PURPOSES ONLY.**
 - I. Public Comment and Testimony
 - II. Board Comment
 - III. Consideration of Resolution 2018-11 imposing special assessments, adopting an assessment roll and approving the general fund special assessment methodology.
5. Consideration of Resolution 2018-12 Approving the interlocal agreement regarding Artisan Lake Parkway.

Artisan Lakes Community Development District

6. Consideration of Resolution 2018-13 designating dates, time and location for regular meeting of the Board of Supervisor's for Fiscal Year, 2019.
7. Consideration of Resolution 2018-14 declaring special assessments; designating the nature and location of the proposed improvements; declaring the total estimated cost of the improvements, the portion to be paid by assessments, and the manner and timing in which the assessments are to be paid; designating the lands upon which the assessments shall be levied; providing for an assessment plat and a preliminary assessment roll; addressing the setting of the public hearings; providing for publication of this resolution, and addressing conflicts, severability and an effective date.
8. Consideration of Resolution 2018-15 approving the district's post-issuance compliance guide for tax exempt bonds: and providing an effective date.
9. Consideration of setting the date, time and location for the final landowner's election for Seat 1, for November 1st 2018 at 3:30 P.M. at Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221
10. Staff Reports
 - I. Attorney
 - II. Engineer
 - III. Manager
 - a. Financial Statements – July 31, 2018 (Unaudited)
5. Audience Comments and Supervisor's Requests
11. Adjournment

The second order of business is the acceptance of Mr. Andrew Miller's resignation from Seat 5 effective June 8, 2018 and the appointment to fill the vacancy in Seat Five (5). The Statute indicates that the Board will fill the seat for the unexpired term of office which is November, 2018.

For this seat, this will become a qualified elector seat, and in November, 2018 the Board will declare the vacancy on the Board, and pursuant to Statute, the seat will be appointed by the Board, however, the individual must be a qualified elector residing within the District.

The third order of business is the consideration of the minutes of the June 7, 2018 meeting.

The fourth order of business deals with two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2019 Budget, Assessments, General Fund Special Assessment Methodology.

Artisan Lakes Community Development District

The first Public Hearing deals with the adoption of the Fiscal Year 2019 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2013 A-1 – A3 Bonds. At the conclusion of the hearing, will be consideration of Resolution 2018-10 which adopts the Fiscal Year 2019 Budget. The only change to the budget is to now include the Phase III plat into the assessment roll and budget, and their have been no changes to the budget itself.

As is usual, the enclosed budget has now split the amounts that will be billed on-roll and direct billed to the Developer in all the funds. Essentially, in the General Fund and the Series 2013 A-1 Bonds, all platted unit's are billed on-roll and all unplatted areas will be direct billed, Subsequent to adoption of the budget, the resolution provides the Manager's office to continue to update the roll as property is sold, until the District is required to certify the roll to the Manatee County Property Appraiser, which is generally in early September of each year. For the Series 2013 A-2 and A-3 bonds, these will all be billed directly by the District.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2019 Budget. Resolution 2018-11 does essentially three (3) things. First, it imposes the special assessments for the general fund and the debt service fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Manatee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of Resolution 2018-13 and finally it approves the General Fund Special Assessment Methodology.

The fifth order of business is the Consideration of Resolution 2018-12 Approving an interlocal agreement regarding Artisan Lake Parkway.

The sixth order of business is the consideration of Resolution 2018-13 setting the proposed meeting schedule for Fiscal Year 2019. As you may re-call, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is at **3:30 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**

The Fiscal Year 2019 schedule is as follows

October 4, 2018	November 1, 2018
December 6, 2018	January 3, 2019
February 7, 2019	March 7, 2019
April 4, 2019	May 2, 2019
June 6, 2019	August 1, 2019
September 5, 2019	

The seventh order of business is the start of the process by the District to levy capital assessments on certain properties to finance the capital improvement program for the District.

In order to start the process, the District authorized Waldrop Engineering to prepare an engineering report that outlines the capital improvement plan for the entire District and my firm to prepare the assessment methodology for the issuance of the Esplanade Capital Improvement Program – Series 2018 Bonds, and what is required for the phase of development that would coincide with the first financing that the District would undertake.

The first step is for Waldrop Engineering to describe the overall capital improvement program and the phasing plan for the capital improvement program.

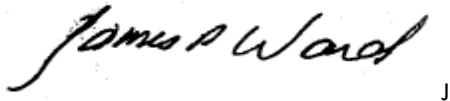
Subsequent to that presentation, I will review the special assessment methodology, and finally the Board will consider Resolution 2018-14, a Resolution of Intent to Levy, and simply means that the Board desires to proceed with the public hearing to levy assessments to fund the capital improvement program, included in this resolution, is a provision that provides notice of the public hearing on the proposed assessments.

The eighth order of business is the consideration of Resolution 2018-15 which sets forth the tax policy guidelines for the issuance of tax exempt bonds. This is a treasure regulation, and is standard policy for governmental agencies to follow.

The ninth order of business is setting the date, time and location for the final landowner's election for Seat 1, for November 1st 2018 at 3:30 P.M. at Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221

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
Community Development District



James P. Ward
District Manager

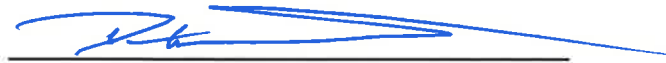
Enclosures

May 28, 2018

To Whom It May Concern:

Effective June 8, 2018, I hereby resign any office or board positons of the Artisan Lakes Community Development District.

Signed:



Andrew ("Drew") Miller

OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **Artisan Lakes Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Artisan Lakes Community Development District**, Manatee County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) before me this _____ day of _____, 2018, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2018

State of Florida
COMMISSION ON ETHICS

Michelle Anchors, Chair
Ft. Walton Beach

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Cocoa

Virindia Doss
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

TABLE OF CONTENTS

I. HISTORY OF FLORIDA’S ETHICS LAWS.....	1
II. ROLE OF THE COMMISSION ON ETHICS	1
III. THE ETHICS LAWS.....	2
A. PROHIBITED ACTIONS OR CONDUCT	2
1. Solicitation or Acceptance of Gifts	2
2. Unauthorized Compensation	3
3. Misuse of Public Position	3
4. Disclosure or Use of Certain Information.....	3
5. Solicitation or Acceptance of Honoraria	4
B. PROHIBITED EMPLOYMENT AND .. BUSINESS RELATIONSHIPS.....	4
1. Doing Business With One’s Agency	4
2. Conflicting Employment or Contractual Relationship.....	5
3. Exemptions	5
4. Additional Exemption.....	6
5. Lobbying State Agencies by Legislators.....	6
6. Employees Holding Office	6
7. Professional & Occupational Licensing Board Members	6
8. Contractual Services: Prohibited Employment	7
9. Local Government Attorneys	7
10. Dual Public Employment	7
C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES.....	7
1. Anti-Nepotism Law	7
2. Additional Restrictions	8
D. POST OFFICEHOLDING & EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS	8
1. Lobbying By Former Legislators, Statewide Elected Officers, and Appointed State Officers	8
2. Lobbying By Former State Employees.....	8
3. Additional Restrictions on Former State Employees	9
4. Lobbying By Former Local Government Officers and Employees.....	9
E. VOTING CONFLICTS OF INTEREST	10

F. DISCLOSURES	11
1. Form 1 - Limited Financial Disclosure	11
2. Form 1F - Final Form 1.....	14
3. Form 2 - Quarterly Client Disclosure	14
4. Form 6 - Full and Public Disclosure	15
5. Form 6F - Final Form 6.....	16
6. Form 9 - Quarterly Gift Disclosure	16
7. Form 10 - Annual Disclosure of Gifts from Governmental Entities and Direct Support Organizations and Honorarium Event-Related Expenses	16
8. Form 30 - Donor’s Quarterly Gift Disclosure.....	17
9. Forms 1X and 6X – Amendments	18
IV. AVAILABILITY OF FORMS.....	18
V. PENALTIES.....	18
A. For Violations of the Code of Ethics	18
B. For Violations by Candidates	18
C. For Violations by Former Officers and Employees	19
D. For Lobbyists and Others.....	19
E. Felony Convictions: Forfeiture of Retirement Benefits	19
F. Automatic Penalties for Failure to File Annual Disclosure.....	20
VI. ADVISORY OPINIONS.....	20
A. Who Can Request an Opinion.....	20
B. How to Request an Opinion.....	20
C. How to Obtain Published Opinions.....	20
VII. COMPLAINTS.....	20
A. Citizen Involvement	20
B. Referrals.....	21
C. Confidentiality.....	21
D. How the Complaint Process Works	21
E. Dismissal of Complaint at Any Stage of Disposition	22
F. Statute of Limitations.....	22
VIII. EXECUTIVE BRANCH LOBBYING	23
IX. WHISTLE-BLOWER’S ACT	23
X. ADDITIONAL INFORMATION	24
XI. ONLINE TRAINING	24

I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;

- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. PROHIBITED ACTIONS OR CONDUCT

1. *Solicitation and Acceptance of Gifts*

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, effective in 2006 and notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, effective May 1, 2013, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. Unauthorized Compensation

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. Misuse of Public Position

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. Disclosure or Use of Certain Information

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

5. *Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS

1. *Doing Business With One's Agency*

(a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

(b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. *Conflicting Employment or Contractual Relationship*

(a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

(b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

(c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. *Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:*

(a) When the business is rotated among all qualified suppliers in a city or county.

(b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

(c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.

(d) When an emergency purchase must be made to protect the public health, safety, or welfare.

(e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.

(f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.

(g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.

(h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).

(i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.

(j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. Additional Exemptions

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.] A qualified blind trust established pursuant to Sec. 112.31425, Fla. Stat., may afford an official protection from conflicts of interest arising from assets placed in the trust.

5. Legislators Lobbying State Agencies

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. Employees Holding Office

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

7. Professional and Occupational Licensing Board Members

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

8. *Contractual Services: Prohibited Employment*

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

9. *Local Government Attorneys*

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

10. *Dual Public Employment*

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. *Anti-Nepotism Law*

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute "jurisdiction or control" for the purposes

of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. Additional Restrictions

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. Lobbying by Former State Employees

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

(a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

(b) Persons serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the

House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. Additional Restrictions on Former State Employees

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

4. Lobbying by Former Local Government Officers and Employees

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of

which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

A qualified blind trust established pursuant to Sec. 112.31425, Fla. Stat., may afford an official protection from voting conflicts of interest arising from assets placed in the trust.

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. FORM 1 - Limited Financial Disclosure

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.;

members of the board of Florida is for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.

3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$20,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.

3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.

5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$20,000.

7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the

disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 together with and at the same time they file their qualifying papers.

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

Each LOCAL OFFICER files FORM 1 with the Supervisor of Elections in the county in which he or she permanently resides.

A STATE OFFICER or SPECIFIED STATE EMPLOYEE files with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

LOCAL OFFICERS file with the Supervisor of Elections of the county in which they permanently reside.

STATE OFFICERS and SPECIFIED STATE EMPLOYEES file with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

4. *FORM 6 - Full and Public Disclosure*

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of the city council and candidates for these offices in Jacksonville; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Incumbent officials must file FORM 6 annually by July 1 with the Commission on Ethics. CANDIDATES must file with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. *FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses*

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the

expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. *FORM 30 - Donor's Quarterly Gift Disclosure*

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered

by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

LOCAL OFFICERS and EMPLOYEES who must file FORM 1 annually will be sent the form by mail from the Supervisor of Elections in the county in which they permanently reside not later than JUNE 1 of each year. Newly elected and appointed officials or employees should contact the heads of their agencies for copies of the form or download it from www.ethics.state.fl.us, as should those persons who are required to file their final disclosure statements within 60 days of leaving office or employment.

ELECTED CONSTITUTIONAL OFFICERS, OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file annually FORM 1 or 6 will be sent these forms by mail from the Commission on Ethics by JUNE 1 of each year. Newly elected and appointed officers and employees should contact the heads of their agencies or the Commission on Ethics for copies of the form or download it from www.ethics.state.fl.us, as should those persons who are required to file their final disclosure statements within 60 days of leaving office or employment.

Any person needing one or more of the other forms described here may also obtain them from a Supervisor of Elections or from the Commission on Ethics, P.O. Drawer 15709, Tallahassee, Florida 32317-5709. They are also available on the Commission's website: www.ethics.state.fl.us.

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the

ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per principal for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website: www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can obtain a complaint form (FORM 50), by contacting the Commission office at the address or phone number shown on the inside front cover of this booklet, or you can download it from the Commission's website:
www.ethics.state.fl.us.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the

complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations

is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4987

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers and elected municipal officers are required to receive a total of four hours training, per calendar year, in the area of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff. A comprehensive online training course addressing Florida's Code of Ethics, as well as Sunshine Law, and Public Records Act is available via a link on the Commission's homepage.

FORM 1

STATEMENT OF FINANCIAL INTERESTS

2017

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

****** BOTH PARTS OF THIS SECTION MUST BE COMPLETED ******

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON A FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (must check one):

DECEMBER 31, 2017 OR SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (must check one):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR **DOLLAR VALUE THRESHOLDS**

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME

[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
 (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
 (If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING

For **elected municipal officers** required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format) and send it to CEForm1@leg.state.fl.us. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2017.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance

director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$20,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, Assistant Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$20,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your Social Security Number is not required and you should redact it from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written request.

DISCLOSURE PERIOD: The tax year for most individuals is the calendar year (January 1 through December 31). If that is the case for you, then your financial interests should be reported for the calendar year 2017; check that box. If you file your IRS tax return based on a tax year that is not the calendar year, you should specify the dates of your tax year in this portion of the form and check the appropriate box. This is the "disclosure period" for your report.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose the amount of income received, and you need not list your public salary from serving in the position(s) which requires you to file this form. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

— If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of

a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more current appraisal.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you, Deferred Retirement Option Program (DRO) accounts, the Florida Prepaid College Plan, and bank accounts. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(5), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

(End of Dollar Value Thresholds Instructions.)

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose the amount of income received, and you need not list your public salary received from serving in the position(s) which requires you to file this form, but this amount should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived

more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,

(2) You received more than 10% of your gross income from that business entity; **and**,

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more current appraisal.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you, Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145, F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

(End of Percentage Thresholds Instructions.)

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

The Regular Meeting of the Board of Supervisors of Artisan Lakes Community Development District was held on Thursday, June 7, 2018, at 3:30 p.m. at the Artisan Lakes Clubhouse, located at 4725 Los Robles Court, Palmetto, Florida 34221.

Present and constituting a quorum:

Michael Bachman	Chairman
Tracy Briones	Vice Chairperson
Andrew Miller	Assistant Secretary
Scott Himeluch	Assistant Secretary

Absent:

JD Humpherys	Assistant Secretary
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Also present were:

James Ward	District Manager
Jere Earlywine	District Counsel
Jeremy Fireline	District Engineer
Tammy Campbell (phone)	Mc Dirmit Davis

Audience:

Jeff Deason	Taylor Morrison
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 3:34 p.m. and all members of the Board were present at roll call with the exception of Supervisor Humpherys.

SECOND ORDER OF BUSINESS

Consideration of Board Member Resignation and Replacement

Mr. Ward stated Mr. Truxton who was in Seat 4 submitted his resignation, effective as a matter of law as of the date it was submitted, which was March 30, 2018. He asked that the Board accept the resignation for inclusion in the record.

On MOTION made by Mr. Miller, seconded by Ms. Briones, and with all in favor, the resignation of Mr. Truxton was accepted.

Mr. Ward said the statute permitted the Board to fill the unexpired term of office of Mr. Truxton, which was November of 2018, by a motion, second and affirmative vote.

The Board nominated Scott Himeluch to the Board.

On MOTION made by Mr. Bachman, seconded by Ms. Briones, and with all in favor, Mr. Scott Himeluch was elected to fill Seat 4.

Mr. Ward stated he was a Notary in the State of Florida and authorized to administer the Oath of Office to Mr. Himeluch, which he did. He provided Mr. Himeluch with copies of the Guide to the Sunshine Amendment and Code of Ethics, and Form 1 - Statement of Financial Interests. He explained these documents and how to file them.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2018-5 Re-designating the Officers of the District**

Mr. Ward stated when a vacancy was filled, he prepared a resolution for re-designating officers. However, he said the Board may keep the existing slate and add Mr. Himeluch as an Assistant Secretary, or the entire Board may be reorganized. It was the Board decision.

On MOTION made by Mr. Bachman, seconded by Mr. Miller, and with all in favor, the designation of Mr. Himeluch as Assistant Secretary was approved.

FOURTH ORDER OF BUSINESS**Consideration of Minutes of the February 8, 2018 Meeting**

Mr. Ward asked if there were any additions, corrections or deletions to the minutes. Hearing none, he called for a motion.

On MOTION made by Mr. Bachman, seconded by Ms. Briones, and with all in favor, the minutes of the February 8, 2018 meeting were approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2018-6**

Mr. Ward explained this Resolution approved the proposed Budget for Fiscal Year 2019 and set the Public Hearing for Tuesday, September 6, 2018 at 3:30 p.m. at the Artisan Lakes Clubhouse, located at 4725 Los Robles Court, Palmetto, Florida 34221.

He explained the Budget was comprised of two parts: The General Fund and the Debt Service Fund, related to the Series 2013 A1, A2, A3 Bonds. He said the General Fund kept the Assessment Rate exactly the same as it had been in the prior year, \$98.36 per year; the Debt Service Fund did not change from year to year.

Mr. Ward asked if there were questions on the proposed Budget. Hearing none, he called for a motion.

On MOTION made by Ms. Briones, seconded by Mr. Bachman, and with all in favor, Resolution 2018-6 was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2018-7**

Mr. Ward explained this Resolution adopted an electronic records policy for the District. He said a number of years ago, the State permitted all governmental agencies in the State to maintain all records in electronic format subject to a number of requirements. He stated his firm had been doing this for approximately five years. He said 90% of the District's records were electronic, and in paper format, he kept agreements, resolutions and minutes, which were kept for bond closings, He said he was switching entirely to an electronically based system. He said the Resolution simply codified the use of the electronic system.

On MOTION made by Ms. Briones, seconded by Mr. Bachman, and with all in favor, Resolution 2018-7 was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Acceptance of Audited Financial Statements**

Mr. Ward said these Audited Financial Statements were for the year ending September 30, 2017. He said Tammy Campbell from Mc Dirmitt Davis was on the phone to explain the audit.

Ms. Campbell stated the Audit Report which the District received was an unmodified opinion, which was the best type of opinion obtainable. She continued that Page 5 showed a comparison between 2016 and 2017 which showed a decrease in assets by \$130,000, primarily due to normal depreciation on capital assets. She said liabilities decreased \$674,000 which was due to the normal bond payment. Revenues increased \$254,000 which was mostly due to continued increased debt service prepayment revenue. Expenses were relatively comparable to 2016. The overall result was a \$543,000 increase in net position. She said revenues were very comparable to projections, and expenses were \$24,000 under budget. She highlighted a note which showed a detail that for the current year, there were not any capital asset additions. She said the District was in compliance with the laws and regulations which were part of the audit. The District was also in compliance with the Florida statutes on the investment of Public Funds. She reported overall the District was in stable financial condition. She asked for questions and there were none.

On MOTION made by Ms. Briones, seconded by Mr. Bachman, and with all in favor, the Audited Financial Statements for the year ended September 30, 2017 were accepted.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2018-8**

Mr. Ward said this Resolution simply removed the 2017 and 2018 assessments.

Mr. Earlywine explained that assessments were levied last year into bonds, and he said now they would restructure those assessments. At this point, the 2017 and 2018 assessments needed to be rescinded in order to restart the process, which was what the resolution would do.

On MOTION made by Ms. Briones, seconded by Mr. Bachman, and with all in favor, Resolution 2018-8 was approved.

NINTH ORDER OF BUSINESS

Staff Reports

a) District Attorney

Mr. Earlywine explained the first item dealt with acquisition of Phase 3 Sub Phase D Waste Water Utilities. He said Resolution 2018-9 set forth the background of the District and the fact that it was going to acquire these pursuant to the prior acquisition agreement. The Resolution authorized the acquisition of the infrastructure and further authorized it be turned over to Manatee County. He said the total amount of the acquisition was \$155,660.25.

Mr. Earlywine called for questions. Hearing none, he called for a motion.

On MOTION made by Ms. Briones, seconded by Mr. Bachman, and with all in favor, Resolution 2018-9 was approved.

Mr. Earlywine explained Resolution 2018-10 stated this acquisition was the same process as the last one with the difference being this infrastructure was actually located in the contraction parcel which would be taken out of the boundaries of the District. He said this Resolution authorized the acquisition of the Utilities and the Roads in the East End and authorized the District to turn them over to Manatee County. He said when the new District was set up, the payment obligation would be assigned to the new District.

Mr. Earlywine called for questions. Hearing none, he called for a motion.

On MOTION made by Ms. Briones, seconded by Mr. Bachman, and with all in favor, Resolution 2018-10 was approved.

Mr. Earlywine asked the Board to approve the engagement letter for Denise Ganz to serve as bond counsel for the District. Ms. Ganz has asked the Board to approve a conflict waiver. He asked the Board to approve two motions. One to authorize Greenspoon Marder to serve as Bond Counsel; and two, ratify the execution of the Conflict Waiver.

Mr. Ward stated a motion to retain Greenspoon Marder as bond counsel would be in order.

On MOTION made by Ms. Briones, seconded by Mr. Bachman, and with all in favor, retaining Greenspoon Marder as bond counsel was approved.

Mr. Ward stated a motion to ratify the Execution of the Conflict Waiver would also be in order.

On MOTION made by Ms. Briones, seconded by Mr. Bachman, and with all in favor, ratification of the Execution of the Conflict Waiver was approved.

b) District Engineer - No report.

c) District Manager

Mr. Ward said the statute required the Board to determine as of June 1st of each year from the voter rolls the number of qualified electors within the District. He said there were 359. He said 250 qualified electors and six years from the date of establishment were the thresholds. He said this upcoming November, two of the Board member seats, Seat 4 (Mr. Himeluch) and Seat 5 (Mr. Miller), would be elected by qualified electors. He said there would be two elections in November, a landowners' election and a qualified electors election. He asked if there were any questions, and there were none.

TENTH ORDER OF BUSINESS

Supervisors' Requests/ Audience Comments

There were no supervisors requests and no audience present.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at 3:57 p.m.

On MOTION made by Mr. Miller, seconded by Ms. Briones, and with all in favor, the meeting was adjourned.

Artisan Lakes Community Development District

James P. Ward, Secretary

Michael Bachman, Chairman

RESOLUTION 2018-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019.

WHEREAS, the District Manager has, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Artisan Lakes Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set September 06, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

RESOLUTION 2018-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Artisan Lakes Community Development District for the Fiscal Year Ending September 30, 2019", as adopted by the Board of Supervisors on September 06, 2018

SECTION 2. Appropriations

There is hereby appropriated out of the revenues of the Artisan Lakes Community Development District, for the fiscal year beginning October 1, 2018 and ending September 30, 2019, the sum of \$676,197.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 79,378.00
DEBT SERVICE FUND – SERIES 2013	<u>\$ 596,819.00</u>
TOTAL ALL FUNDS	\$ 676,197.00

SECTION 3. Supplemental Appropriations

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget(s) for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000.00.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

Any budget amendments shall be in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other things, the District Manager

RESOLUTION 2018-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019.

or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Artisan Lakes Community Development District.

PASSED AND ADOPTED this 06th day of September, 2018.

ATTEST:

**ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

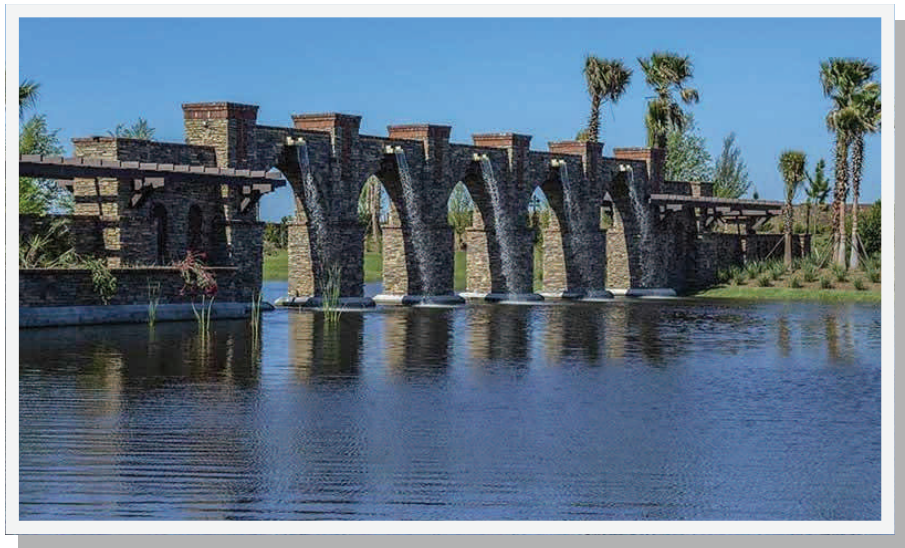
Michael Bachman, Chairman

JPWard and Associates, LLC

**ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

PROPOSED BUDGET

FISCAL YEAR 2019



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

TABLE OF CONTENTS

GENERAL FUND

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

DEBT SERVICE FUND

Series 2013 A-1 to A-3 Bonds	5-11
Budget	
Budget Comparison	
Bond Amortization Schedule	

ASSESSMENT LEVY

Summary of All Funds	12
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Artisan Lakes Community Development District

General Fund - Budget

Fiscal Year 2019

Description	Fiscal Year	Actual at	Anticipated	Fiscal Year
	2018 Budget	02/28/2018	Year End 09/30/2018	2019 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Assessment Revenue				
Assessments - On-Roll	\$ 38,164	\$ 21,218	\$ 38,164	\$ 79,378
Assessments - Off-Roll	\$ 38,517	\$ 53,226	\$ 53,226	\$ -
Contributions - Private Sources				
Taylor Morrison		\$ -	\$ -	
Total Revenue & Other Sources	\$ 76,682	\$ 74,444	\$ 91,390	\$ 79,378
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -
Executive				
Professional - Management	\$ 20,000	\$ 13,333	\$ 20,000	\$ 20,000
Financial and Administrative				
Audit Services	\$ 4,100	\$ -	\$ 4,100	\$ 4,200
Accounting Services	\$ -	\$ -	\$ -	\$ -
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ -
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 2,500	\$ 355	\$ 3,500	\$ 5,000
Trustee Services	\$ 8,250	\$ -	\$ 5,725	\$ 5,725
Dissemination Agent Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -
Bank Service Fees	\$ 360	\$ 110	\$ 340	\$ 360
Travel and Per Diem	\$ -			\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 750	\$ 189	\$ 400	\$ 750
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 800	\$ -	\$ 1,000	\$ 875
Insurance	\$ 6,000	\$ 4,282	\$ 4,950	\$ 5,000
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Printing and Binding	\$ 750	\$ 330	\$ 600	\$ 750
Office Supplies	\$ -	\$ -	\$ -	\$ -
Legal Services				
General Counsel	\$ 13,000	\$ 3,313	\$ 7,500	\$ 13,000
Other General Government Services				
Engineering Services	\$ 2,000	\$ 126	\$ 2,000	\$ 2,850
Contingencies		\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -

Artisan Lakes Community Development District

General Fund - Budget

Fiscal Year 2019

Description	Fiscal Year 2018 Budget	Actual at 02/28/2018	Anticipated Year End 09/30/2018	Fiscal Year 2019 Budget
Reserves				
Operational Reserve (Future Years)	\$ 10,000	\$ -	\$ -	\$ 10,000
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 1,467	\$ -	\$ -	\$ 5,193
Total Appropriations	\$ 75,652	\$ 27,214	\$ 55,790	\$ 79,378
Fund Balances:				
Change from Current Year Operations	\$ -	\$ 47,230	\$ 35,600	\$ -
Fund Balance - Beginning				
Restricted for Future Operations	\$ 30,000	\$ 30,000	\$ 30,000	\$ 40,000
Unassigned	\$ 29,057	\$ 29,057	\$ 29,057	\$ 29,057
Total Fund Balance	\$ 59,057	\$ 106,287	\$ 59,057	\$ 69,057
Assessment Rate	\$ 98.36			\$ 98.36

Artisan Lakes Community Development District

General Fund - Budget

Fiscal Year 2019

Revenues and Other Sources

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

Appropriations

Legislative

Board of Supervisor's Fees	\$	-
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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
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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 Flow Wav CDD.

Financial and Administrative

Audit Services	\$	4,200
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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	\$	-
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For the Maintenance of the District's books and records on a daily basis.

Assessment Roll Preparation	\$	-
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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
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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	\$	-
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Legal Advertising	\$	5,000
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Trustee Services	\$	5,725
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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
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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	\$	-
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Bank Service Fees	\$	360
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Artisan Lakes Community Development District

General Fund - Budget

Fiscal Year 2019

Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	750
Rentals and Leases		
Miscellaneous Equipment	\$	-
Computer Services (Web Site Maintenance)	\$	875
Insurance	\$	5,000
Subscriptions and Memberships	\$	175
Printing and Binding	\$	750
Office Supplies	\$	-
Legal Services		
General Counsel	\$	13,000
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	\$	2,850
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)	\$	10,000
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	\$	5,193
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee		
Total Appropriations:		\$ 79,378

Artisan Lakes Community Development District

Debt Service Fund - Series 2013 Bonds - Budget

Fiscal Year 2019

Description	Fiscal Year 2018 Budget	Actual at 02/28/2018	Anticipated Year End 09/30/2018	Fiscal Year 2019 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 146	\$ 146	\$ -
Reserve Account	\$ -	\$ 610	\$ 610	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 215	\$ 215	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll				
Series 2013 A-1	\$ 194,618	\$ 183,194	\$ 183,194	\$ 292,057
Series 2013 A-2			\$ -	
Series 2013 A-3			\$ -	
Special Assessment - Off-Roll				
Series 2013 A-1	\$ 90,343	\$ 204,062	\$ 204,062	\$ -
Series 2013 A-2	\$ 161,625	\$ -	\$ -	\$ 99,313
Series 2013 A-3	\$ 207,625	\$ -	\$ -	\$ 205,450
Special Assessment - Prepayment				
Series 2013 A-1		\$ 10,000	\$ 10,000	
Series 2013 A-2	\$ -	\$ 369,990	\$ 369,990	\$ -
Debt Proceeds				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 654,211	\$ 768,218	\$ 768,218	\$ 596,819
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 A-1	\$ 40,000	\$ 40,000	\$ 40,000	\$ 45,000
Series 2013 A-2	\$ 30,000	\$ 30,000	\$ 30,000	\$ 20,000
Series 2013 A-3	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Principal Debt Service - Early Redemptions				
Series 2013 A-1	\$ -	\$ 10,000	\$ 10,000	\$ -
Series 2013 A-2	\$ -	\$ 545,000	\$ 545,000	\$ -
Interest Expense				
Series 2013 A-1	\$ 231,338	\$ 231,338	\$ 231,338	\$ 227,950
Series 2013 A-2	\$ 131,625	\$ 123,019	\$ 123,019	\$ 79,313
Series 2013 A-3	\$ 177,625	\$ 177,625	\$ 177,625	\$ 175,450
Other Fees and Charges				
Discounts for Early Payment	\$ 13,624	\$ -	\$ -	\$ 19,107
Total Expenditures and Other Uses	\$ 654,211	\$ 1,186,981	\$ 1,186,981	\$ 596,819
Net Increase/(Decrease) in Fund	\$ -	\$ (418,763)	\$ (418,763)	\$ -
Fund Balance - Beginning	\$ 984,675	\$ 1,210,513	\$ 1,210,513	\$ 791,750
Fund Balance - Ending	\$ 984,675	\$ 791,750	\$ 791,750	\$ 791,750

Restricted Fund Balance:

Reserve Account Requirement	\$ 266,669
Restricted for November 1, 2018 Interest Payment	\$ 231,325
Total - Restricted Fund Balance:	\$ 497,994

Artisan Lakes Community Development District

Debt Service Fund - Series 2013 A-1

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 3,430,000	6.75%		
11/1/2014				\$ 118,200.00	
5/1/2015		\$ 35,000	6.75%	\$ 118,200.00	\$ 271,400
11/1/2015				\$ 117,018.75	
5/1/2016		\$ 40,000	6.75%	\$ 117,018.75	\$ 269,038
11/1/2016				\$ 115,668.75	
5/1/2017	\$ 10,000.00	\$ 40,000	6.75%	\$ 115,668.75	\$ 271,338
11/1/2017				\$ 113,975.00	
5/1/2018		\$ 45,000	6.75%	\$ 113,975.00	\$ 267,950
11/1/2018				\$ 112,456.25	
5/1/2019		\$ 50,000	6.75%	\$ 112,456.25	\$ 269,913
11/1/2019				\$ 110,768.75	
5/1/2020		\$ 50,000	6.75%	\$ 110,768.75	\$ 271,538
11/1/2020				\$ 109,081.25	
5/1/2021		\$ 55,000	6.75%	\$ 109,081.25	\$ 268,163
11/1/2021				\$ 107,225.00	
5/1/2022		\$ 60,000	6.75%	\$ 107,225.00	\$ 269,450
11/1/2022				\$ 105,200.00	
5/1/2023		\$ 60,000	6.75%	\$ 105,200.00	\$ 270,400
11/1/2023				\$ 103,175.00	
5/1/2024		\$ 65,000	6.75%	\$ 103,175.00	\$ 266,350
11/1/2024				\$ 100,981.25	
5/1/2025		\$ 70,000	6.75%	\$ 100,981.25	\$ 266,963
11/1/2025				\$ 98,618.75	
5/1/2026		\$ 75,000	6.75%	\$ 98,618.75	\$ 267,238
11/1/2026				\$ 96,087.50	
5/1/2027		\$ 80,000	6.75%	\$ 96,087.50	\$ 267,175
11/1/2027				\$ 93,387.50	
5/1/2028		\$ 85,000	6.75%	\$ 93,387.50	\$ 266,775
11/1/2028				\$ 90,518.75	
5/1/2029		\$ 95,000	6.75%	\$ 90,518.75	\$ 266,038
11/1/2029				\$ 87,312.50	
5/1/2030		\$ 100,000	6.75%	\$ 87,312.50	\$ 269,625
11/1/2030				\$ 83,937.50	
5/1/2031		\$ 105,000	6.75%	\$ 83,937.50	\$ 267,875
11/1/2031				\$ 80,393.75	
5/1/2032		\$ 115,000	6.75%	\$ 80,393.75	\$ 265,788
11/1/2032				\$ 76,512.50	
5/1/2033		\$ 120,000	6.75%	\$ 76,512.50	\$ 268,025
11/1/2033				\$ 72,462.50	
5/1/2034		\$ 130,000	6.75%	\$ 72,462.50	\$ 264,925
11/1/2034				\$ 68,075.00	
5/1/2035		\$ 140,000	7.00%	\$ 68,075.00	\$ 266,150
11/1/2035				\$ 63,175.00	
5/1/2036		\$ 150,000	7.00%	\$ 63,175.00	\$ 266,350
11/1/2036				\$ 57,925.00	

Artisan Lakes Community Development District

Debt Service Fund - Series 2013 A-1

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2037		\$ 160,000	7.00%	\$ 57,925.00	\$ 265,850
11/1/2037				\$ 52,325.00	
5/1/2038		\$ 170,000	7.00%	\$ 52,325.00	\$ 264,650
11/1/2038				\$ 46,375.00	
5/1/2039		\$ 185,000	7.00%	\$ 46,375.00	\$ 262,750
11/1/2039				\$ 39,900.00	
5/1/2040		\$ 200,000	7.00%	\$ 39,900.00	\$ 264,800
11/1/2040				\$ 32,900.00	
5/1/2041		\$ 210,000	7.00%	\$ 32,900.00	\$ 265,800
11/1/2041				\$ 25,550.00	
5/1/2042		\$ 225,000	7.00%	\$ 25,550.00	\$ 261,100
11/1/2042				\$ 17,675.00	
5/1/2043		\$ 245,000	7.00%	\$ 17,675.00	\$ 260,350
11/1/2043				\$ 9,100.00	
5/1/2044		\$ 260,000		\$ 9,100.00	\$ 263,200

Artisan Lakes Community Development District

Description	Principal Prepayments	Principal Mandatory	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 2,585,000	6.75%		
11/1/2014				\$ 87,243.75	
5/1/2015		\$ 30,000	6.75%	\$ 87,243.75	\$ 204,488
11/1/2015	\$ 410,000			\$ 86,231.25	
5/1/2016	\$ 170,000	\$ 25,000	6.75%	\$ 86,231.25	\$ 202,463
11/1/2016	\$ 255,000			\$ 65,812.50	
5/1/2017	\$ 290,000	\$ 30,000	6.75%	\$ 65,812.50	\$ 156,625
11/1/2017	\$ 400,000			\$ 46,406.25	
5/1/2018		\$ 20,000	6.75%	\$ 32,906.25	\$ 109,313
11/1/2018				\$ 32,231.25	
5/1/2019		\$ 15,000	6.75%	\$ 32,231.25	\$ 84,463
11/1/2019				\$ 31,725.00	
5/1/2020		\$ 15,000	6.75%	\$ 31,725.00	\$ 78,450
11/1/2020				\$ 31,218.75	
5/1/2021		\$ 15,000	6.75%	\$ 31,218.75	\$ 77,438
11/1/2021				\$ 30,712.50	
5/1/2022		\$ 15,000	6.75%	\$ 30,712.50	\$ 76,425
11/1/2022				\$ 30,206.25	
5/1/2023		\$ 20,000	6.75%	\$ 30,206.25	\$ 75,413
11/1/2023				\$ 29,531.25	
5/1/2024		\$ 20,000	6.75%	\$ 29,531.25	\$ 79,063
11/1/2024				\$ 28,856.25	
5/1/2025		\$ 20,000	6.75%	\$ 28,856.25	\$ 77,713
11/1/2025				\$ 28,181.25	
5/1/2026		\$ 25,000	6.75%	\$ 28,181.25	\$ 76,363
11/1/2026				\$ 27,337.50	
5/1/2027		\$ 25,000	6.75%	\$ 27,337.50	\$ 79,675
11/1/2027				\$ 26,493.75	
5/1/2028		\$ 25,000	6.75%	\$ 26,493.75	\$ 77,988
11/1/2028				\$ 25,650.00	
5/1/2029		\$ 25,000	6.75%	\$ 25,650.00	\$ 76,300
11/1/2029				\$ 24,806.25	
5/1/2030		\$ 30,000	6.75%	\$ 24,806.25	\$ 74,613
11/1/2030				\$ 23,793.75	
5/1/2031		\$ 30,000	6.75%	\$ 23,793.75	\$ 77,588
11/1/2031				\$ 22,781.25	
5/1/2032		\$ 35,000	6.75%	\$ 22,781.25	\$ 75,563
11/1/2032				\$ 21,600.00	
5/1/2033		\$ 35,000	6.75%	\$ 21,600.00	\$ 78,200
11/1/2033				\$ 20,418.75	
5/1/2034		\$ 40,000	6.75%	\$ 20,418.75	\$ 75,838
11/1/2034				\$ 19,068.00	
5/1/2035		\$ 40,000	6.75%	\$ 19,068.00	\$ 78,136
11/1/2035				\$ 17,718.75	
5/1/2036		\$ 45,000	6.75%	\$ 17,718.75	\$ 75,438
11/1/2036				\$ 16,200.00	
5/1/2037		\$ 45,000	6.75%	\$ 16,200.00	\$ 77,400
11/1/2037				\$ 14,681.25	
5/1/2038		\$ 50,000	6.75%	\$ 14,681.25	\$ 74,363
11/1/2038				\$ 12,993.75	
5/1/2039		\$ 55,000	6.75%	\$ 18,225.00	\$ 81,219
11/1/2039				\$ 11,137.50	
5/1/2040		\$ 60,000	6.75%	\$ 11,137.50	\$ 77,275
11/1/2040				\$ 9,112.50	

Artisan Lakes Community Development District

Description	Principal Prepayments	Principal Mandatory	Coupon Rate	Interest	Annual Debt Service
5/1/2041		\$ 60,000	6.75%	\$ 9,112.50	\$ 78,225
11/1/2041				\$ 7,087.50	
5/1/2042	\$	65,000	6.75%	\$ 7,087.50	\$ 74,175
11/1/2042				\$ 4,893.75	
5/1/2043	\$	70,000	6.75%	\$ 4,893.75	\$ 74,788
11/1/2043				\$ 2,531.25	
5/1/2044	\$	75,000	6.750%	\$ 2,531.25	\$ 75,063

Artisan Lakes Community Development District

Debt Service Fund - Series 2013 A-3

Description	Principal Mandatory	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:	\$ 2,500,000	7.25%		
11/1/2014			\$ 90,625.00	
5/1/2015	\$ 25,000	7.25%	\$ 90,625.00	\$ 206,250
11/1/2015			\$ 89,718.75	
5/1/2016	\$ 25,000	7.25%	\$ 89,718.75	\$ 204,438
11/1/2016			\$ 88,812.50	
5/1/2017	\$ 30,000	7.25%	\$ 88,812.50	\$ 202,625
11/1/2017			\$ 87,725.00	
5/1/2018	\$ 30,000	7.25%	\$ 87,725.00	\$ 205,450
11/1/2018			\$ 86,637.50	
5/1/2019	\$ 30,000	7.25%	\$ 86,637.50	\$ 203,275
11/1/2019			\$ 85,550.00	
5/1/2020	\$ 35,000	7.25%	\$ 85,550.00	\$ 201,100
11/1/2020			\$ 84,281.25	
5/1/2021	\$ 35,000	7.25%	\$ 84,281.25	\$ 203,563
11/1/2021			\$ 83,012.50	
5/1/2022	\$ 40,000	7.25%	\$ 83,012.50	\$ 201,025
11/1/2022			\$ 81,562.50	
5/1/2023	\$ 45,000	7.25%	\$ 81,562.50	\$ 203,125
11/1/2023			\$ 79,931.25	
5/1/2024	\$ 45,000	7.25%	\$ 79,931.25	\$ 204,863
11/1/2024			\$ 78,300.00	
5/1/2025	\$ 50,000	7.25%	\$ 78,300.00	\$ 201,600
11/1/2025			\$ 76,487.50	
5/1/2026	\$ 55,000	7.25%	\$ 76,487.50	\$ 202,975
11/1/2026			\$ 74,493.75	
5/1/2027	\$ 60,000	7.25%	\$ 74,493.75	\$ 203,988
11/1/2027			\$ 72,318.75	
5/1/2028	\$ 60,000	7.25%	\$ 72,318.75	\$ 204,638
11/1/2028			\$ 70,143.75	
5/1/2029	\$ 65,000	7.25%	\$ 70,143.75	\$ 200,288
11/1/2029			\$ 67,787.50	
5/1/2030	\$ 70,000	7.25%	\$ 67,787.50	\$ 200,575
11/1/2030			\$ 65,250.00	
5/1/2031	\$ 75,000	7.25%	\$ 65,250.00	\$ 200,500
11/1/2031			\$ 62,531.25	
5/1/2032	\$ 85,000	7.25%	\$ 62,531.25	\$ 200,063
11/1/2032			\$ 59,450.00	
5/1/2033	\$ 90,000	7.25%	\$ 59,450.00	\$ 203,900
11/1/2033			\$ 56,187.50	
5/1/2034	\$ 95,000	7.25%	\$ 56,187.50	\$ 202,375
11/1/2034			\$ 52,743.75	
5/1/2035	\$ 105,000	7.25%	\$ 52,743.75	\$ 200,488
11/1/2035			\$ 48,937.50	
5/1/2036	\$ 110,000	7.25%	\$ 48,937.50	\$ 202,875
11/1/2036			\$ 44,950.00	

Artisan Lakes Community Development District

Debt Service Fund - Series 2013 A-3

Description	Principal Mandatory	Coupon Rate	Interest	Annual Debt Service
5/1/2037	\$ 120,000	7.25%	\$ 44,950.00	\$ 199,900
11/1/2037			\$ 40,600.00	
5/1/2038	\$ 130,000	7.25%	\$ 40,600.00	\$ 201,200
11/1/2038			\$ 35,887.50	
5/1/2039	\$ 135,000	7.25%	\$ 35,887.50	\$ 201,775
11/1/2039			\$ 30,993.75	
5/1/2040	\$ 145,000	7.25%	\$ 30,993.75	\$ 196,988
11/1/2040			\$ 25,737.50	
5/1/2041	\$ 160,000	7.25%	\$ 25,737.50	\$ 196,475
11/1/2041			\$ 19,937.50	
5/1/2042	\$ 170,000	7.25%	\$ 19,937.50	\$ 199,875
11/1/2042			\$ 13,775.00	
5/1/2043	\$ 185,000	7.25%	\$ 13,775.00	\$ 197,550
11/1/2043			\$ 7,068.75	
5/1/2044	\$ 195,000	7.25%	\$ 7,068.75	\$ 199,138
Principal Balance - September 30, 2017	\$ 2,420,000			

Artisan Lakes Community Development District

Assessment Comparison - Budget
Fiscal Year 2019

Lot Size	Number of Units Assessed				Allocation of O&M Assessment						Total					Per Lot Annual Assessment			
	O&M (1)	Series 2013 A-1 Debt Service (1)	Series 2013 A-2 Debt Service	Series 2013 A-3 Debt Service	EAU Factor	Total EAU's	On Roll Units	% Total EAU's	Total O&M Budget	Series 2013 A-1 Debt Service Assessment (7)	Series 2013A-2 Debt Service Assessment	Series 2013A-3 Debt Service Assessment	General Fund (All On Roll)	Series 2013A-1 Debt Service (3)	Series 2013A-2 Debt Service (3)	Series 2013A-3 Debt Service (3)	Series 2013A-3 Debt Service (3)	Total	
Single Family 40' (Phases 1-1 / 1-2	99	99			1	99	99	12.27%	\$ 9,737.82	\$	70,171.20		\$ 98.36	\$ 708.80	\$ 489.67		\$ 1,296.83		
Single Family 50' (Phases 1-1 / 1-2 (5) (6)	75	74			1	75	75	9.29%	\$ 7,377.13	\$	62,487.27		\$ 98.36	\$ 855.99	\$ 612.09		\$ 1,566.44		
Single Family 60' (Phases 1-1 / 1-2	38	38			1	38	38	4.71%	\$ 3,737.75	\$	40,401.22		\$ 98.36	\$ 1,063.19	\$ 734.50		\$ 1,896.06		
Single Family 70' (Phases 1-1 / 1-2	16	16			1	16	16	1.98%	\$ 1,573.79	\$	19,846.24		\$ 98.36	\$ 1,240.39	\$ 856.92		\$ 2,195.67		
Single Family 40' (Phase 1-3)	82	36			1	82	82	10.16%	\$ 8,065.67	\$	25,516.80		\$ 98.36	\$ 708.80	\$ 489.67	\$ 340.13	\$ 1,636.96		
Single Family 50' (Phase 1-3)	35	35			1	35	35	4.34%	\$ 3,442.66	\$	29,959.65		\$ 98.36	\$ 855.99	\$ 612.09	\$ 425.17	\$ 1,991.61		
Single Family 60' (Phase 1-3)	43	43			1	43	43	5.33%	\$ 4,229.56	\$	45,717.17		\$ 98.36	\$ 1,063.19	\$ 734.50	\$ 510.20	\$ 2,406.25		
Single Family 70' (Phase 1-3)	0	0			1	0	0	0.00%	\$ -	\$	-			\$ 1,240.39	\$ 856.92	\$ 595.23	\$ 2,692.54		
Single Family 40' Future Development																			
Single Family 50' Future Development																			
Single Family 60' Future Development																			
Single Family 70' Future Development																			
Clubhouse - (Phase 1)																			
Clubhouse - (Future Dev)																			
Unplatted units Assigned for GF Assessment																			
Debt Service - Billed for Series 2013 A-2 and A-3 bonds directly	419					419	419	51.92%	\$ 41,213.58				\$ 98.36						
Total:	807	341	N/A	N/A		807	388	100.00%	\$ 79,377.95	\$	294,099.55	\$	99,312.50	\$	205,450.00				

(1) - Reflects the total number of units subject to assessment -- All general fund and Series 2013 A-1 assessments are on-roll. The number of units corresponds to units assigned A-1 debt. There is (1) prepayment on the A-1 bonds - as such total 50; units for A-1 bonds is 74

(3) Reflects the adopted assessment per lots in connection with the issuance of the Series 2013 A-1 Bonds, including the discounts/collections costs - and the Series 2013 A-2 and A-3 Bonds, the rate does NOT include the discounts and collection costs

(4) - There are 807 units PLANNED for the Series 11-1, 1-2 and 1-3 Phases - as units assigned to the Unplatted Acres for the General Fund are the total planned units less the platted units

(5) - All units for the Series 2013 A-1 Bonds are fully allocated with the Plat of Phase 3, as such the review the assessment at MADS

RESOLUTION 2018-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTIAN LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2018 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2018; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” and “B” the Budget and Methodology respectively; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

RESOLUTION 2018-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTIAN LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the General Fund Special Assessment Methodology of the Artisan Lakes Community Development District (the "Methodology") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference: and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Artisan Lakes Community Development District (the "Assessment Roll") attached to this Resolution as Table 1 contained in Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on those properties noted on Table 1 contained in Exhibit "B" to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" and "B" the Budget and Methodology respectively confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "B", and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B" the Methodology. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments on lands noted as on-roll in Table 1 of Exhibit "B" shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. The previously levied debt service assessments and operations and maintenance assessments lands noted as off-roll will be collected directly by the District in accordance with Florida law.

RESOLUTION 2018-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTIAN LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

Assessments directly collected by the District are as provided below; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule:

Fund	Billing Date	Due Date	Amount Due
Debt Service Fund – Series 2013 A – 2, A-3	March 15, 2019	April 1, 2019	As determined by the District Manager

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial assessments, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Table 1 to Exhibit “B,” is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Artisan Lakes Community Development District.

RESOLUTION 2018-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTIAN LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. Conflict. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Artisan Lakes Community Development District.

PASSED AND ADOPTED this 06th day of September, 2018.

ATTEST:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Michael Bachman, Chairman

EXHIBIT B

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Methodology
Fiscal Year 2019 – General Fund

Prepared by:

07/20/2018

JPWard & Associates LLC

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TABLE OF CONTENTS

Section	Description of Section	Page
1.0	Purpose	2
2.0	Background	2-3
3.0	Requirement for a Valid Assessment Methodology	3
4.0	Assessment Allocation Structure	3
5.0	Assignment of Benefit	3-4
6.0	Assessment Roll	5-42

SPECIAL ASSESSMENT METHODOLOGY

1.0 PURPOSE

This report is intended to introduce to the Artisan Lakes Community Development District an operations methodology to fund the annual operations and maintenance requirements for the District. The methodology will outline the properties within the District that are subject to the Assessment and the benefit conferred on each property by the services and projects provided by the Districts' operational and maintenance activities. This report covers the District Fiscal Year 2019, which begins on October 1, 2018 and ends on September 30, 2019.

The Methodology will have two (2) primary objectives: (1) to determine the special and peculiar benefits that flow to the assessable properties in the District; and (2) apportioning the proportionate benefits on a basis that is fair and reasonable. The Methodology herein is intended to set forth a framework to apportion the costs associated with the operations and maintenance expenditures benefiting properties on a fair and equitable apportionment. The report is designed to conform to the requirements of Chapter's 189, 190 and 197, Florida Statutes and is consistent with the District's understanding of the case law on this subject.

2.0 BACKGROUND

The Artisan Lakes Community Development District ("District") is an independent local unit of, special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by Ordinance 07-64, adopted of the Board of County Commissioners of Manatee County, Florida which became effective on August 16th, 2007.

The District currently encompasses approximately eight hundred fifty-four (854.285) acres of land located entirely within Manatee County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

A District provides the "solution" to Florida's need to provide valuable community infrastructure generated by growth, ultimately without overburdening other governments and their taxpaying residents. Community Development Districts represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows

a community to establish higher construction standards, meanwhile providing a long-term solution to the operation and maintenance of the community's facilities.

3.0 REQUIREMENTS FOR A VALID ASSESSMENT METHODOLOGY

Valid assessments under Florida Law have two (2) requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting improvements. The courts recognize the special benefits that flow as a logical connection peculiar to the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as a first lien on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious or unfair.

4.0 ASSESSMENT ALLOCATION STRUCTURE

Special and peculiar benefits flow as a logical connection to the property from the operation and maintenance related services provided as a logical consequence to the property within the boundary of the District. These special benefits are peculiar to the acreage and later down to the actual platted units or parcels. The special benefits that justify imposing the assessment on the acreage include enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums when levied on the various platted units or parcels of property.

5.0 ASSIGNMENT OF ASSESSMENTS

The apportionment of benefit in such a methodology report is based on accepted practices for the fair and equitable apportionment of special benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non ad valorem special assessments as set forth in the District Act and in conformity with State Laws applicable to such assessments.

The standard assessment analysis utilizes an allocation based upon the benefit that a property receives from each separate component of the District's O&M activities. The Fiscal Year 2017 General Fund Budget is financial and administrative in nature so the assessments

should be based equally and ratably on an equivalent number of residential units assigned to the property. As such, each benefitted, residential unit (as identified in the assessment roll) is assigned one Equivalent Residential Unit (ERU).

6.0 ASSESSMENT ROLL

As described above, the allocation associated with the District's General Fund Activities are distributed across all assessable, benefitted units within the boundaries of the District. Table 1 provides the assessment roll based on updated parcel account information provided by the Manatee County Property Appraiser's office assigning the appropriate parcel identification numbers for the lands currently platted within the boundaries of the District. A portion of the developable land is platted and the appropriate parcel identification numbers assigned by the Property Appraiser are known, the following table will only be updated to reflect any changes in ownership within the boundaries of the Development.



**Artisan Lakes Community Development District
Assessment Roll - Fiscal Year 2019
Table 1**

Parcel ID	Unit Type	Units or Acres	Owner 1	Owner 2	Legal Description	O&M
604500109	Z -NOT IN BOND BOUNDARY	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		ARTISAN LAKES-PH 1C: A PARCEL OF LAND LYING WITHIN SEC 9 & 16, TWN 33S, RNG 18E, & BEING MORE PARTICULARLY DESC	\$0.00
604500219	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		ARTISON LAKES TAKEDOWN PARCEL 4: A PARCEL OF LAND LYING WHITHIN SEC 9 & 16 TWN 33S RNG 18E & BEING MORE PART DESC AS FOLLOWS: COM AT A RR SPIKE MARKING THE E1/4 COR OF SEC 9, TAKEDOWN PARCEL #5; A PARCEL OF LAND LYING WITHIN SEC 9, 16 & 17 TWN 33S RNG 18E & BEING MORE PART DESC AS FOLLOWS: COM AT THE SW COR OF SEC 16, TWN 33S, RNG 18E & RUN TH N 00 DEG	\$0.00
604500299	UNASSIGNED ACREAGE	419	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC			\$41,212.84
610900519	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		ARTISAN LAKES - PH I: A PARCEL OF LAND LYING WITHIN SECS 16 & 17, TWN 33, RNG 18, AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SW COR OF SEC 15, TWN 33, RNG 18 AND A TRACT OF LAND LYING IN THE SW1/4 OF THE SE1/4 OF SEC 16 TWN 33S RNG 18E, MANATEE COUNTY FL & DESC AS FOLLOWS: COM AT THE SW COR OF SD SW1/4 OF THE SE1/4 OF SEC 16, TH N 00 DEG	\$0.00
610900529	Z - No Assessment	0	MANATEE COUNTY			\$0.00
610901059	70'	1	PREMINGER, REBECCA B		LOT 1 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0105/9	\$98.36
610901109	70'	1	PETRAITIS, JUSTIN	PETRAITIS, KARLA	LOT 2 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0110/9	\$98.36
610901159	70'	1	STEPHENSON, RONALD L	STEPHENSON, VIRGINIA	LOT 3 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0115/9	\$98.36
610901209	70'	1	GLEIM, HOLGER D	GLEIM, DEANNA L	LOT 4 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0120/9	\$98.36
610901259	70'	1	WILLIAMS, FREDERICK II	WILLIAMS, MELISSA	LOT 5 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0125/9	\$98.36
610901309	70'	1	CORKUM, TODD W	CORKUM, LINDA C	LOT 6 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0130/9	\$98.36
610901359	60'	1	CREEL, KENNETH L	CREEL, RUTH B	LOT 7 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0135/9	\$98.36
610901409	50'	1	GEISLER, KEVIN W TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	GEISLER, CAROLYN E	LOT 8 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0140/9	\$98.36
610901459	70'	1			LOT 9 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0145/9	\$98.36
610901509	70'	1	WEIMER, GREGORY J TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	WEIMER, KRISTEN L	LOT 10 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0150/9	\$98.36
610901559	70'	1			LOT 11 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0155/9	\$98.36
610901609	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 12 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0160/9	\$98.36
610901659	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 13 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0165/9	\$98.36
610901709	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 14 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0170/9	\$98.36
610901759	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 15 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0175/9	\$98.36

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610901809	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 16 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0180/9	\$98.36
610901859	70'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 17 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0185/9	\$98.36
610901909	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 18 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0190/9	\$98.36
610901959	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 19 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0195/9	\$98.36
610902009	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 20 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0200/9	\$98.36
610902059	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 21 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0205/9	\$98.36
610902109	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 22 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0210/9	\$98.36
610902159	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 23 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0215/9	\$98.36
610902209	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 24 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0220/9	\$98.36
610902259	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 25 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0225/9	\$98.36
610902309	70'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 26 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0230/9	\$98.36
610902359	70'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 27 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0235/9	\$98.36
610902409	70'	1	BUNDY, DENNIS	BUNDY, SHERON	LOT 28 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0240/9	\$98.36
610902459	70'	1	SIMS, HENRY III	SIMS, RADIKA SEEBARAN	LOT 29 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0245/9	\$98.36
610902509	70'	1	MORANT, EARL J	MORANT, TINA	LOT 30 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0250/9	\$98.36
610902559	70'	1	TURGEON, DAVID A	TURGEON, THERESA L	LOT 31 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0255/9	\$98.36
610902609	40'	1	KATT, JOHN J		LOT 32 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0260/9	\$98.36
610902659	40'	1	ARENA, KAREN		LOT 33 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0265/9	\$98.36
610902709	40'	1	CONGDON, JAMES R	CONGDON, SHELLY A CROCE, STEVEN A	LOT 34 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0270/9	\$98.36
610902759	40'	1	CROCE, STEVEN A	TRUST 2016 DTD 12/1/16	LOT 35 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0275/9	\$98.36
610902809	40'	1	DIXON, WAYNE E	DIXON, JOANNE P	LOT 36 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0280/9	\$98.36
610902859	40'	1	KIRKHAM, NORMAN E	KIRKHAM, FRANCES E	LOT 37 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0285/9	\$98.36
610902909	40'	1	MULHERIN, DONNA MARIE		LOT 38 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0290/9	\$98.36
610902959	40'	1	SUNBERG, DENNIS	SUNBERG, KAREN	LOT 39 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0295/9	\$98.36
610903009	40'	1	BANKS, CORY		LOT 40 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0300/9	\$98.36
610903059	40'	1	COGAN, DENNIS C	COGAN, HELEN N	LOT 41 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0305/9	\$98.36
610903109	40'	1	HINTON, GARY		LOT 42 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0310/9	\$98.36

**Artisan Lakes Community Development District
Assessment Roll - Fiscal Year 2019**

Table 1

610903159	40'	1	LACZYNSKI, MARTHA	LACZYNSKI, MARTHA REVOCABLE LIVING	LOT 43 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0315/9	\$98.36
610903209	40'	1	FOLTZ, STEVEN D	FOLTZ, REBECCA J	LOT 44 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0320/9	\$98.36
610903259	40'	1	BOUNDS, H DEAN	BOUNDS, JIMMIE R	LOT 45 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0325/9	\$98.36
610903309	40'	1	TROYER, VERLIN R		LOT 46 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0330/9	\$98.36
610903359	40'	1	TALAGA, SUZANNE J		LOT 47 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0335/9	\$98.36
610903409	40'	1	WRIGHT, JAMES D	WRIGHT, MARGARET M	LOT 48 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0340/9	\$98.36
610903459	40'	1	VOLD, CONNIE	RUFFO, KENT A	LOT 49 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0345/9	\$98.36
610903509	40'	1	MAGUIRE, LORETTA M		LOT 50 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0350/9	\$98.36
610903559	40'	1	MAGUIRE, LORETTA M		LOT 51 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0355/9	\$98.36
610903609	40'	1	STONER, TRUDY L	STONER, CHARLES TODD	LOT 52 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0360/9	\$98.36
610903659	40'	1	MCAFEE, GERARD	MCAFEE, KATHY C	LOT 53 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0365/9	\$98.36
610903709	40'	1	BRAULT, ELIZABETH L	BRAULT, ROBERT M	LOT 54 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0370/9	\$98.36
610903759	40'	1	GIOVINCO, JOSEPH S	GIOVINCO, JOANNE	LOT 55 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0375/9	\$98.36
610903809	40'	1	SIKES, KENNETH D	SIKES, BONNIE A	LOT 56 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0380/9	\$98.36
610903859	40'	1	KRAKOWSKI, GERALD T	KRAKOWSKI, DEBRA L	LOT 57 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0385/9	\$98.36
610903909	40'	1	BOCCUZZI, JOHN S JR	BOCCUZZI, CYNTHIA	LOT 58 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0390/9	\$98.36
610903959	40'	1	CROOK, TIMOTHY S	CROOK, LINDA A	LOT 59 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0395/9	\$98.36
610904009	40'	1	SMITH, HOWARD P	SMITH, MYRNA R	LOT 60 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0400/9	\$98.36
610904059	40'	1	KELLY, MARTIN J III	KELLY, BRENDA L	LOT 61 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0405/9	\$98.36
610904109	40'	1	ACHMOODY, DOROTHY		LOT 62 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0410/9	\$98.36
610904159	40'	1	BUN, SOKHENG	BUN, SAVINH	LOT 63 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0415/9	\$98.36
610904209	40'	1	MAJOR, RONALD L	MAJOR, KIMBERLY A	LOT 64 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0420/9	\$98.36
610904259	40'	1	FISHER, DALE A	FISHER, ELIZABETH C	LOT 65 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0425/9	\$98.36
610904309	40'	1	SCHNEIDER, EUGENE PETER JR		LOT 66 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0430/9	\$98.36
610904359	40'	1	BAUCK, STEVEN C	BAUCK, BRENDA J	LOT 67 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0435/9	\$98.36
610904409	40'	1	LAWSON, ROBERT A	LAWSON, VIVLYN E	LOT 68 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0440/9	\$98.36
610904459	40'	1	TRIMARCO, BLAKE A	TRIMARCO, HEATHER	LOT 69 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0445/9	\$98.36
610904509	40'	1	PECK, ASA J JR	PECK, MUGE	LOT 70 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0450/9	\$98.36
610904559	40'	1	RENTFRO, RANDALL W	LENNON, RON TAYLOR, GREGORY	LOT 71 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0455/9	\$98.36
610904609	40'	1	TAYLOR, ANNE M	THOMAS	LOT 72 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0460/9	\$98.36
610904659	40'	1	HART, JAMES S	MOONEY, DANIEL T	LOT 73 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0465/9	\$98.36
610904709	40'	1	UHEN, THOMAS R	UHEN, MARGARET R	LOT 74 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0470/9	\$98.36
610904759	40'	1	SANDWALL, ERIC A	SANDWALL, MARY ANN	LOT 75 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0475/9	\$98.36

**Artisan Lakes Community Development District
Assessment Roll - Fiscal Year 2019**

Table 1

610904809	40'	1	BAILEY, HAROLD JAMES	BAILEY, JULIE ELIZABETH	LOT 76 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0480/9	\$98.36
610904859	60'	1	COUSE, CAROL B	COUSE, CAROL B LIVING REVOCABLE TRUST	LOT 77 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0485/9	\$98.36
610904909	60'	1	SCHAFFMAN, RONALD	SCHAFFMAN, VALERIE	LOT 78 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0490/9	\$98.36
610904959	60'	1	LATTWEIN, WERNER	LATTWEIN, SHIRLEY	LOT 79 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0495/9	\$98.36
610905009	60'	1	DURANN, SCOTT D	EIDMAN, LAUREN R	LOT 80 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0500/9	\$98.36
610905059	60'	1	PAULSON, DAVE	PAULSON, USHA G	LOT 81 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0505/9	\$98.36
610905109	60'	1	SMOGOWICZ, ADAM A	SMOGOWICZ, KATHLEEN A	LOT 82 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0510/9	\$98.36
610905159	60'	1	SUBLETT, STEVE C	SUBLETT, CHERYL	LOT 83 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0515/9	\$98.36
610905209	60'	1	GELINEAU, RICHARD G	GELINEAU, RICHARD G REVOCABLE LIVING	LOT 84 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0520/9	\$98.36
610905259	60'	1	CREE, WAYNE M	CREE, MARY J	LOT 85 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0525/9	\$98.36
610905309	60'	1	STAGNER, RICHARD T	STAGNER, PENE T	LOT 86 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0530/9	\$98.36
610905359	60'	1	CAROLAN, JOHN V		LOT 87 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0535/9	\$98.36
610905409	60'	1	LONGNECKER, CHARLES M	LONGNECKER, BARBARA D	LOT 88 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0540/9	\$98.36
610905459	60'	1	BOWLES, BRANDON W	BOWLES, THERESA A	LOT 89 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0545/9	\$98.36
610905509	60'	1	WILSON, DAVID J		LOT 90 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0550/9	\$98.36
610905559	60'	1	PIECZONKA, JULIE C	PIECZONKA, OSCAR D	LOT 91 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0555/9	\$98.36
610905609	60'	1	LIZARDI, LUIS		LOT 92 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0560/9	\$98.36
610905659	60'	1	STEELE, CHERYL G		LOT 93 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0565/9	\$98.36
610905709	60'	1	CAMPANARO, ANTHONY J	DECL OF TRUST DTD 1/5/2010	LOT 94 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0570/9	\$98.36
610905759	60'	1	SCOTT-SAVAGE, GARRY	SCOTT-SAVAGE, CHRISTINA	LOT 95 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0575/9	\$98.36
610905809	60'	1	SCHINDEL, TIMOTHY E	SCHINDEL, LINDA C	LOT 96 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0580/9	\$98.36
610905859	60'	1	EVERETT-PODIS, DONNA T		LOT 97 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0585/9	\$98.36
610905909	60'	1	BOHM, RICHARD ALAN	BOHM, MARISSA GALLEGOS	LOT 98 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0590/9	\$98.36
610905959	60'	1	PARKER, ROBERT	PARKER, BARBARA MAURER, THERESA	LOT 99 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0595/9	\$98.36
610906009	60'	1	MAURER, SCOTT ALAN	ANN	LOT 100 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0600/9	\$98.36
610906059	60'	1	MOORE, MATTHEW	MOORE, LOU ANN	LOT 101 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0605/9	\$98.36
610906109	60'	1	KERKORIAN, HAROLD	KERKORIAN, BARBARA	LOT 102 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0610/9	\$98.36
610906159	60'	1	HOFFMAN, RICARDO R	HULLINGER, REBECCA JANE	LOT 103 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0615/9	\$98.36
610906209	60'	1	ISAACS, MICHELLE	SELVAGGI, MICHAEL	LOT 104 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0620/9	\$98.36
610906259	60'	1	WOODWORTH, DAVID M	WOODWORTH, TEDDEE	LOT 105 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0625/9	\$98.36
610906309	60'	1	SAWYER, MICHAEL LYNN	SAWYER, KIM ARGEROS	LOT 106 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0630/9	\$98.36
610906359	60'	1	ZAENGLEIN, NORMAN D	ZAENGLEIN, DEANNA M	LOT 107 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0635/9	\$98.36
610906409	60'	1	VAUGHAN, JEFFREY		LOT 108 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0640/9	\$98.36

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610906459	60'	1	CARPENTER, THOMAS R	CARPENTER, PATRICE A	LOT 109 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0645/9	\$98.36
610906509	60'	1	KOERFER, RAIMUND		LOT 110 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0650/9	\$98.36
610906559	50'	1	CHIANESE, BENJAMIN L	CHIANESE, ELSIE	LOT 111 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0655/9	\$98.36
610906609	50'	1	PALMER, KIM	PALMER, LISA	LOT 112 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0660/9	\$98.36
610906659	50'	1	PHELAN, JANE	PHELAN, JAMES	LOT 113 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0665/9	\$98.36
610906709	50'	1	NESSELHAUF, JAMES D	NESSELHAUF, LINDA H	LOT 114 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0670/9	\$98.36
610906759	50'	1	WILSON, PATRICIA JONES		LOT 115 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0675/9	\$98.36
610906809	50'	1	POWELL, RICHARD	POWELL, BRENDA	LOT 116 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0680/9	\$98.36
610906859	50'	1	CELANO, DENNIS P	CELANO, PATRICIA A	LOT 117 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0685/9	\$98.36
610906909	50'	1	DIPAOLA, RICHARD		LOT 118 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0690/9	\$98.36
610906959	50'	1	BITLEY, SARAH	BITLEY, MATTHEW	LOT 119 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0695/9	\$98.36
610907009	50'	1	MALLARD, ALFRED	MALLARD, BONNIE D	LOT 120 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0700/9	\$98.36
610907059	50'	1	GELLER, RICHARD	BUNN, NANCY	LOT 121 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0705/9	\$98.36
610907109	50'	1	LEDDY, JAMES M	LEDDY, STEPHANIE	LOT 122 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0710/9	\$98.36
610907159	50'	1	MEYER, ROBERT P	MEYER, KATHLEEN M	LOT 123 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0715/9	\$98.36
610907209	50'	1	LATESSA, PETER R	LATESSA, BRENDA K	LOT 124 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0720/9	\$98.36
610907259	50'	1	DARR, MICHAEL E	BYRNE, JILL E	LOT 125 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0725/9	\$98.36
610907309	50'	1	CICCARELLO, VINCENT E	CICCARELLO, CAROL E	LOT 126 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0730/9	\$98.36
610907359	50'	1	CUNDY, DONALD JAMES JR	CUNDY, JOANN BASSO	LOT 127 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0735/9	\$98.36
610907409	50'	1	YANDLE, THOMAS P	YANDLE, SUSAN K	LOT 128 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0740/9	\$98.36
610907459	50'	1	BROENS, RONALD J JR	BROENS, PATRICIA I	LOT 129 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0745/9	\$98.36
610907509	50'	1	HUBBARD, BRENT P	HUBBARD, AMY C	LOT 130 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0750/9	\$98.36
610907559	50'	1	REYNOLDS, THEODORE A	REYNOLDS, JANET S	LOT 131 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0755/9	\$98.36
610907609	50'	1	DELLACCIO, ANTONIO	DELLACCIO, JULIE	LOT 132 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0760/9	\$98.36
610907659	50'	1	BOYDSTON, GARY W	BOYDSTON, LORETTA J	LOT 133 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0765/9	\$98.36
610907709	50'	1	HASSLER, WILLIAM DOUGLAS	HASSLER, NEENA ANN	LOT 134 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0770/9	\$98.36
610907759	50'	1	KNIGHT, RONALD A	KNIGHT, SANDRA A	LOT 135 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0775/9	\$98.36
610907809	50'	1	FLOORE, TYLER E	FLOORE, CYNTHIA A FARMER, J CLARK	LOT 136 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0780/9	\$98.36
610907859	50'	1	FARMER, J CLARK	LIVING TRUST DTD 2/2/09	LOT 137 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0785/9	\$98.36
610907909	50'	1	ANDREWS, MICHAEL TROY	ANDREWS, KAREN ANN	LOT 138 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0790/9	\$98.36
610907959	50'	1	WRIGHT, JOHN HARVEY II	WRIGHT, FLORA JANE	LOT 139 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0795/9	\$98.36
610908009	50'	1	HELLER, EARL	LANDRAU, LIZBETH Y	LOT 140 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0800/9	\$98.36
610908059	50'	1	LAROCCA, JEAN A		LOT 141 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0805/9	\$98.36

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610908109	50'	1	DEFALCO, FRANK	DEFALCO, MARCELLA M	LOT 142 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0810/9	\$98.36
610908159	50'	1	KITTERMAN, CHRIS K	LUPULESCU, RAMONA M	LOT 143 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0815/9	\$98.36
610908209	50'	1	MCCOURT, CYNTHIA L		LOT 144 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0820/9	\$98.36
610908259	50'	1	ZORN, HARVEY C	ZORN, SUSAN E	LOT 145 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0825/9	\$98.36
610908309	50'	1	CRESCENTI, GENNARO H	CRESCENTI, CATHERINE A	LOT 146 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0830/9	\$98.36
610908359	50'	1	MATIJAK, PAUL M	VENTO, ANTHONY J	LOT 147 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0835/9	\$98.36
610908409	50'	1	POTTER, MIMI CHRISTINE	POTTER, WILLIAM NELSON	LOT 148 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0840/9	\$98.36
610908459	50'	1	IARRUSSO, HENRY J	STEVENS, DEBORAH LEE	LOT 149 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0845/9	\$98.36
610908509	50'	1	WILLIAMS, JEANETTE		LOT 150 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0850/9	\$98.36
610908559	50'	1	WHITNER, ANNETTE B	WHITNER, ANNETTE B REV LIVING TRUST	LOT 151 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0855/9	\$98.36
610908609	50'	1	BROCCOLO, DAVID		LOT 152 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0860/9	\$98.36
610908659	50'	1	ELLIS, LARRY W	ELLIS, MARY E	LOT 153 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0865/9	\$98.36
610908709	50'	1	EMORY, JEFFERY D	EMORY, DONNA L	LOT 154 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0870/9	\$98.36
610908759	50'	1	WILLIAMS, CHERISE L		LOT 155 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0875/9	\$98.36
610908809	50'	1	DANDY LION LLC		LOT 156 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0880/9	\$98.36
610908859	50'	1	ROPER, JACK	ROPER, JULIE	LOT 157 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0885/9	\$98.36
610908909	50'	1	CARR, JAMES	CARR, KATHLEEN A	LOT 158 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0890/9	\$98.36
610908959	50'	1	BYNO, CYNTHIA E	DIXON, RICHARD N	LOT 159 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0895/9	\$98.36
610909009	50'	1	HAIG, KEITH RUSSELL	HAIG, JOANNE	LOT 160 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0900/9	\$98.36
610909059	50'	1	SEOW, ZACHERY L	SEOW, SHANNON J	LOT 161 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0905/9	\$98.36
610909109	50'	1	VONWERNE, RICHARD L SR	VONWERNE, JOANN J	LOT 162 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0910/9	\$98.36
610909159	50'	1	CONNOLLY, CARL	VELEZ-CONNOLLY, IVETTE S	LOT 163 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0915/9	\$98.36
610909209	50'	1	PROSMAN, RICHARD J	HOUSTON, THERESA M	LOT 164 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0920/9	\$98.36
610909259	50'	1	MCDONALD, JOHN M	MCDONALD, DONNA A	LOT 165 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0925/9	\$98.36
610909309	50'	1	SPESE, SCOTT	MARZULLO, TOMAS	LOT 166 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0930/9	\$98.36
610909359	50'	1	VELAZQUEZ, MICHAEL	VELAZQUEZ, LUZ A	LOT 167 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0935/9	\$98.36
610909409	50'	1	CUMMERSON, NORMAN	CUMMERSON, CAROL E	LOT 168 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0940/9	\$98.36
610909459	50'	1	MIKER, PATRICIA M		LOT 169 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0945/9	\$98.36
610909509	50'	1	WALKER, CYNTHIA J		LOT 170 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0950/9	\$98.36
610909559	50'	1	PENNETTA, DAVID	PENNETTA, PAMELA	LOT 171 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0955/9	\$98.36
610909609	50'	1	DOWNS, PAUL E	DOWNS, DENISE	LOT 172 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0960/9	\$98.36
610909659	50'	1	NELSON, JOHN JR	NELSON, JOANNE	LOT 173 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0965/9	\$98.36
610909709	50'	1	TARTER, KENNETH	TARTER, CAROLYN S	LOT 174 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0970/9	\$98.36

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610909759	50'	1	MCCLAIN, JOE ALAN	MCCLAIN, TERESA ANN	LOT 175 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0975/9	\$98.36
610909809	50'	1	DIXEY, JAMES JR	DIXEY, MONICA	LOT 176 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0980/9	\$98.36
610909859	50'	1	HIRSCH, DANIEL	HIRSCH, RUTH R	LOT 177 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0985/9	\$98.36
610909909	50'	1	HINTON, MELVIN		LOT 178 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0990/9	\$98.36
610909959	50'	1	BORNSTEIN, MARK C	BOUCHER, AMY C	LOT 179 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.0995/9	\$98.36
610910009	50'	1	BEER, LESLIE D	BEER, VICKI J	LOT 180 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1000/9	\$98.36
610910059	50'	1	CERVEN, STEPHEN G	CERVEN, KATHLEEN	LOT 181 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1005/9	\$98.36
610910109	50'	1	JONES, ANTHONY E	JONES, BONNIE C	LOT 182 ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1010/9	\$98.36
610910159	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT A-1 (PRIVATE RD) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1015/9	\$0.00
610910209	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT A-2 (PRIVATE RD) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1020/9	\$0.00
610910259	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-1 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1025/9	\$0.00
610910309	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-2 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1030/9	\$0.00
610910359	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-3 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1035/9	\$0.00
610910409	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-4 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1040/9	\$0.00
610910459	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-5 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1045/9	\$0.00
610910509	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-6 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1050/9	\$0.00
610910559	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-7 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1055/9	\$0.00
610910609	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-8 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1060/9	\$0.00
610910669	Z - No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-9 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D; LESS THAT PART INCLUDED IN ARTISAN LAKES EAVES BEND, PH I, SUBPH A-K PER PB 62/58 DESC AS FOLLOWS: PART OF	\$0.00
610910719	Z - No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-10 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D; LESS THAT PART INCLUDED IN ARTISAN LAKES EAVES BEND PH I, SUBPH A-K PER PB 62/58 DESC AS FOLLOWS: PART OF	\$0.00
610910759	Z - No Assessmnet	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-11 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1075/9	\$0.00
610910809	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-12 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1080/9	\$0.00
610910859	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-13 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1085/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610910909	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-14 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1090/9	\$0.00
610910959	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-15 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1095/9	\$0.00
610911009	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-16 (DRAINAGE) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1100/9	\$0.00
610911059	Z - No Assessment	0	ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT		TRACT C-1 (CONSERVATION EASEMENT) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1105/9	\$0.00
610911109	Z - No Assessment	0	ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT		TRACT C-2 (CONSERVATION EASEMENT) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1110/9	\$0.00
610911159	Z - No Assessment	0	ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT		TRACT C-3 (CONSERVATION EASEMENT) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1115/9	\$0.00
610911209	Z - No Assessment	0	ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT		TRACT C-4 (CONSERVATION EASMT) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1120/9	\$0.00
610911259	Z - No Assessment	0	ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT		TRACT C-5 (CONSERVATION EASMT) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1125/9	\$0.00
610911309	Z - No Assessment	0	ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT		TRACT C-6 (CONSERVATION EASMT) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1130/9	\$0.00
610911359	Z - No Assessment	0	ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT		TRACT C-7 (CONSERVATION EASMT) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1135/9	\$0.00
610911409	Z - No Assessment	0	ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT		TRACT C-8 (CONSERVATION EASMT) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1140/9	\$0.00
610911459	Z - No Assessment	0	ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT		TRACT D-1 (LIFT STATION) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1145/9	\$0.00
610911509	Z - No Assessment	0	ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT		TRACT D-2 (LIFT STATION) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1150/9	\$0.00
610911709	COMBINED	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT F-4 (FUTURE DEVELOPMENT) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1170/9	\$0.00
610911769	Z - No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT G (AMENITY CENTER) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D; LESS THAT PART INCLUDED IN EAVES BEND AT ARTISAN LAKES PH I SUBPH A-K DESC AS FOLLOWS: PART OF ARTISAN LAKES	\$0.00
610912059	40'	1	HARRIS, WILLIAM H JR	HARRIS, LUISA M	LOT 183 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1205/9	\$98.36
610912109	40'	1	SQUIRES, ANDREW	SQUIRES, DEBORAH L	LOT 184 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1210/9	\$98.36
610912159	40'	1	FARIA, JASON		LOT 185 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1215/9	\$98.36
610912209	40'	1	LOPES, KYLE A	LOPES, SANDRA E	LOT 186 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1220/9	\$98.36
610912259	40'	1	MONTIMORE, ANTHONY M	CASTELLANO, STACY M	LOT 187 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1225/9	\$98.36
610912309	40'	1	WILSON, VAN C	WILSON, ANNE N	LOT 188 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1230/9	\$98.36
610912359	40'	1	FAULKNER, ROY T	FLOOD, DOREEN DUVALL	LOT 189 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1235/9	\$98.36
610912409	40'	1	GEMMING, DOUGLAS	GEMMING, DEBORAH	LOT 190 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1240/9	\$98.36

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610912459	40'	1	CONVERSE, BARRY T	CONVERSE, JO-ELLEN M	LOT 191 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1245/9	\$98.36
610912509	40'	1	THOMAS, KENNETH F JR	THOMAS, GAIL P	LOT 192 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1250/9	\$98.36
610912559	40'	1	LINDER, CHARLES G	LINDER, SANDRA A	LOT 193 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1255/9	\$98.36
610912609	40'	1	KELLER, GERALD D	KELLER, VIRGINIA L	LOT 194 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1260/9	\$98.36
610912659	40'	1	WACKERLA, PAUL A	WACKERLA, ANA VICTORIA	LOT 195 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1265/9	\$98.36
610912709	40'	1	STEVENS, MARIA DEL CARMEN	STEVENS, MARIA DEL CARMEN TRUST	LOT 196 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1270/9	\$98.36
610912759	40'	1	RODRIGUEZ, DENISE G	RODRIGUEZ, JOAQUIN M	LOT 197 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1275/9	\$98.36
610912809	40'	1	SULLO, RICHARD	DARWIN, BRENDA	LOT 198 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1280/9	\$98.36
610912859	40'	1	CREEL, KENNETH JR	CREEL, JODIE	LOT 199 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1285/9	\$98.36
610912909	40'	1	GRATTA, RAYMOND	YENCO, CAROL ANN	LOT 200 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1290/9	\$98.36
610912959	40'	1	VOLNER, LARRY	VOLNER, SANDRA	LOT 201 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1295/9	\$98.36
610913009	40'	1	BERNHARD, JOHN A	BARION, ANTONETTE	LOT 202 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1300/9	\$98.36
610913059	40'	1	MOYA, ILEANA		LOT 203 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1305/9	\$98.36
610913109	40'	1	SCHNEBERGER, THOMAS	IOVINO-SCHNEBERGER, JOANNE M	LOT 204 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1310/9	\$98.36
610913159	40'	1	TAGGART, ROBERT E JR		LOT 205 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1315/9	\$98.36
610913209	40'	1	MORAN, JAMES	MORAN, CHARLENE	LOT 206 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1320/9	\$98.36
610913259	40'	1	GERACI, CATERINA	BARFIELD, PEGGY	LOT 207 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1325/9	\$98.36
610913309	40'	1	HOUDEK, BRIAN D	HOUDEK, KELLI C	LOT 208 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1330/9	\$98.36
610913359	40'	1	PAC, KENNETH A		LOT 209 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1335/9	\$98.36
610913409	40'	1	CREE, HANNA		LOT 210 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1340/9	\$98.36
610913459	40'	1	COUGHLIN, ROBERT D	COUGHLIN, SUSAN J	LOT 211 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1345/9	\$98.36
610913509	40'	1	PENA, MOIRA	PENA, EDWIN M	LOT 212 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1350/9	\$98.36
610913559	40'	1	BURNS, JOANN		LOT 213 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1355/9	\$98.36
610913609	40'	1	DRISCOLL, CAROL M		LOT 214 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1360/9	\$98.36
610913659	40'	1	VENTO, DIANA M	FISCHER, ELIZABETH M	LOT 215 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1365/9	\$98.36
610913709	40'	1	VANCE, STEVEN E	VANCE, LORI E	LOT 216 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1370/9	\$98.36
610913759	40'	1	BROOKS, PAUL L	BROOKS, KAREN M	LOT 217 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1375/9	\$98.36
610913809	40'	1	BRADEN, JEAN ALICE		LOT 218 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1380/9	\$98.36
610913859	40'	1	PARIGI, VINCENZO P	PARIGI, JAMIE	LOT 219 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1385/9	\$98.36
610913909	40'	1	BARBER, BRUCE J	BARBER, SUSAN C	LOT 220 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1390/9	\$98.36
610913959	40'	1	ENGMAN, RICK	ENGMAN, BROOKE	LOT 221 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1395/9	\$98.36
610914009	40'	1	MORGAN, WILLIAM S	MORGAN, MARY L	LOT 222 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1400/9	\$98.36
610914059	40'	1	NICOTRA, MARY		LOT 223 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1405/9	\$98.36

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610914109	40'	1	PAXTON, BARRY F	PAXTON, JUDITH B	LOT 224 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1410/9	\$98.36
610914159	40'	1	BRETT, SUSAN		LOT 225 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1415/9	\$98.36
610914209	40'	1	KNAPP, BONNIE L		LOT 226 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1420/9	\$98.36
610914259	40'	1	GLEBOCKA INC		LOT 227 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1425/9	\$98.36
610914309	40'	1	GLEBOCKA INC		LOT 228 OF ARTISAN LAKES ESPLANADE PH II PI#6109.1430/9	\$98.36
610914359	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT A-5 (PRIVATE ROAD) ARTISAN LAKES ESPLANADE PH II PI#6109.1435/9	\$0.00
610914409	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT A-6 (PRIVATE ROAD) OF ARTISAN LAKES ESPLANADE PH II PI#6109.1440/9	\$0.00
610914459	Z - No Assessment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-17 (DRAINAGE EASEMENT) OF ARTISAN LAKES ESPLANADE PH II PI#6109.1445/9	\$0.00
610914559	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 229 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1455/9	\$98.36
610914609	60'	1	KENT, JOHN E JR	KENT, JOHN E JR REVOCABLE LIVING TRUST	LOT 230 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1460/9	\$98.36
610914659	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 231 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1465/9	\$98.36
610914709	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 232 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1470/9	\$98.36
610914759	60'	1	MARROCCO, MATTHEW	MARROCCO, BRIANNA	LOT 233 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1475/9	\$98.36
610914809	60'	1	REAGAN, JAMES HAROLD	REAGAN, NANCEY VOGLER	LOT 234 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1480/9	\$98.36
610914859	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 235 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1485/9	\$98.36
610914909	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 236 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1490/9	\$98.36
610914959	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 237 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1495/9	\$98.36
610915009	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 238 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1500/9	\$98.36
610915059	60'	1	LOPIAN, THOMAS	LOPIAN, CHRISTINE	LOT 239 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1505/9	\$98.36
610915109	60'	1	SHEARS, TERRY S	SHEARS, SUE ELLEN	LOT 240 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1510/9	\$98.36
610915159	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 241 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1515/9	\$98.36
610915209	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 242 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1520/9	\$98.36
610915259	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 243 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1525/9	\$98.36
610915309	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 244 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1530/9	\$98.36

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610915359	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 245 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1535/9	\$98.36
610915409	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 246 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1540/9	\$98.36
610915459	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 247 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1545/9	\$98.36
610915509	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 248 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1550/9	\$98.36
610915559	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 249 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1555/9	\$98.36
610915609	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 250 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1560/9	\$98.36
610915659	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 251 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1565/9	\$98.36
610915709	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 252 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1570/9	\$98.36
610915759	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 253 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1575/9	\$98.36
610915809	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 254 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1580/9	\$98.36
610915859	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 255 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1585/9	\$98.36
610915909	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 256 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1590/9	\$98.36
610915959	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 257 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1595/9	\$98.36
610916009	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 258 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1600/9	\$98.36
610916059	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 259 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1605/9	\$98.36
610916109	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 260 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1610/9	\$98.36
610916159	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 261 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1615/9	\$98.36
610916209	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 262 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1620/9	\$98.36
610916259	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 263 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1625/9	\$98.36
610916309	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 264 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1630/9	\$98.36
610916359	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 265 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1635/9	\$98.36
610916409	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 266 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1640/9	\$98.36

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610916459	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 267 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1645/9	\$98.36
610916509	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 268 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1650/9	\$98.36
610916559	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 269 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1655/9	\$98.36
610916609	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 270 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1660/9	\$98.36
610916659	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 271 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1665/9	\$98.36
610916709	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 272 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1670/9	\$98.36
610916759	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 273 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1675/9	\$98.36
610916809	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 274 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1680/9	\$98.36
610916859	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 275 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1685/9	\$98.36
610916909	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 276 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1690/9	\$98.36
610916959	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 277 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1695/9	\$98.36
610917009	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 278 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1700/9	\$98.36
610917059	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 279 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1705/9	\$98.36
610917109	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 280 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1710/9	\$98.36
610917159	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 281 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1715/9	\$98.36
610917209	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 282 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1720/9	\$98.36
610917259	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 283 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1725/9	\$98.36
610917309	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 284 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1730/9	\$98.36
610917359	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 285 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1735/9	\$98.36
610917409	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 286 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1740/9	\$98.36
610917459	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 287 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1745/9	\$98.36
610917509	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 288 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1750/9	\$98.36

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610917559	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 289 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1755/9	\$98.36
610917609	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 290 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1760/9	\$98.36
610917659	40'	1	LANOUE, ANDREW JOSEPH TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 291 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1765/9	\$98.36
610917709	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 292 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1770/9	\$98.36
610917759	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 293 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1775/9	\$98.36
610917809	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 294 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1780/9	\$98.36
610917859	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 295 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1785/9	\$98.36
610917909	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 296 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1790/9	\$98.36
610917959	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 297 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1795/9	\$98.36
610918009	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 298 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1800/9	\$98.36
610918059	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 299 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1805/9	\$98.36
610918109	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 300 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1810/9	\$98.36
610918159	40'	1	DEWALD, ROBERT TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	DEWALD, TANINA	LOT 301 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1815/9	\$98.36
610918209	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 302 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1820/9	\$98.36
610918259	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 303 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1825/9	\$98.36
610918309	40'	1	PETTIT, GERALD G	PETTIT, CHERYL R	LOT 304 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1830/9	\$98.36
610918359	40'	1	REYNOLDS, THEODORE A	REYNOLDS, JANET S	LOT 305 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1835/9	\$98.36
610918409	40'	1	GREEN, DIANE M		LOT 306 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1840/9	\$98.36
610918459	40'	1	TOBY, KAREN D	TOBY, JEFFREY R LINK, JAMES D REVOCABLE LIVING TRUST	LOT 307 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1845/9	\$98.36
610918509	40'	1	LINK, JAMES D TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 308 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1850/9	\$98.36
610918559	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 309 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1855/9	\$98.36
610918609	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 310 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1860/9	\$98.36

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610918659	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 311 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1865/9	\$98.36
610918709	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 312 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1870/9	\$98.36
610918759	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 313 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1875/9	\$98.36
610918809	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 314 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1880/9	\$98.36
610918859	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 315 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1885/9	\$98.36
610918909	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 316 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1890/9	\$98.36
610918959	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 317 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1895/9	\$98.36
610919009	40'	1	CAULSON, RYAN BURKE TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	CAULSON, BONNIE	LOT 318 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1900/9	\$98.36
610919059	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 319 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1905/9	\$98.36
610919109	40'	1	MARTIN, CHARLES W TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	MARTIN, LINDA COOK	LOT 320 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1910/9	\$98.36
610919159	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 321 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D & E PI#6109.1915/9	\$98.36
610919209	40'	1	MORIARITY, CHARLES E III	MORIARITY, GAYLE S	LOT 322 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1920/9	\$98.36
610919259	40'	1	KENT, CHARLES DAVID	KENT, SHERYL ELAINE	LOT 323 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1925/9	\$98.36
610919309	40'	1	SOTTILE, JAMES M	SOTTILE, MARYBETH H	LOT 324 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1930/9	\$98.36
610919359	40'	1	MEISSNER, TIMOTHY JOHN	MEISSNER, LONNIE	LOT 325 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1935/9	\$98.36
610919409	40'	1	SHOWALTER, MICHAEL J TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	SHOWALTER, JUDITH E	LOT 326 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1940/9	\$98.36
610919459	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 327 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1945/9	\$98.36
610919509	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 328 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1950/9	\$98.36
610919559	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 329 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1955/9	\$98.36
610919609	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 330 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1960/9	\$98.36
610919659	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 331 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1965/9	\$98.36
610919709	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 332 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1970/9	\$98.36

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610919759	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 333 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1975/9	\$98.36
610919809	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 334 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1980/9	\$98.36
610919859	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 335 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1985/9	\$98.36
610919909	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 336 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1990/9	\$98.36
610919959	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 337 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.1995/9	\$98.36
610920009	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 338 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2000/9	\$98.36
610920059	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 339 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2005/9	\$98.36
610920109	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 340 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2010/9	\$98.36
610920159	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 341 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2015/9	\$98.36
610920209	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 342 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2020/9	\$98.36
610920259	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 343 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2025/9	\$98.36
610920309	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 344 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2030/9	\$98.36
610920359	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 345 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2035/9	\$98.36
610920409	40'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 346 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2040/9	\$98.36
610920459	50'	1	LACY, AUSTIN TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LACY, JANET D	LOT 347 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2045/9	\$98.36
610920509	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 348 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2050/9	\$98.36
610920559	50'	1	BEAL, DUANE R TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	BEAL, FAYE A	LOT 349 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2055/9	\$98.36
610920609	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 350 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2060/9	\$98.36
610920659	50'	1	STINGO, JANET L	MINERVA, BARBARA J	LOT 351 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2065/9	\$98.36
610920709	50'	1	JOYCE, HAROLD G TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	JOYCE, KATHY V	LOT 352 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2070/9	\$98.36
610920759	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 353 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2075/9	\$98.36
610920809	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 354 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2080/9	\$98.36

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610920859	50'	1	FERNANDEZ, JOHN P TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	FERNANDEZ, JODI L	LOT 355 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2085/9	\$98.36
610920909	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 356 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2090/9	\$98.36
610920959	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 357 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2095/9	\$98.36
610921009	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 358 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2100/9	\$98.36
610921059	50'	1	HAUBRICH, BARRY TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	HAUBRICH, JENNEFER	LOT 359 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2105/9	\$98.36
610921109	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 360 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2110/9	\$98.36
610921159	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 361 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2115/9	\$98.36
610921209	50'	1	STEWART-JOHNSON, LORI	STEWART, SANDRA K	LOT 362 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2120/9	\$98.36
610921259	50'	1	FERGUSON, KATIE TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 363 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2125/9	\$98.36
610921309	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 364 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2130/9	\$98.36
610921359	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 365 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2135/9	\$98.36
610921409	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 366 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2140/9	\$98.36
610921459	50'	1	COSTELLO, ROCHELLE L TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	ANDERSON, ROBIN R	LOT 367 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2145/9	\$98.36
610921509	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 368 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2150/9	\$98.36
610921559	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 369 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2155/9	\$98.36
610921609	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 370 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2160/9	\$98.36
610921659	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 371 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2165/9	\$98.36
610921709	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 372 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2170/9	\$98.36
610921759	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 373 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2175/9	\$98.36
610921809	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 374 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2180/9	\$98.36
610921859	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 375 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2185/9	\$98.36
610921909	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 376 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2190/9	\$98.36

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610921959	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 377 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2195/9	\$98.36
610922009	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 378 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2200/9	\$98.36
610922059	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 379 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2205/9	\$98.36
610922109	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 380 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& PI#6109.2210/9	\$98.36
610922159	50'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 381 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2215/9	\$98.36
610922209	60'	1	NEWTON, JAMES G JR TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	NEWTON, MARCIA C	LOT 382 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2220/9	\$98.36
610922259	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 383 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2225/9	\$98.36
610922309	60'	1	WILLIAMS JOHN C	WILLIAMS, KIM	LOT 384 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2230/9	\$98.36
610922359	60'	1	SUPOLA, NEIL	SUPOLA, MOJDEH	LOT 385 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2235/9	\$98.36
610922409	60'	1	TOSI, PETER M TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TOSI, MOJGAN S	LOT 386 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2240/9	\$98.36
610922459	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		LOT 387 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2245/9	\$98.36
610922509	60'	1	SHADDIX, MICHAEL RAY TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	SHADDIX, PATRICIA ANN	LOT 388 ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,& E PI#6109.2250/9	\$98.36
610922559	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT A-7 (PRIVATE ROAD) ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,&E PI#6109.2255/9	\$0.00
610922609	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT A-8 (PRIVATE ROAD) ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,&E PI#6109.2260/9	\$0.00
610922659	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-18 (DRAINAGE) ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,&E PI#6109.2265/9	\$0.00
610922709	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-19 (DRAINAGE) ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,&E PI#6109.2270/9	\$0.00
610922759	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-20 (DRAINAGE) ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D&E PI#6109.2275/9	\$0.00
610922809	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-21 (DRAINAGE) ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,&E PI#6109.2280/9	\$0.00
610922859	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-22 (DRAINAGE) ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,&E PI#6109.2285/9	\$0.00
610922909	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-23 (DRAINAGE) ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D&E PI#6109.2290/9	\$0.00
610922959	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-24 (DRAINAGE) ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,&E PI#6109.2295/9	\$0.00
610923009	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC		TRACT B-25 (DRAINAGE) ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,&E PI#6109.2300/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610923059	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-26 (DRAINAGE) ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,&E PI#6109.2305/9	\$0.00
610923109	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT C-9 (CONSERVATION EASEMENT) ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,&E PI#6109.2310/9	\$0.00
610923159	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT C-10 (CONSERVATION EASEMENT) ARTISAN LAKES ESPLANADE PH III SUBPHASES A,B,C,D,&E PI#6109.2315/9	\$0.00
610923559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 1, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2355/9	\$0.00
610923609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 2, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2360/9	\$0.00
610923659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 3, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2365/9	\$0.00
610923709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 4, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2370/9	\$0.00
610923759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 5, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2375/9	\$0.00
610923809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 6, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2380/9	\$0.00
610923859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 7, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2385/9	\$0.00
610923909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 8, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2390/9	\$0.00
610923959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 9, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2395/9	\$0.00
610924009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 10, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2400/9	\$0.00
610924059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 11, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2405/9	\$0.00
610924109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 12, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2410/9	\$0.00
610924159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 13, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2415/9	\$0.00
610924209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 14, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2420/9	\$0.00
610924259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 15, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2425/9	\$0.00
610924309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 16, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2430/9	\$0.00
610924359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 17, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2435/9	\$0.00
610924409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 18, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2440/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610924459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 19, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2445/9	\$0.00
610924509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 20, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2450/9	\$0.00
610924559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 21, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2455/9	\$0.00
610924609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 22, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2460/9	\$0.00
610924659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 23, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2465/9	\$0.00
610924709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 24, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2470/9	\$0.00
610924759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 25, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2475/9	\$0.00
610924809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 26, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2480/9	\$0.00
610924859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 27, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2485/9	\$0.00
610924909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 28, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2490/9	\$0.00
610924959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 29, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2495/9	\$0.00
610925009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 30, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2500/9	\$0.00
610925059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 31, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2505/9	\$0.00
610925109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 32, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2510/9	\$0.00
610925159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 33, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2515/9	\$0.00
610925209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 34, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2520/9	\$0.00
610925259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 35, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2525/9	\$0.00
610925309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 36, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2530/9	\$0.00
610925359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 37, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2535/9	\$0.00
610925409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 38, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2540/9	\$0.00
610925459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 39, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2545/9	\$0.00
610925509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 40, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2550/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610925559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 41, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2555/9	\$0.00
610925609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 42, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2560/9	\$0.00
610925659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 43, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2565/9	\$0.00
610925709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 44, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2570/9	\$0.00
610925759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 45, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2575/9	\$0.00
610925809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 46, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2580/9	\$0.00
610925859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 47, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2585/9	\$0.00
610925909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 48, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2590/9	\$0.00
610925959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 49, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2595/9	\$0.00
610926009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 50, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2600/9	\$0.00
610926059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 51, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2605/9	\$0.00
610926109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 52, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2610/9	\$0.00
610926159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 53, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2615/9	\$0.00
610926209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 54, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2620/9	\$0.00
610926259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 55, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2625/9	\$0.00
610926309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 56, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2630/9	\$0.00
610926359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 57, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2635/9	\$0.00
610926409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 58, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2640/9	\$0.00
610926459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 59, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2645/9	\$0.00
610926509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 60, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2650/9	\$0.00
610926559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 61, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2655/9	\$0.00
610926609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 62, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2660/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610926659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 63, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2665/9	\$0.00
610926709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 64, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2670/9	\$0.00
610926759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 65, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2675/9	\$0.00
610926809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 66, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2680/9	\$0.00
610926859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 67, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2685/9	\$0.00
610926909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 68, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2690/9	\$0.00
610926959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 69, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2695/9	\$0.00
610927009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 70, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2700/9	\$0.00
610927059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 71, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2705/9	\$0.00
610927109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 72, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2710/9	\$0.00
610927159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 73, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2715/9	\$0.00
610927209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 74, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2720/9	\$0.00
610927259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 75, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2725/9	\$0.00
610927309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 76, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2730/9	\$0.00
610927359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 77, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2735/9	\$0.00
610927409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 78, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2740/9	\$0.00
610927459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 79, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2745/9	\$0.00
610927509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 80, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2750/9	\$0.00
610927559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 81, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2755/9	\$0.00
610927609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 82, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2760/9	\$0.00
610927659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 83, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2765/9	\$0.00
610927709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 84, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2770/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610927759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 85, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2775/9	\$0.00
610927809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 86, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2780/9	\$0.00
610927859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 87, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2785/9	\$0.00
610927909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 88, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2790/9	\$0.00
610927959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 89, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2795/9	\$0.00
610928009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 90, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2800/9	\$0.00
610928059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 91, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2805/9	\$0.00
610928109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 92, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2810/9	\$0.00
610928159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 93, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2815/9	\$0.00
610928209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 94, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2820/9	\$0.00
610928259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 95, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2825/9	\$0.00
610928309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 96, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2830/9	\$0.00
610928359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 97, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2835/9	\$0.00
610928409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 98, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2840/9	\$0.00
610928459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 99, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2845/9	\$0.00
610928509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 100, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2850/9	\$0.00
610928559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 101, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2855/9	\$0.00
610928609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 102, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2860/9	\$0.00
610928659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 103, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2865/9	\$0.00
610928709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 104, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2870/9	\$0.00
610928759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 105, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2875/9	\$0.00
610928809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 106, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2880/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610928859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 107, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2885/9	\$0.00
610928909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 108, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2890/9	\$0.00
610928959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 109, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2895/9	\$0.00
610929009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 110, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2900/9	\$0.00
610929059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 111, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2905/9	\$0.00
610929109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 112, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2910/9	\$0.00
610929159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 113, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2915/9	\$0.00
610929209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 114, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2920/9	\$0.00
610929259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 115, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2925/9	\$0.00
610929309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 116, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2930/9	\$0.00
610929359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 117, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2935/9	\$0.00
610929409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 118, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2940/9	\$0.00
610929459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 119, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2945/9	\$0.00
610929509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 120, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2950/9	\$0.00
610929559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 121, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2955/9	\$0.00
610929609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 122, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2960/9	\$0.00
610929659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 123, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2965/9	\$0.00
610929709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 124, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2970/9	\$0.00
610929759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 125, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2975/9	\$0.00
610929809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 126, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2980/9	\$0.00
610929859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 127, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2985/9	\$0.00
610929909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 128, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2990/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610929959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 129, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2995/9	\$0.00
610930009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 130, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3000/9	\$0.00
610930059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 131, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3005/9	\$0.00
610930109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 132, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3010/9	\$0.00
610930159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 133, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3015/9	\$0.00
610930209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 134, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3020/9	\$0.00
610930259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 135, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3025/9	\$0.00
610930309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 136, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3030/9	\$0.00
610930359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 137, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3035/9	\$0.00
610930409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 138, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3040/9	\$0.00
610930459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 139, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3045/9	\$0.00
610930509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 140, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3050/9	\$0.00
610930559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 141, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3055/9	\$0.00
610930609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 142, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3060/9	\$0.00
610930659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 143, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3065/9	\$0.00
610930709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 144, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3070/9	\$0.00
610930759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 145, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3075/9	\$0.00
610930809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 146, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3080/9	\$0.00
610930859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 147, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3085/9	\$0.00
610930909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 148, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3090/9	\$0.00
610930959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 149, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3095/9	\$0.00
610931009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 150, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3100/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610931059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 151, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3105/9	\$0.00
610931109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 152, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3110/9	\$0.00
610931159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 153, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3115/9	\$0.00
610931209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 154, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3120/9	\$0.00
610931259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 155, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3125/9	\$0.00
610931309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 156, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3130/9	\$0.00
610931359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 157, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3135/9	\$0.00
610931409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 158, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3140/9	\$0.00
610931459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 159, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3145/9	\$0.00
610931509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 160, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3150/9	\$0.00
610931559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 161, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3155/9	\$0.00
610931609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 162, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3160/9	\$0.00
610931659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 163, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3165/9	\$0.00
610931709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 164, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3170/9	\$0.00
610931759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 165, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3175/9	\$0.00
610931809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 166, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3180/9	\$0.00
610931859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 167, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3185/9	\$0.00
610931909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 168, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3190/9	\$0.00
610931959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 169, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3195/9	\$0.00
610932009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 170, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3200/9	\$0.00
610932059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 171, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3205/9	\$0.00
610932109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 172, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3210/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610932159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 173, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3215/9	\$0.00
610932209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 174, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3220/9	\$0.00
610932259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 175, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3225/9	\$0.00
610932309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 176, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3230/9	\$0.00
610932359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 177, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3235/9	\$0.00
610932409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 178, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3240/9	\$0.00
610932459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 179, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3245/9	\$0.00
610932509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 180, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3250/9	\$0.00
610932559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 181, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3255/9	\$0.00
610932609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 182, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3260/9	\$0.00
610932659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 183, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3265/9	\$0.00
610932709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 184, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3270/9	\$0.00
610932759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 185, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3275/9	\$0.00
610932809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 186, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3280/9	\$0.00
610932859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 187, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3285/9	\$0.00
610932909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 188, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3290/9	\$0.00
610932959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 189, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3295/9	\$0.00
610933009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 190, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3300/9	\$0.00
610933059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 191, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3305/9	\$0.00
610933109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 192, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3310/9	\$0.00
610933159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 193, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3315/9	\$0.00
610933209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 194, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3320/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610933259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 195, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3325/9	\$0.00
610933309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 196, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3330/9	\$0.00
610933359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 197, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3335/9	\$0.00
610933409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 198, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3340/9	\$0.00
610933459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 199, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3345/9	\$0.00
610933509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 200, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3350/9	\$0.00
610933559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 201, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3355/9	\$0.00
610933609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 202, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3360/9	\$0.00
610933659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 203, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3365/9	\$0.00
610933709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 204, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3370/9	\$0.00
610933759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 205, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3375/9	\$0.00
610933809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 206, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3380/9	\$0.00
610933859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 207, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3385/9	\$0.00
610933909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 208, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3390/9	\$0.00
610933959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 209, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3395/9	\$0.00
610934009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 210, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3400/9	\$0.00
610934059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 211, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3405/9	\$0.00
610934109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 212, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3410/9	\$0.00
610934159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 213, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3415/9	\$0.00
610934209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 214, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3420/9	\$0.00
610934259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 215, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3425/9	\$0.00
610934309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 216, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3430/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610934359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 217, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3435/9	\$0.00
610934409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 218, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3440/9	\$0.00
610934459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 219, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3445/9	\$0.00
610934509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 220, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3450/9	\$0.00
610934559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 221, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3455/9	\$0.00
610934609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 222, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3460/9	\$0.00
610934659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 223, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3465/9	\$0.00
610934709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 224, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3470/9	\$0.00
610934759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 225, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3475/9	\$0.00
610934809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 226, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3480/9	\$0.00
610934859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 227, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3485/9	\$0.00
610934909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 228, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3490/9	\$0.00
610934959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 229, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3495/9	\$0.00
610935009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 230, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3500/9	\$0.00
610935059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 231, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3505/9	\$0.00
610935109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 232, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3510/9	\$0.00
610935159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 233, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3515/9	\$0.00
610935209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 234, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3520/9	\$0.00
610935259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 235, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3525/9	\$0.00
610935309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 236, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3530/9	\$0.00
610935359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 237, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3535/9	\$0.00
610935409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 238, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3540/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610935459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 239, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3545/9	\$0.00
610935509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 240, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3550/9	\$0.00
610935559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 241, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3555/9	\$0.00
610935609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 242, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3560/9	\$0.00
610935659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 243, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3565/9	\$0.00
610935709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 244, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3570/9	\$0.00
610935759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 245, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3575/9	\$0.00
610935809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 246, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3580/9	\$0.00
610935859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 247, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3585/9	\$0.00
610935909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 248, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3590/9	\$0.00
610935959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 249, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3595/9	\$0.00
610936009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 250, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3600/9	\$0.00
610936059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 251, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3605/9	\$0.00
610936109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 252, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3610/9	\$0.00
610936159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 253, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3615/9	\$0.00
610936209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 254, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3620/9	\$0.00
610936259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 255, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3625/9	\$0.00
610936309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 256, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3630/9	\$0.00
610936359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 257, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3635/9	\$0.00
610936409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 258, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3640/9	\$0.00
610936459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 259, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3645/9	\$0.00
610936509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 260, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3650/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610936559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 261, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3655/9	\$0.00
610936609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 262, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3660/9	\$0.00
610936659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 263, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3665/9	\$0.00
610936709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 264, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3670/9	\$0.00
610936759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 265, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3675/9	\$0.00
610936809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 266, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3680/9	\$0.00
610936859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 267, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3685/9	\$0.00
610936909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 268, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3690/9	\$0.00
610936959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 269, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3695/9	\$0.00
610937009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 270, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3700/9	\$0.00
610937059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 271, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3705/9	\$0.00
610937109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 272, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3710/9	\$0.00
610937159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 273, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3715/9	\$0.00
610937209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 274, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3720/9	\$0.00
610937259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 275, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3725/9	\$0.00
610937309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 276, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3730/9	\$0.00
610937359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 277, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3735/9	\$0.00
610937409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 278, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3740/9	\$0.00
610937459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 279, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3745/9	\$0.00
610937509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 280, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3750/9	\$0.00
610937559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 281, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3755/9	\$0.00
610937609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 282, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3760/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610937659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 283, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3765/9	\$0.00
610937709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 284, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3770/9	\$0.00
610937759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 285, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3775/9	\$0.00
610937809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 286, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3780/9	\$0.00
610937859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 287, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3785/9	\$0.00
610937909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 288, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3790/9	\$0.00
610937959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 289, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3795/9	\$0.00
610938009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 290, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3800/9	\$0.00
610938059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 291, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3805/9	\$0.00
610938109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 292, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3810/9	\$0.00
610938159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 293, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3815/9	\$0.00
610938209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 294, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3820/9	\$0.00
610938259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 295, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3825/9	\$0.00
610938309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 296, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3830/9	\$0.00
610938359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 297, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3835/9	\$0.00
610938409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 298, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3840/9	\$0.00
610938459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 299, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3845/9	\$0.00
610938509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 300, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3850/9	\$0.00
610938559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 301, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3855/9	\$0.00
610938609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 302, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3860/9	\$0.00
610938659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 303, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3865/9	\$0.00
610938709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 304, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3870/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610938759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 305, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3875/9	\$0.00
610938809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 306, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3880/9	\$0.00
610938859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 307, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3885/9	\$0.00
610938909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 308, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3890/9	\$0.00
610938959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 309, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3895/9	\$0.00
610939009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 310, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3900/9	\$0.00
610939059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 311, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3905/9	\$0.00
610939109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 312, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3910/9	\$0.00
610939159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 313, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3915/9	\$0.00
610939209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 314, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3920/9	\$0.00
610939259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 315, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3925/9	\$0.00
610939309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 316, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3930/9	\$0.00
610939359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 317, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3935/9	\$0.00
610939409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 318, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3940/9	\$0.00
610939459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 319, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3945/9	\$0.00
610939509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 320, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3950/9	\$0.00
610939559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 321, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3955/9	\$0.00
610939609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 322, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3960/9	\$0.00
610939659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 323, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3965/9	\$0.00
610939709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 324, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3970/9	\$0.00
610939759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 325, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3975/9	\$0.00
610939809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 326, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3980/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610939859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 327, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3985/9	\$0.00
610939909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 328, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3990/9	\$0.00
610939959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 329, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3995/9	\$0.00
610940009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 330, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4000/9	\$0.00
610940059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 331, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4005/9	\$0.00
610940109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 332, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4010/9	\$0.00
610940159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 333, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4015/9	\$0.00
610940209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 334, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4020/9	\$0.00
610940259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 335, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4025/9	\$0.00
610940309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 336, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4030/9	\$0.00
610940359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 337, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4035/9	\$0.00
610940409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 338, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4040/9	\$0.00
610940459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 339, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4045/9	\$0.00
610940509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 340, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4050/9	\$0.00
610940559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 341, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4055/9	\$0.00
610940609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 342, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4060/9	\$0.00
610940659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 343, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4065/9	\$0.00
610940709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 344, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4070/9	\$0.00
610940759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 345, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4075/9	\$0.00
610940809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 346, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4080/9	\$0.00
610940859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 347, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4085/9	\$0.00
610940909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 348, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4090/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610940959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 349, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4095/9	\$0.00
610941009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 350, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4100/9	\$0.00
610941059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 351, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4105/9	\$0.00
610941109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 352, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4110/9	\$0.00
610941159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 353, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4115/9	\$0.00
610941209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 354, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4120/9	\$0.00
610941259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 355, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4125/9	\$0.00
610941309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 356, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4130/9	\$0.00
610941359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 357, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4135/9	\$0.00
610941409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 358, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4140/9	\$0.00
610941459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 359, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4145/9	\$0.00
610941509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 360, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4150/9	\$0.00
610941559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 361, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4155/9	\$0.00
610941609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 362, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4160/9	\$0.00
610941659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 363, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4165/9	\$0.00
610941709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 364, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4170/9	\$0.00
610941759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 365, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4175/9	\$0.00
610941809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 366, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4180/9	\$0.00
610941859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 367, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4185/9	\$0.00
610941909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 368, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4190/9	\$0.00
610941959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 369, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4195/9	\$0.00
610942009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 370, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4200/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610942059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 371, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4205/9	\$0.00
610942109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 372, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4210/9	\$0.00
610942159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 373, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4215/9	\$0.00
610942209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 374, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4220/9	\$0.00
610942259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 375, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4225/9	\$0.00
610942309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 376, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4230/9	\$0.00
610942359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 377, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4235/9	\$0.00
610942409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 378, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4240/9	\$0.00
610942459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 379, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4245/9	\$0.00
610942509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 380, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4250/9	\$0.00
610942559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 381, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4255/9	\$0.00
610942609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 382, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4260/9	\$0.00
610942659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 383, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4265/9	\$0.00
610942709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 384, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4270/9	\$0.00
610942759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 385, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4275/9	\$0.00
610942809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 386, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4280/9	\$0.00
610942859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 387, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4285/9	\$0.00
610942909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 388, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4290/9	\$0.00
610942959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 389, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4295/9	\$0.00
610943009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 390, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4300/9	\$0.00
610943059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 391, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4305/9	\$0.00
610943109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 392, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4310/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610943159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 393, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4315/9	\$0.00
610943209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 394, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4320/9	\$0.00
610943259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 395, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4325/9	\$0.00
610943309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 396, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4330/9	\$0.00
610943359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 397, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4335/9	\$0.00
610943409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 398, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4340/9	\$0.00
610943459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 399, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4345/9	\$0.00
610943509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 400, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4350/9	\$0.00
610943559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 401, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4355/9	\$0.00
610943609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 402, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4360/9	\$0.00
610943659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 403, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4365/9	\$0.00
610943709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 404, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4370/9	\$0.00
610943759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 405, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4375/9	\$0.00
610943809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 406, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4380/9	\$0.00
610943859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 407, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4385/9	\$0.00
610943909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 408, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4390/9	\$0.00
610943959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 409, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4395/9	\$0.00
610944009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 410, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4400/9	\$0.00
610944059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 411, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4405/9	\$0.00
610944109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 412, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4410/9	\$0.00
610944159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 413, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4415/9	\$0.00
610944209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 414, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4420/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610944259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 415, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4425/9	\$0.00
610944309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 416, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4430/9	\$0.00
610944359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 417, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4435/9	\$0.00
610944409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 418, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4440/9	\$0.00
610944459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 419, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4445/9	\$0.00
610944509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 420, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4450/9	\$0.00
610944559	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 421, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4455/9	\$0.00
610944609	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 422, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4460/9	\$0.00
610944659	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 423, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4465/9	\$0.00
610944709	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 424, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4470/9	\$0.00
610944759	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT A-9 (PRIVATE ROAD), ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4475/9	\$0.00
610944809	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT A-10 (PRIVATE ROAD), ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4480/9	\$0.00
610944859	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-40 (LANDSCAPE AND IRRIGATION), ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4485/9	\$0.00
610944909	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-27 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A- K PI#6109.4490/9	\$0.00
610944959	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-28 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A- K PI#6109.4495/9	\$0.00
610945009	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-29 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A- K PI#6109.4500/9	\$0.00
610945059	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-30 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A- K PI#6109.4505/9	\$0.00
610945109	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-31 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A- K PI#6109.4510/9	\$0.00
610945159	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-32 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A- K PI#6109.4515/9	\$0.00
610945209	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-33 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A- K PI#6109.4520/9	\$0.00
610945259	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-34 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A- K PI#6109.4525/9	\$0.00
610945309	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-35 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A- K PI#6109.4530/9	\$0.00

Artisan Lakes Community Development District

Assessment Roll - Fiscal Year 2019

Table 1

610945359	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-36 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A- K PI#6109.4535/9	\$0.00
610945409	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-37 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A- K PI#6109.4540/9	\$0.00
610945459	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-38 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A- K PI#6109.4545/9	\$0.00
610945509	Z- No Assesment	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-39 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A- K PI#6109.4550/9	\$0.00
					<u>\$79,376.52</u>

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes Community Development District (“**ALCDD**”) was originally established pursuant to Chapter 190, *Florida Statutes* (“**Act**”) and by Ordinance No. 07-64, adopted by the Board of County Commissioners for Manatee County, Florida, for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the ALCDD originally consisted of approximately 854 acres of land; and

WHEREAS, on August 21, 2018, the Board of County Commissioners adopted Ordinances _____ and _____, which became effective on _____, and which simultaneously removed approximately 439 acres of land from ALCDD’s boundaries (“**Boundary Amendment**”), and established the Artisan Lakes East Community Development District (“**ALECDD**,” together with ALCDD, “**Districts**”) on those same removed lands; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, both Districts are empowered to finance and maintain roads and related improvements such as street lights, landscaping, hardscaping, utilities and related improvements; and

WHEREAS, both Districts share a common public roadway known as “Artisan Lakes Parkway” (“**Parkway**”), a portion of which is complete and a portion of which remains to be constructed; and

WHEREAS, as described in ALCDD’s *2018 Supplement to Report of the District Engineer Phase I Capital Improvement Plan* dated August, 2018, and ALECDD’s *Report of District Engineer*, dated August 2018, the construction and/or acquisition of the Parkway is within both Districts’ capital improvement plans, and the District Engineer for each District has represented that ALCDD and ALECDD each benefit 45% and 55%, respectively, from the Parkway; and

WHEREAS, the District Engineer for each District has determined that the construction, acquisition and maintenance of the Parkway by both Districts will enhance the value of, and benefit, properties within the Districts’ respective boundaries; and

WHEREAS, the parties recognize that the development of the residential projects within each District requires the payment of certain transportation impact fees, which fees each District could have financed as part of its improvement plan under Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Credit Authorization #CA-15-04 (T)(A), the County has recognized that impact fee credits (“**Credits**”) are available to pay such transportation impact fees in the amount of \$621,574 for the construction of the Parkway from Moccasin Wallow Road to Cobble Park Place, and it is anticipated that Credits will be available from the construction of future phases of the Parkway; and

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, further, and prior to the Boundary Amendment, ALCDD entered into that certain *Supplemental Purchase & Sale Agreement* dated June 7, 2018 (“**Purchase & Sale Agreement**”) whereby ALCDD agreed to acquire from Taylor Woodrow Communities at Artisan Lakes, LLC (“**Developer**”) certain roadway and utilities infrastructure that was part of ALCDD’s original capital improvement plan; and

WHEREAS, specifically under the Purchase & Sale Agreement, ALCDD agreed to acquire certain Parkway infrastructure as well as additional roads and utilities within ALECCDD and identified on the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, and recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida (together, “**Eaves Bend Infrastructure**”); and

WHEREAS, because the Eaves Bend Infrastructure directly benefits the lands within ALECCDD, the Purchase & Sale Agreement recognizes that ALCDD would enter into an interlocal agreement to assign ALCDD’s rights and obligations, including any payment obligation, under the Purchase & Sale Agreement to ALECCDD upon establishment; and

WHEREAS, the Districts are empowered by section 190.012(1)(g), *Florida Statutes*, and section 163.01, *Florida Statutes*, to enter into interlocal agreements with each other; and

WHEREAS, the Districts now desire to enter into an interlocal agreement (“**Interlocal Agreement**”) to provide for the construction and/or acquisition of the Parkway, to address any related Credits related thereto, to approve a “**Developer Parkway Agreement**” with the Developer, to address the maintenance of the Parkway on a going forward basis, and to assign ALCDD’s rights and obligations under the Purchase & Sale Agreement to ALECCDD.

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

1. RECITALS. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. INTERLOCAL AGREEMENT. ALCDD hereby adopts the Interlocal Agreement in the form attached hereto as **Exhibit A** and authorizes the Chairperson to execute it. Additionally, as part of the Interlocal Agreement, ALCDD adopts the Developer Parkway Agreement included therein and authorizes the Chairperson to execute it.

3. GENERAL AUTHORIZATION. The Board and staff are hereby authorized and directed to do all such acts and things, and to execute and deliver all such documents as may be necessary to carry out and comply with the provisions of this Resolution, and all such actions which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

are hereby ratified, confirmed and approved. The Vice Chairperson shall be authorized to undertake any action herein authorized to be taken by the Chairperson, in the absence or unavailability of the Chairperson, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary. Further, each Assistant Secretary and the Secretary are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chairperson or Vice Chairperson or any other member of the Board as they appear on any documents which may be necessary or helpful in connection with the intent of this Resolution.

4. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6th day of September, 2018.

ATTEST:

**ARTISAN LAKES COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Michael Bachman, Chairman

Exhibit A: Interlocal Agreement

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY AND CERTAIN EAVES BEND INFRASTRUCTURE

THIS INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY AND CERTAIN EAVES BEND INFRASTRUCTURE (“Agreement”) is made and entered into, by and between the following parties, and to be effective upon filing with the Clerk of the Circuit Court for Manatee County, Florida:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Manatee County, Florida, and whose mailing address is c/o JPWard & Associates LLC, 2900 NE 12th Terrace, Suite 1, Oakland Park, Florida 33334 (“**ALCDD**”); and

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Manatee County, Florida, and whose mailing address is c/o JPWard & Associates LLC, 2900 NE 12th Terrace, Suite 1, Oakland Park, Florida 33334 (“**ALECDD**,” together with ALCDD, the “**Districts**”).

RECITALS

WHEREAS, the ALCDD was originally established pursuant to Chapter 190, *Florida Statutes* (“**Act**”) and by Ordinance No. 07-64, adopted by the Board of County Commissioners for Manatee County, Florida, for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the ALCDD originally consisted of approximately 854 acres of land; and

WHEREAS, on August 21, 2018, the Board of County Commissioners adopted Ordinances _____ and _____, which became effective on _____, and which simultaneously removed approximately 439 acres of land from ALCDD’s boundaries (“**Boundary Amendment**”), and established ALECDD on those same removed lands; and

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, both Districts are empowered to finance and maintain roads and related improvements such as street lights, landscaping, hardscaping, utilities and related improvements; and

WHEREAS, both Districts share a common public roadway known as “Artisan Lakes Parkway” (“**Parkway**”), a portion of which is complete and a portion of which remains to be constructed; and

WHEREAS, as described in ALCDD’s *2018 Supplement to Report of the District Engineer Phase I Capital Improvement Plan* dated August, 2018, and ALECCDD’s *Report of District Engineer*, dated August 2018 (collectively, “**Engineers Reports**”), the construction and/or acquisition of the Parkway is within both Districts’ capital improvement plans, and the District Engineer for each District has represented that ALCDD and ALECCDD each benefit 45% and 55%, respectively, from the Parkway; and

WHEREAS, the District Engineer for each District has determined that the construction, acquisition and maintenance of the Parkway by both Districts will enhance the value of, and benefit, properties within the Districts’ respective boundaries and as set forth in the Engineers Reports has determined that the cost of the Parkway should be allocated 45% to ALCDD and 55% to ALECCDD for the reasons set forth in the Engineers Reports; and

WHEREAS, the parties recognize that the development of the residential projects within each District requires the payment of certain transportation impact fees, which fees each District could have financed as part of its improvement plan under Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Credit Authorization #CA-15-04 (T)(A), the County has recognized that impact fee credits (“**Credits**”) are available to pay such transportation impact fees in the amount of \$621,574 for the construction of the Parkway from Moccasin Wallow Road to Cobble Park Place, and it is anticipated that Credits will be available from the construction of future phases of the Parkway; and

WHEREAS, further, and prior to the Boundary Amendment, ALCDD entered into that certain *Supplemental Purchase & Sale Agreement* dated June 7, 2018 (“**Purchase & Sale Agreement**”) whereby ALCDD agreed to acquire from Taylor Woodrow Communities at Artisan Lakes, LLC (“**Developer**”) certain roadway and utilities infrastructure that was part of ALCDD’s original capital improvement plan; and

WHEREAS, specifically under the Purchase & Sale Agreement, ALCDD agreed to acquire certain Parkway infrastructure as well as additional roads and utilities within ALECCDD and identified on the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, and recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida (together, “**Eaves Bend Infrastructure**”); and

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, because the Eaves Bend Infrastructure directly benefits the lands within ALECCD, the Purchase & Sale Agreement recognizes that ALCCDD would enter into this Agreement to assign ALCCDD's rights and obligations, including any payment obligation, under the Purchase & Sale Agreement to ALECCD upon establishment; and

WHEREAS, the Districts are empowered by section 190.012(1)(g), *Florida Statutes*, and section 163.01, *Florida Statutes*, to enter into interlocal agreements with each other; and

WHEREAS, the Districts now desire to enter into this Agreement to provide for the construction and/or acquisition of the Parkway, to address any related impact fee credits related thereto, to address the maintenance of the Parkway on a going forward basis, and to assign ALCCDD's rights and obligations under the Purchase & Sale Agreement to ALECCD;

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Districts, the Districts agree as follows:

1. **CONSTRUCTION COST SHARE.** The Districts agree to share the cost of the construction and/or acquisition of Artisan Lakes Parkway, including (i) all roadway improvements such as the road bed, paving, curb, gutter, and storm piping, (ii) all appurtenant vertical improvements such as landscaping, irrigation, hardscaping and street lights ("**Vertical Parkway Improvements**"), (iii) all water and wastewater utilities beneath the Parkway, and (iv) all related professional design and construction administration fees (together, "**Parkway Improvements**"), with ALCCDD being responsible for 45% of such costs and ALECCD being responsible for 55% of such costs.

The Districts' Engineer has represented that the estimated cost of the Parkway Improvements is **\$14,890,000** ("**Estimated Parkway Improvements Cost**"). Of the Estimated Parkway Improvements Cost, ALCCDD is responsible for no more than **\$6,700,500** ("**ALCCDD Maximum Parkway Obligation**"). Accordingly, of the Estimated Parkway Improvements, ALECCD is responsible for no more than **\$8,189,500** ("**ALECCD Maximum Parkway Obligation**").

ALCCDD has already financed certain costs of its share of the Parkway Improvements, and each District may hereafter finance the costs of its respective share of the Parkway Improvements by the issuance of capital improvement revenue bonds or other similar financing means secured by special assessments levied within each District's respective boundaries, or alternatively, may have the costs paid for pursuant to the "**Developer Parkway Agreement**," which agreement shall be in the form attached hereto as **Exhibit I**. Under the Developer Parkway Agreement, if the actual cost of the Parkway Improvements exceeds the Estimated Parkway Improvements Cost, the Developer shall be responsible for the excess. If the actual cost of the Parkway Improvements is less than the Estimated Parkway Improvements Cost, then the ALCCDD Maximum Parkway Obligation and ALECCD Maximum Parkway Obligation shall be reduced on a pro-rata basis; provided however that any overpayment by either

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

ALCDD or ALECDD as a result of such a reduction shall not entitle the overpaying district to recoup monies from the other district or otherwise have any recourse or remedy of any kind.

2. **IMPACT FEE CREDITS.** ALCDD and ALECDD recognize and agree that Credits have been made and may be made available from Manatee County for the construction and/or acquisition of the Parkway. As such, to the extent such Credits have been and become available, as applicable, the Developer and homebuilders have been and shall be eligible, as applicable, to obtain such Credits for use in paying transportation impact fees owed in connection with obtaining Certificates of Occupancies for lots within the two Districts. The Districts shall enter into the Developer Parkway Agreement in the form attached hereto as **Exhibit I**, establishing certain matters with respect to Credits previously arising and parameters on the use of any future Credits – which in each case evidence that any Credits have been and will be used solely to pay transportation impact fees within the two communities (and not for other projects), except as provided in the Developer Parkway Agreement; the parties will work cooperatively to ensure that any Credits have been made and are made available on a first-come, first-served basis for use within the two Districts; and that the Developer has ensured and shall ensure that the cost of transportation impact fees is not passed on to homebuilders or end users within the two Districts to the extent such costs would otherwise be offset by the Credits.

3. **MAINTENANCE COST SHARE.** ALCDD and ALECDD shall enter into an agreement with Artisan Lakes Master Association, Inc. ("**Master HOA**") whereby the Master HOA shall be responsible at its own cost for the operation and maintenance of all Vertical Parkway Improvements pursuant to an applicable County right-of-way permit or other approval. In the event that an agreement cannot be reached with the Master HOA or such an agreement is terminated, then ALCDD and ALECDD shall enter into a maintenance cost share agreement on terms mutually agreeable to both parties where the cost for the operation and maintenance of all Vertical Parkway Improvements shall be shared on a 45% to 55% basis, respectively.

4. **ASSIGNMENT OF PURCHASE & SALE AGREEMENT.** ALECDD hereby assumes, and ALCDD hereby assigns, ALCDD's rights and obligations under the Purchase & Sale Agreement, including but not limited to any obligation to pay the Purchase Price (as defined in the Purchase & Sale Agreement) for actual conveyances made under the Purchase & Sale Agreement with respect to the Eaves Bend Infrastructure. Such Purchase Price shall be payable solely from the proceeds of the ALECDD's tax-exempt bonds ("**ALECDD Bonds**"), if any are issued, secured by revenues derived by the ALECDD from its levy of non-ad valorem special assessments on developable and assessable properties within its boundaries. ALECDD shall in good faith pursue the issuance of the ALECDD Bonds to finance payment of the Purchase Price, and has and shall include the Eaves Bend Infrastructure in ALECDD's capital improvement plan. In the event that the ALECDD issues ALECDD Bonds and has bond proceeds available to pay for any portion of the Purchase Price, and subject to the terms of the applicable documents relating to the ALECDD Bonds and the Purchase & Sale Agreement, then ALECDD shall promptly make payment for any such portion of the Purchase Price; provided, however, that in the event ALECDD's bond counsel determines that any such acquisitions under the Purchase & Sale

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Agreement are not properly compensable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, ALECCD shall not be obligated to make payment for such acquisitions. There is no assurance that ALECCD will issue such ALECCD Bonds, regardless of its execution of this Interlocal Agreement, or pay the Purchase Price.

5. **CONTROLLING LAW.** This Agreement shall be construed and governed in accordance with the laws of the State of Florida. Venue shall be in Manatee County, Florida.

6. **SEVERABILITY.** In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be construed or deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

7. **AMENDMENT.** This agreement shall not be modified or amended except by written agreement duly executed by the parties hereto.

8. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement and understanding between the Districts related to reciprocal usage rights.

9. **NO THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the parties herein and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third party not a party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. **NO WAIVER OF IMMUNITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Districts, including their supervisors, officers, agents and employees, beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. **INTERPRETATION.** This Agreement has been negotiated fully between the parties as an arms length transaction. Both Districts participated fully in the preparation of this Agreement. In the case of a dispute concerning the interpretation of any provision of this Agreement, both Districts are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

12. **NOTICE.** Each District shall furnish to the other such notice, as may be required from time to time, pursuant to the administration of this Agreement, in writing, posted in the U.S. mail or by overnight delivery service and addressed to the address first written above (or to any subsequent address provided by either party).

13. **FILING.** Pursuant to Section 163.01(11), Florida Statutes, and prior to its effectiveness, this Interlocal Agreement and subsequent amendments thereto shall be filed with the clerk of the circuit court Manatee County, Florida.

14. **COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF the parties have hereunto set their hands to that certain *Interlocal Agreement Regarding Artisan Lakes Parkway and Certain Eaves Bend Improvements*.

ATTEST:

**ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Bachman, Chairperson

ATTEST:

**ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

_____, Chairman

Exhibit I: Developer Parkway Agreement

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

DEVELOPER PARKWAY AGREEMENT

THIS DEVELOPER PARKWAY AGREEMENT (“Contract”) is made and entered into, by and between:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Manatee County, Florida (“**ALCDD**”), and

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Manatee County, Florida (“**ALECDD**,” together with ALCDD, “**Districts**”), and

TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida limited liability company and a landowner in the Districts (“**Developer**”).

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, both ALCDD and ALECDD are empowered to finance and maintain roads and related improvements such as street lights, landscaping, hardscaping, utilities and related improvements; and

WHEREAS, both Districts share a common public roadway known as “Artisan Lakes Parkway” (“**Parkway**”), a portion of which is complete and a portion of which remains to be constructed; and

WHEREAS, pursuant to that “Interlocal Agreement Regarding Artisan Lakes Parkway and Certain Eaves Bend Improvements” (“**Interlocal Agreement**”), ALCDD and ALECDD have agreed, for the reasons set forth in the Interlocal Agreement, to share the costs of the construction of the Parkway Improvements (defined in the Interlocal Agreement) on a 45% / 55% cost-sharing basis, respectively; and

WHEREAS, the parties recognize that the development of the residential projects within each District requires the payment of certain transportation impact fees, which fees each District could have financed as part of its improvement plan under Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Credit Authorization #CA-15-04 (T)(A), the County has recognized that impact fee credits (“**Credits**”) are available to offset such impact fees in the amount of \$621,574 for the construction of the Parkway from Moccasin Wallow Road to Cobble Park Place, and it is anticipated that Credits will be available from the construction of future phases of the Parkway; and

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, as part of the Interlocal Agreement, the Districts agreed to enter into this Agreement with the Developer to provide that if the costs of constructing the Parkway Improvements exceed the Estimated Parkway Improvements Cost (as defined in the Interlocal Agreement), then the Developer would be responsible for the excess; and

WHEREAS, the Interlocal Agreement further provides that the Districts and the Developer would agree to enter into this Agreement to establish certain matters with respect to Credits previously arising and parameters on the use of any future Credits in order to evidence that that any Credits have been and will be used solely to pay transportation impact fees within the two communities (and not for other projects), except as provided for herein; the parties will work cooperatively to ensure that any existing and future Credits have been made or are made available on a first-come, first-served basis for use within the two Districts; and that the Developer has ensured and shall ensure that the cost of transportation impact fees is not passed on to homebuilders or end users within the two Districts to the extent such costs would otherwise be offset by the Credits; and

WHEREAS, the Districts and the Developer now desire to enter into this Agreement to address the completion of the Parkway Improvements and the administration of the Credits, as set forth herein;

NOW, THEREFORE, it is agreed by the parties hereto, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, each being legally advised in the premises and intending to be legally bound hereby, as follows:

1. **RECITALS.** The foregoing recitals are true and correct statements and are incorporated herein by this reference.

2. **COMPLETION OBLIGATION.** In connection with the construction of the Parkway Improvements, the Developer agrees that the Districts shall not be responsible for more than the Estimated Parkway Improvements Cost (as defined in the Interlocal Agreement) and on the 45% / 55% cost-sharing basis described in the Interlocal Agreement. Therefore, the Developer hereby agrees to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those portions of the Parkway Improvements which remain unfunded above and beyond the Estimated Parkway Improvements Cost including, but not limited to, all administrative, legal, warranty, engineering, permitting or other related soft costs ("**Remaining Improvements**") whether pursuant to existing contracts, including change orders thereto, or future contracts. When all or any portion of the Remaining Improvements are the subject of an existing District contract, the Developer shall provide funds or cause funds to be provided directly to the District in an amount sufficient to complete the Remaining Improvements pursuant to such contract, including change orders thereto. Unless a Developer representative is among the Board of Supervisors, the District shall notify the Developer prior to entering into any such contracts. When any portion of the Remaining Improvements is not the subject of an existing District contract, the Developer may choose to complete, cause to be completed,

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those Remaining Improvements. The parties recognize that the Districts may issue bonds to fund their respective capital improvements plans and that such bonds may be in amounts less than the Estimated Parkway Improvements Cost. In that case, the parties anticipate that they would enter into separate completion agreements with the Developer for any unfunded Parkway costs, subject to the terms of the Interlocal Agreement and this Agreement.

3. **IMPACT FEE CREDITS.** With respect to the Credits, the following provisions apply:

(a) The parties hereto agree that to the extent such Credits have been and become available, as applicable, the Developer and homebuilders have been and shall be eligible, as applicable, to obtain such Credits for use in paying transportation impact fees owed in connection with obtaining Certificates of Occupancies for lots within the two Districts. The Developer represents and covenants that Credits have been and will be used solely to pay transportation impact fees within the two communities in the Districts (and not for other projects), except as provided for herein. The Developer represents that all Credits arising prior to the date hereof have been made available on a first-come, first-served basis, at no charge, to pay transportation impact fees on lots within the two Districts. The parties shall work cooperatively to ensure that all future Credits are available on a first-come, first-served basis, at no charge, to pay transportation impact fees on lots within the two Districts. The Developer shall ensure that the cost of transportation impact fees is not passed on to homebuilders or end-users, and represents that such cost has not previously been passed on to homebuilders or end-users.

(b) In order to provide for the orderly distribution of Credits, the Developer hereby agrees to serve, without compensation, as the Districts' distribution agent for the distribution of all Credits. Consistent therewith, the Developer shall be entitled to file applications or other appropriate documentation from time to time with the County to obtain Credits, without any further action of the District.

(c) The Developer shall inform all homebuilders within the two Districts of the availability of such Credits for use in paying transportation impact fees on lots within the two Districts. In the event homebuilders seek to receive Credits, for use in paying transportation impact fees within the two Districts, the Developer shall take the actions necessary to cause such Credits to be made available to such builders, in all cases, on a first-come, first served basis, and shall otherwise take such action as is necessary to ensure that the cost of such fees are not passed on to the homebuilders or end-users. The Developer shall enter into agreements with all such homebuilders receiving Credits whereby the homebuilders agree to use any Credits solely to pay transportation impact fees on lots within the Districts. The foregoing applies to Credits arising prior to and after the date hereof.

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

(d) The Developer represents and warrants that it has not sold, transferred, conveyed, assigned, or subrogated any of the rights or claims relating to the Credits addressed in this Agreement, and hereby expressly waives all rights the Developer has or may have to do so.

(e) In the event that there are excess Credits that cannot be used to pay transportation impact fees for lots within the Districts, then the Developer may elect to keep such Credits for use on other projects, provided that the Developer contributes infrastructure to the District(s) holding such excess Credits in an amount sufficient to offset the value of such Credits, or alternatively, to allow the District(s) to keep such excess Credits for use in any manner permitted by law and consistent with the District's assessment proceedings and the percentage cost-sharing basis for the Parkway Improvements set forth in the Interlocal Agreement.

4. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance.

5. NOTICES. Whenever any notice, demand or request is required or permitted under this Agreement, such notice, demand or request shall be in writing and shall be delivered by hand, be sent by registered or certified mail, postage prepaid, return receipt requested, or be sent by nationally recognized commercial courier for next business day delivery, to the address for each party set forth below:

(a) If to the Districts:

JPWard & Associates, LLC
2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334

With a copy to:

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

(b) If to the Developer:

Taylor Woodrow Communities at Artisan Lakes, LLC
3922 Coconut Palm Drive, Suite 108
Tampa, Florida 33619

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

All notices, demands or requests delivered by hand shall be deemed given upon the date so delivered; those given by mailing as hereinabove provided shall be deemed given on the date of deposit in the United States Mail; and those given by commercial courier as hereinabove provided shall be deemed given on the date of deposit with the commercial courier.

6. **ASSIGNMENT.** No party may assign its rights and obligations hereunder without the prior written consent of the other parties, which consent shall not be unreasonably withheld, conditioned or delayed.

7. **MISCELLANEOUS.** This Agreement shall be construed in accordance with and governed in all respects by the internal laws of the State of Florida. Neither this Agreement nor any term, covenant, or condition hereof may be modified or amended, except by written agreement signed by all parties. The headings of the paragraphs and subparagraphs hereof are for purposes of convenience only and shall in no way affect the construction. This Agreement, together with the applicable portions of the Interlocal Agreement, comprises the entire agreement among the parties hereto. No promises, covenants, representations, or warranties of any kind, other than those expressly set forth herein, have been made to induce any party to enter into this Agreement. This Agreement and all of the terms, covenants and conditions hereof and of the various instruments executed and delivered pursuant hereto shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, personal representatives, successors, and assigns. Notwithstanding any statutory or decisional law to the contrary, a facsimile transmittal or electronic transmittal of a "pdf" shall be deemed to be "written" and a "writing" for all purposes of this Agreement. Capitalized terms used in this Agreement shall have the meanings ascribed to them at the point where first defined, irrespective of where their use occurs, with the same effect as if the definitions of such terms were set forth in full and at length every time such terms are used. Wherever appropriate in this Agreement, personal pronouns shall be deemed to include the other genders and the singular to include the plural. Failure by any party to complain of any action, non-action or breach of any other party shall not constitute a waiver of any aggrieved party's rights hereunder. Waiver by any party of any right arising from any breach of any other party shall not constitute a waiver of any other right arising from a subsequent breach of the same obligation or for any other default, past, present or future. This Agreement 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 on following page]

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT REGARDING ARTISAN LAKES PARKWAY; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

IN WITNESS WHEREOF, the parties have hereunto set their hands to that certain *Developer Parkway Agreement*.

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida limited liability company

BY: TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation

Name: _____
Title: _____

RESOLUTION 2018-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements;

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

SECTION 1. DESIGNATION OF DATES, TIME AND LOCATION OF REGULAR MEETINGS

- a) **Date:** The first Thursday of each month for Fiscal Year 2019, which covers the period October 1, 2018 through September 30, 2019.

October 4, 2018	November 1, 2018
December 6, 2018	January 3, 2019
February 7, 2019	March 7, 2019
April 4, 2019	May 2, 2019
June 6, 2019	July 4th HOLIDAY – NO MEETING
August 1, 2019	September 5, 2019

- b) **Time:** 3:30 P.M. (Eastern Standard Time)

- c) **Location:** Artisan Lakes Clubhouse
4725 Los Robles Court
Palmetto, Florida 34221

SECTION 2. Sunshine Law and Meeting Cancellations and Continuations. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 2. Conflict. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

RESOLUTION 2018-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Artisan Lakes Community Development District.

PASSED AND ADOPTED this 06th day of September, 2018

ATTEST:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Michael Bachman, Chairman

RESOLUTION 2018-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DECLARING AN EQUIVALENT ASSESSMENT UNIT (“EAU”) FACTOR FOR A NEW PRODUCT TYPE, AND IN CONNECTION WITH THE PREVIOUSLY LEVIED 2013 ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, on December 19, 2013, the District adopted Resolution 2014-7 and in doing so authorized the acquisition, construction and/or installation of the District’s “**2013 Project**,” which consisted of, generally stated, certain stormwater management systems and sewer and water distribution systems for the portion of the District that is known as “**Esplanade**,” as well as a portion of Artisan Lakes Parkway and certain offsite utilities; and

WHEREAS, to finance a portion of the 2013 Project, and on December 23, 2013, the District issued its \$3,430,000 Capital Improvement Revenue Bonds, Series 2013A-1 (“**2013A-1 Bonds**”), \$2,585,000 Capital Improvement Revenue Bonds, Series 2013A-2 (“**2013A-2 Bonds**”), and \$2,500,000 Capital Improvement Revenue Bonds, Series 2013A-3 (“**2013A-3 Bonds**”) (collectively, “**2013 Bonds**”); and

WHEREAS, to secure the repayment of the 2013 Bonds, and as part of Resolution 2014-7, the District levied and imposed debt service special assessments (“**2013 Assessments**”) on benefitted lands within Esplanade; and

WHEREAS, the portion of the 2013 Assessments securing the 2013A-1 Bonds and 2013A-2 Bonds have now been fully secured by the first platted units within Esplanade; and

WHEREAS, the portion of the 2013 Assessments (“**2013A-3 Assessments**”) securing the 2013A-3 Bonds is levied on the balance of the developable lands in Esplanade; and

WHEREAS, as contemplated at the time of the issuance of the 2013 Bonds, the District now desires to issue additional bonds to finance the further development of Esplanade, and to secure such additional bonds with the levy of additional debt service assessments (“**2018 Assessments**”), which 2018 Assessments would be levied on the lands that are also subject to the 2013A-3 Assessments; and

WHEREAS, the District also now desires to establish 0.7 as the new equivalent assessment unit factor for a new product type, the Single Family 30’ unit, that was not previously contemplated when the 2013A-3 Assessments were levied; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (“**2018 Project**”) described in the District’s *2018 Supplement to Report of the District Engineer - Phase 1 Capital Improvement Plan*, dated August 1, 2018, which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the 2018 Project by the levy of the 2018 Assessments; and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the 2018 Project and to impose, levy and collect the 2018 Assessments; and

WHEREAS, as set forth in the *Special Assessment Methodology, Series 2018 –Esplanade at Artisan Lakes*, dated August 1, 2018, which is attached hereto as **Exhibit B**, incorporated herein by reference, on file with the District’s Manager at c/o JPWard & Associates LLC, 819 NE 23rd Drive, Suite 3, Wilton Manors, Florida 33305 (“**District Records Office**”), and available at <http://artisanlakescdd.org/>, the District hereby finds and determines as a preliminary matter that:

- benefits from the 2018 Project would accrue to the property improved,
- the amount of those benefits will exceed the amount of the 2018 Assessments, and
- the 2018 Assessments are fairly and reasonably allocated;

WHEREAS, also as set forth in **Exhibit B**, the District’s Board further finds and determines that an EAU of 0.7 is a fair and reasonable factor to assign to the Single Family 30’ unit as part of the 2013A-3 Assessments.

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

Section 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

Section 2. DECLARATION OF 2018 ASSESSMENTS. The Board hereby declares that it has determined to make the 2018 Project and to defray all or a portion of the cost thereof by the 2018 Assessments.

Section 3. DECLARATION OF EAU FACTOR FOR NEW PRODUCT TYPE, RELATING TO 2013A-3 ASSESSMENTS. The Board hereby declares that it has determined to assign an EAU factor of 0.7 to the Single Family 30' unit as part of the 2013A-3 Assessments.

Section 4. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the 2018 Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

Section 5. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

- A. The total estimated cost of the 2018 Project is \$7,874,094.92 (“Estimated Cost”).
- B. The 2018 Assessments will defray approximately \$9,170,000.00, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis and over a thirty-year period, the 2018 Assessments will defray no more than \$605,336.50 per year, again as set forth in **Exhibit B**.
- C. The manner in which the 2018 Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The 2018 Assessments shall be paid in not more than (30) thirty yearly installments. The 2018 Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the 2018 Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the 2018 Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 6. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The 2018 Assessments securing the 2018 Project shall be levied on certain lots and lands within the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

Section 7. ASSESSMENT PLAT. Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the 2018 Project and the estimated cost of the 2018 Project, all of which shall be open to inspection by the public.

Section 8. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

Section 9. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE:	October 10, 2018
TIME:	3: 30 P.M.
LOCATION:	Artisan Lakes Clubhouse 4725 Los Robles Court Palmetto, Florida 33241

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program (including but not limited to the allocation of 2013A-3 Assessments to the Single Family 30' unit type) for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Manatee County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District

Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

Section 10. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee County and to provide such other notice as may be required by law or desired in the best interests of the District.

Section 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 12. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of September, 2018.

ATTEST:

**ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Bachman, Chairman

Exhibit A: *2018 Supplement to Report of the District Engineer - Phase 1 Capital Improvement Plan, dated August 1, 2018*

Exhibit B: *Special Assessment Methodology, Series 2018 – Esplanade at Artisan Lakes, dated August 1, 2018*

**Artisan Lakes
Community Development District**

**2018 Supplement to Report of the District Engineer -
Phase I Capital Improvement Plan, dated July 23, 2007
and as previously supplemented November 15, 2013
and November 26, 2013.**

August 1, 2018

Prepared for:

**Artisan Lakes
Community Development District
Manatee County, Florida**

Prepared by:

**Jeremy L. Fireline, P.E.
Waldrop Engineering
Sarasota, Florida**

INTRODUCTION

Artisan Lakes Community Development District (the "District") is located within the Gateway North Development of Regional Impact, also known as Artisan Lakes ("**Artisan Lakes DRI**") in northern Manatee County in Sections 9,16, and 17, Township 33 South, Range 18 East, Manatee County, Florida. Esplanade at Artisan Lakes ("Esplanade" or the "Development"), originally planned as an 807-lot development, is currently being developed as an 829-lot gated community containing 398 +/- acres completely within the District boundary. The main access to Esplanade is via a main entrance roadway, Artisan Lakes Parkway, connecting to Moccasin Wallow Road to the south. The District, established in accordance with applicable Florida Statutes as a Community Development District, which is a local unit of special-purpose government, originally encompassed approximately 854 +/- acres. A petition to remove all lands outside the Esplanade development from the original District boundary is currently being processed through Manatee County, with approval anticipated in August 2018. Accordingly, this report assumes the boundary amendment has been accomplished so that District encompasses approximately 415 +/- acres of which approximately 397.7 comprise the Development, with the balance of the acreage being comprised of 17 +/- acres containing the first phase of Artisan Lakes Parkway, the recreational amenity and storm water management facilities/open space. The majority of all construction and development activities associated with Esplanade is wholly contained within the revised limits being established for the District. Off-site intersection improvements have been completed on Moccasin Wallow Road, including widening, construction of turn lanes, and signage and striping. No other off-site transportation improvements are required for the completion of Esplanade.

This supplement is to the Report of the District Engineer - Phase 1 Capital Improvement Plan, dated July 23, 2007 and as previously supplemented November 15, 2013 and November 26, 2013 ("**Original Engineer's Report**"), which originally described the capital improvement plan ("**Esplanade CIP**") for what is known as "Esplanade" or "Phase 1."¹ As the Esplanade CIP has been implemented, different lot counts and types have been developed, resulting in changes to the Esplanade CIP. Consequently, this supplement updates the Original Engineer's Report to account for the changes made to date, and to

¹ The term "Phase 1" in prior reports referred to the Esplanade development. However, Esplanade itself has phases of its own. To avoid confusion, the 398-acre Esplanade development is referred to only as Esplanade herein, and any reference to phases are to phases within Esplanade itself.

address a revised plan for the balance of Esplanade. The District originally issued its Capital Improvement Revenue Bonds, Series 2013 in order to finance a portion of the Esplanade CIP, and now anticipates issuing additional debt to finance certain public components of the revised Esplanade CIP, as set forth herein. References herein to the Esplanade CIP mean such plan as revised hereby. All components of the Esplanade CIP are part of the project that was described in the Original Engineer's Report.

PURPOSE and SCOPE

The District was established for the purpose of financing, acquiring, constructing, maintaining and operating all or a portion of the public infrastructure necessary for the community development within the District. The purpose of this report is to update progress on the Esplanade CIP and provide a description of the infrastructure improvements necessary for future development activities including those to be financed and/or acquired by the District. The District will finance, acquire and/or, construct, operate, and maintain a portion of the public infrastructure improvements that are needed to serve Esplanade and allocate the costs for the infrastructure improvements. A portion of these public infrastructure improvements have been or will be completed by Taylor Woodrow Communities at Artisan Lakes, LLC (the "Developer"), the primary developer of Esplanade and will be acquired or have been acquired and will be refinanced, as applicable, by the District with proceeds of bonds issued by the District. The Developer will finance and construct the balance of the infrastructure improvements needed for the development that is not financed by the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District as required by the applicable independent unit of local government.

The Engineer's Report reflects the District's present intentions. The implementation and completion of the Esplanade CIP outlined in this report requires final approval by the District's Board of Supervisors, including the approval for the purchase of site related improvements, if any. Costs for completed components of the Esplanade CIP are based on actual costs. Cost estimates contained in this report have

been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable for components of the Esplanade CIP that are not yet complete.

CAPITAL IMPROVEMENT PLAN

The Esplanade CIP includes completed and planned infrastructure improvements that will provide special benefit to all assessable land within Esplanade. In particular, the Esplanade CIP includes: (i) public improvements within Esplanade such as the stormwater management system, wastewater system, water distribution system, and irrigation mains (ii) portions of public Artisan Lakes Parkway located within the District, (iii) certain other off-site improvements including portions of public Artisan Lakes Parkway lying outside the District, and (iv) related soft costs such as professional fees and permitting costs. Artisan Lakes Parkway, which will serve the District as well as the entire Artisan Lakes development (a portion of which is outside the District), is being completed in multiple phases. The maximum contribution from the District to the costs to construct Artisan Lakes Parkway is forty-five percent of the total cost to construct Artisan Lakes Parkway. It is expected that following establishment of Artisan Lakes East Community Development District (comprising the land to be removed from the boundaries of the District) (the “Artisan Lakes East CDD”), the District and the Artisan Lakes East CDD will enter into an interlocal agreement (the “Interlocal Agreement”) to provide for each of the District and Artisan Lakes East CDD to fund its proportionate share of the costs of Artisan Parkway and related improvements (the District’s share being 45% of such cost), as well as to provide for Artisan Lakes East CDD to fund the cost of certain utilities acquired by the District (the cost of which are not included in the Esplanade CIP) and to provide for certain matters relating to impact fee credits arising from the construction of Artisan Lakes Parkway. With respect to such impact fee credits, it is expected that the same will be shared by the District and Artisan East CDD in the same percentages as the cost of Artisan Lakes Parkway is shared and that the same will be used in a fair and equitable manner benefitting the property in the District and the Artisan Lakes East CDD benefitted by the construction of

Artisan Lakes Parkway, as will be detailed in the Interlocal Agreement. Allocation of the contribution toward construction of Artisan Lakes Parkway between the District and the Artisan Lakes East CDD was based on the proportion of total lots planned in each district (45% of the total lots were planned for the District, and 55% were planned for the Artisan Lakes East CDD). It should be noted that the precise lot counts, and resulting proportion of the total, has fluctuated slightly as design of new phases of development have been finalized. However, development is proceeding in substantial compliance with the established cost share allocation.

The first platted phase of Esplanade² (including 182 lots) was completed in 2013 and the first phase of Artisan Lakes Parkway was completed in 2013 and acquired by the District. Additional public infrastructure acquired in 2013 included the public storm sewer system, gravity sanitary sewers and sanitary force mains, and the potable water mains within Esplanade as well as the public storm sewer system, gravity sanitary sewers and sanitary force mains and potable water mains, together with the public roadway and pavement, landscape/hardscape/irrigation and street lights in the first phase of Artisan Lakes Parkway along with a portion of the Work Product. An offsite 27" gravity sanitary sewer that conveys wastewater from Artisan Lakes to a Manatee County master lift station was also acquired by the District. The total value of these improvements was \$9,769,458.88. Partial payment for this acquisition in the amount of \$6,991,448.50 was funded through the issue of a series of Bonds in 2013 (the "Series 2013 Bonds") in the original par amount of \$8,515,000. All sewer and water utilities, within and outside of Esplanade, acquired by the District were dedicated to Manatee County for maintenance. The roadway and related storm sewer in Phase I of Artisan Lakes Parkway was dedicated to Manatee County for maintenance provided however that the District maintains the landscaping, irrigation, hardscaping and street lights within Artisan Lakes Parkway. In addition to the above infrastructure, \$164,000 in additional work product has been completed associated with design, permitting and construction engineering for Phase 1 public infrastructure, which has not yet been acquired by the District.

² The first phase of Esplanade is identified in the plat known as "Artisan Lakes Esplanade, Phase I, Subphases A, B, C & D," ("**Esplanade Phase 1 Plat**") which was recorded on August 26, 2014 and in Official Records of Manatee County, Florida at Plat Book 57, Pages 65 et seq.

The second phase of Esplanade³, including 46 lots, was completed in 2015, at which time the District acquired additional completed public potable water mains and gravity sanitary sewers through a Bill of Sale. The total value of the acquired infrastructure was \$145,548.45. Payment from the District to the Developer for this infrastructure has not yet been funded. The acquired infrastructure was dedicated to Manatee County for ownership and maintenance. The work product for the design, permitting and construction engineering for the second phase was \$101,604.26, which has not yet been acquired by the District.

The third phase of development in Esplanade, including 160 lots, is currently in the final stages of completion. The District will acquire additional completed public potable water mains, gravity sanitary sewers, and storm sewer and work product through Bills of Sale from the Developer. The total value of the infrastructure to be acquired is estimated to be \$1,326,826.13. The water and sewer utilities acquired will be dedicated to Manatee County for ownership and maintenance.

The fourth phase of development in Esplanade, including 211 lots, is currently in the final stages of permitting; construction will commence in October 2018 and is scheduled to be completed by December 2018. The District will acquire additional completed public potable water mains, gravity sanitary sewers, storm sewer and work product through Bills of Sale from the Developer. The total value of the infrastructure to be acquired is estimated to be \$1,307,772.01. The water and sewer utilities acquired will be dedicated to Manatee County for ownership and maintenance.

The remaining 250 lots in Esplanade will be developed in future phases. The District may acquire all or a portion of the public storm sewer system, gravity sanitary sewers and/or sanitary force mains, and potable water mains and related work product in the future phases of development. The cost of these improvements is estimated at \$2,040,191.22 as shown on Exhibit B.

Altogether, the cost of the applicable improvements and work product acquired by the District to date is \$10,767,262.20, of which the District has paid \$6,991,448.50 from proceeds of its 2013 bond issue, and

³ The second phase of Esplanade is identified in the plat known as "Artisan Lakes Esplanade, Phase II," which replatted a portion of Esplanade Phase 1 Plat and which was recorded on October 30, 2015 and in Official Records of Manatee County, Florida at Plat Book 59, Pages 1 et seq.

recognized a contribution to offset certain assessments of \$64,161.81, leaving the amount of \$3,711,651.89 remaining payable to the Developer for these improvements and work product in the first and second phases of development in Esplanade.

The 2018 Project consists of those portions of the Esplanade CIP that will be constructed within 3 years of issuing such bonds. The 2018 Project consists of the \$3,711,651.89 payable to the Developer for work previously completed, \$164,000 in additional work product associated with Phase 1, \$175,948.73 in work product associated with Phase 2, \$474,571.26 for construction and work product completed in the third phase of Esplanade that has not yet been sold to the District, and \$1,307,772.01 for work currently under way in the fourth phase of Esplanade, and to the extent detailed in a supplement to this report prepared prior to the issuance of the 2018 Bonds, any portion of the \$2,040,191.22 in costs for the remaining public infrastructure to the extent eligible to be financed by the 2018 bonds, totaling \$7,874,094.92, as shown on Exhibit B.

The estimated total cost of the Esplanade CIP is \$35,248,763.50, which includes both public improvements and related work products, and Developer contributions for all costs incurred to date as well as future estimated costs. Refer to Exhibit B for a summary of the costs by infrastructure category for the completed and planned Esplanade CIP expenditures.

The Esplanade CIP status, along with anticipated completion timeline is presented below.

<u>Construction Phasing</u>	<u>Completion Date</u>
Phase I	December 2013
Phase II	2015
Phase III	2018
Phase IV	2018
Remaining Esplanade Phases	2018 - 2023

GOVERNMENTAL ACTIONS

The District was established by the Manatee County Board of County Commissioners through Ordinance No. 07-64 on August 20, 2007. The Developer received revised zoning approval for the Artisan Lakes DRI from Manatee County on May 11, 2016 (PDMU-91-01(G)(R6).

The zoning approval for the Artisan Lakes DRI (in which the District lies completely) allows for a maximum of 2,800 residential units including conventional attached, detached and multi-family residential single-family dwellings with accessory parks and an amenity center. The current plan of development is to construct individual “stand-alone” neighborhoods within the Artisan Lakes DRI; Esplanade being one of the neighborhoods consisting of 849 single family detached units. The permit status for the development is summarized in Exhibit “A” included with this report. All permits for onsite improvements have been obtained or are being renewed/revised from the applicable agencies. The required off-site improvements on Moccasin Wallow Road to support development of all 849 units in Esplanade have been completed.

Compliance with the conditions of the zoning approval and permitting requirements is currently being accomplished. It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the Development as presented herein and that permits normally obtained by site development engineers not heretofore issued and which are necessary to effect the improvements described herein will be obtained during the ordinary course of development.

LAND USE

As stated, Esplanade includes approximately 397.7 acres within the amended District’s total 415 +/- acres. The Artisan Lakes DRI is approved to ultimately include 2,800 single-family residential units; Esplanade is planned to include 849 single family units of that total. The table below illustrates the current land use plan in acreage for the amended District. Such information is subject to change.

<u>Proposed Land Use</u>	<u>Esplanade</u>	
	<u>Approx.</u> <u>Acres</u>	<u>Units</u>
Single and Multi Family Attached & Detached Residential	221.8	849
Amenity Center	15.5	N/A
Recreation		N/A
Wetlands, Lake/Detention	128.6	N/A
Other (Open Space/Drainage, etc.)	49.2	N/A
Total	415.1	

ROADWAYS

Primary vehicular access to the District is provided from Moccasin Wallow Road, which is currently a rural two-lane collector road that runs in an east/west direction. Internally, a four-lane boulevard roadway, Artisan Lakes Parkway, is being constructed in three phases to provide access to individual neighborhoods in the District. The first phase of Artisan Lakes Parkway between Moccasin Wallow Road to the main entrance into Esplanade has been completed. The second and third phases of Artisan Lakes Parkway are being completed with other projects and are not included in the Esplanade CIP and will be addressed in the Interlocal Agreement. Artisan Lakes Parkway will be dedicated to Manatee County upon completion. All other roads within Esplanade are to be private and will be funded by the Developer and dedicated to the Homeowner's Association for ownership and maintenance.

UNDERGROUND AND STREET LIGHTING ELECTRICAL SYSTEM

The District lies within the area served by the Florida Power and Light (FP&L) service area. FP&L will provide underground electric service to the site from lines located within the public right-of-way of Artisan Lakes Parkway, which have been extended from Moccasin Wallow Road. The District's internal electrical distribution system will consist of underground cable with appurtenant transformers and service pedestals for street light locations. These infrastructure improvements may be funded by the Developer. The District may acquire street lights within the Artisan Lake Parkway public right-of-way. Any street lights and related improvements funded by the District will be owned by the District or

another governmental entity and located in public ungated road rights-of-way.

STORMWATER MANAGEMENT

Manatee County and the Southwest Florida Water Management District (SWFWMD) regulate the design criterion for the stormwater management system within the District. The District is located within the Fishhawk Creek basin. The pre-development site runoff and water management conditions have been developed by Manatee County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD and the Manatee County Environmental Resources Department.

The Stormwater Management Plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.
6. Preserve the function of the floodplain storage during the 100-year storm event.

The stormwater collection and outfall systems will be a combination of curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. It will be the responsibility of the District to maintain the stormwater system and ensure its operation. No earthwork, including the cost of digging of lakes, is included in the 2018 Project. All improvements

included in the District-funded public Stormwater Management Plan are an integral part of the water management system needed for the Development and are located on publicly-owned land or within public easements or public rights-of-way. The purpose of the lakes is to manage stormwater, with any use of such water for irrigation on private lots being incidental to that purpose. All lakes included in the Stormwater Management Plan were constructed in accordance with applicable requirements of governmental authorities with jurisdiction over the lands in the District. It was less expensive to allow the Developer of the land in the District to use any excess fill generated by construction of the improvements in the Stormwater Management Plan than to haul such fill off-site.

WASTEWATER COLLECTION

The District is within the Manatee County service area with wastewater treatment service to be provided by the Manatee County Public Works Department. The North Manatee County Treatment Facility will serve the District. The District connects to an existing Manatee County master pump station located at the southeast corner of Artisan Lakes. Wastewater service of the District's onsite sewer system has been approved by Manatee County through a "Concurrency" Certificate Level of Service ("CLOS"). This CLOS verifies capacity to serve the development permitted in PDMU-91-01(G)(R6). Esplanade's onsite sanitary sewer system consists of 8" gravity collection lines with appurtenant manholes, two pump stations, and an 8" force main that drains into a 27" gravity sewer main that conveys waste water flows from the District to the Manatee County master pump station. All wastewater collection mains and pump stations will be dedicated to Manatee County for maintenance.

WATER DISTRIBUTION SYSTEM

The District lies within the Manatee County service area with potable water service to be provided by the Manatee County Public Works Department. The District will be served from the 30" potable water line located within the Moccasin Wallow Road right-of-way adjacent to the south boundary of the District. The current and future water distribution systems within the project consist of 16", 10", 8", 6" and 4" water mains with appurtenant valves and fire hydrants. All potable water mains will be dedicated to Manatee County for maintenance.

LANDSCAPING, IRRIGATION, HARDSCAPING & STREET LIGHTS

Significant landscape features and associated irrigation systems are planned for Esplanade. Entry monumentation, landscaping, irrigation, hardscaping and street lighting within the first phase of Artisan Lakes Parkway have been complete and acquired by the District, all or which is located in public right of way or public easements or otherwise on publicly-owned land and is being maintained by the District pursuant to a right of way maintenance permit issued by the County. Additional landscaping and irrigation within Esplanade's main roadways in Phase I and Phase II have been completed. Additional landscaping and irrigation within Phase III roadways has been partially completed and will continue concurrent with construction of Phase III infrastructure. Landscaping and irrigation within Esplanade (other than to the extent related to Artisan Lakes Parkway) will not be funded by the District. Landscaping within Artisan Lakes Parkway is maintained by the Homeowner's Association by agreement with the District.

RECREATIONAL FACILITIES

Esplanade will include one larger, centrally located amenity center ("Esplanade Amenity") which will replace the current temporary amenity center, which is located at the south end of Artisan Lakes, and which is adjacent to, but outside, the District's geographic boundaries. The new amenity center will be private and exclusively serve residents of Esplanade. Specific features will include tennis courts, a club house, lagoon pool and various walking paths.

The District and the holders of the District's outstanding 2013 bonds are currently the beneficiaries of a mortgage on an approximately 3.6 acre parcel of land in the Development owned by the Developer on which a temporary sales center is located, which remains in effect until certain conditions are met in the future, to ensure construction of the recreational amenity planned for the Development. The mortgage does not run in favor of the holders of the District's proposed 2018 bonds. Construction of the Esplanade Amenity is scheduled to commence August 2018 and be completed by August 2019. The District will not construct the Esplanade Amenity. Although the Esplanade CIP benefits the Esplanade Amenity, it is

not assessed pursuant to state law, as it is a common element for the Development.

CONTINGENCY

This category includes the cost for adjustments as a result of unexpected field conditions, requirements of governmental agencies and other unknown factors that may occur throughout the course of development of the infrastructure. In general, the contingency amount is based on a percentage of the total infrastructure cost estimate.

PROFESSIONAL FEES

Professional fees include civil engineering, costs for site design, permitting, inspection and master planning, survey costs for construction staking and record drawings as well as preparation of preliminary and final plats, geotechnical cost for pre-design soil borings, under drain analysis and construction testing, and architectural cost for landscaping. Also included in this category are fees associated with environmental consultation and permitting and legal fees. Together, the above fees are referred to as “work product”. Only professional fees associated with the public portions of the Esplanade CIP will be financed by the District. Fees for public portions of the Esplanade CIP were computed according to the ratio of public infrastructure costs to the total infrastructure costs.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the infrastructure improvements in the Esplanade CIP are set forth below.

<u>Esplanade CIP</u>	<u>Financing</u>	<u>Ownership</u>	<u>Maintenance</u>
Neighborhood Roadway Improvements	Developer	HOA	HOA
Artisan Lakes Parkway Improvements (Artisan Lakes Parkway – Phase I)	CDD	Manatee County	Manatee County
Landscaping/Hardscaping/Irrigation/Street Lighting within Artisan Lakes Parkway – Phase I	CDD	CDD	CDD/HOA ⁴
Stormwater Management System and On-site Wetlands	CDD	CDD	CDD/HOA ⁴
Amenity Center (temporary and permanent)	Developer	HOA	HOA
Sanitary Sewer Collection including the on-site and off-site Transmission System	CDD	Manatee County	Manatee County
Water Distribution	CDD	Manatee County	Manatee County

PROJECT COSTS

The total Esplanade CIP’s identifiable total costs associated with the public and Developer-funded infrastructure improvements are estimated to be \$35,248,763. The public infrastructure improvements include: Artisan Lakes Parkway – phase I (including landscaping, irrigation, hardscaping and street lights along the Parkway), streetlights, sewer, water, and storm water management systems that will ultimately be utilized by the residents of Esplanade. The maximum contribution from the Esplanade CIP toward the construction of Artisan Lakes Parkway from Moccasin Wallow Road to Buckeye Road is 45% of the estimated \$14,890,000 cost to complete. This allocation is based on the proportion of the total equivalent lots in the District to the total equivalent lots planned for the District and Artisan Lakes East CDD at build-out.

Private infrastructure includes landscaping/hardscaping, irrigation, internal roadways, excavation and grading, improvements for a temporary off-site amenity center (in another part of Artisan Lakes), and a

⁴ The District will own the improvements and may elect to maintain the improvements or enter into an agreement with the HOA for such maintenance.

permanent amenity center being constructed within Esplanade.

The Summary of Estimated Project costs, attached hereto as Exhibit B, outlines the actual and anticipated costs associated with the construction and acquisition of public infrastructure within the Esplanade CIP for the Artisan Lakes Community Development District, as well as private infrastructure to funded by the Developer. The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The permits set forth in Exhibit A are sufficient for the Esplanade build-out (including the Esplanade CIP) described in the development plans. The platting, design and permitting of the site plan are ongoing at this time and there is no reason to believe such permitting will not be obtained.

Items of construction in this report are based on actual completed infrastructure as built-plans and specifications or, with respect to uncompleted infrastructure, current plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications, last revisions. It is the professional opinion of Waldrop Engineering that the actual costs set forth herein are accurate and not in excess of the fair market value of the completed improvements and that estimated infrastructure costs provided herein are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the assessable lands in Esplanade. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the Florida Statutes. Further, the Esplanade CIP, which includes the 2013 Project and the 2018 Project, functions as a system of improvements benefitting all lands within Esplanade.

The infrastructure total construction cost developed in this report is only an estimate and not a

guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Manatee County and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

Jeremy L. Fireline, P.E

District Engineer

FL Registration No.: 63987

EXHIBITS

Exhibit A Permit and Construction Approval Status

Exhibit B Summary of Estimated Project Costs

Exhibit C Vicinity Map

Exhibit D Legal Description and Description Sketch

EXHIBIT A

PERMIT AND CONSTRUCTION APPROVAL STATUS

EXHIBIT "A"

Artisan Lakes Community Development District – Esplanade CIP

Approval Date	Anticipated Date	Agency	Application/Permit No.	Permit Name
5/5/2016		Manatee County Planning and Zoning	PDMU-91-01(Z)(G)(R6)	Site Development Plan approval (zoning)
9/16/2015		Southwest Florida Water Management District	702664/43030240.009	Surface Water Management/Mass Grading Permit
5/18/2016		Manatee County Development Order	Ord. 16-25	Development Agreement (revised)
	July 2019	USCOE - renewal	SAI-2006-1461	Renewal of Dredge and Fill permit – upland agricultural ditches
11/28/2016		Manatee County	FSP-16-13	Preliminary Plat/Preliminary Site Plan/Final Site Plan – Phase III
10/21/2013		Manatee County Public Works/FDEP (Water)	0133068-1047DS/C	Water Distribution Permit
10/21/2013		Manatee County Public Works/FDEP (Sewer)	CS41-0182186-192-DWC/CM	Sanitary Sewer and Collection System Permit
12/6/2016		Manatee County	Same as FSP	Construction Plans – Phase III
	October 2018	Manatee County	PLN1803-0102	Preliminary Plat/Preliminary Site Plan/Final Site Plan – Phase IV
	October 2018	Manatee County	Same as FSP	Construction Plans – Phase IV

EXHIBIT B
SUMMARY OF
ESTIMATED PROJECT COST

Artisan Lakes Community Development District
Esplanade at Artisan Lakes Capital Improvement Program Cost Estimate - Esplanade CIP
Table IV

No.	Facility	2013 Project	2018 Project ⁽⁷⁾	Private Improvements		Total Project Costs
		Series 2013 Project - Completed Improvements		Completed Private Improvements	Future Private Improvements	
1	Stormwater/Floodplain Management ⁽¹⁾⁽²⁾	\$2,871,400.00	\$1,984,442.00	\$1,968,430.00	\$1,320,885.00	\$8,145,157.00
2	Subdivision Roads			\$3,118,498.00	\$1,903,792.00	\$5,022,290.00
3	Subdivision Sanitary Sewer Collection System	\$840,910.00	\$1,617,552.99			\$2,458,462.99
4	Subdivision Potable Water System	\$840,910.00	\$1,267,953.33			\$2,108,863.33
5	Subdivision Landscape/Irrigation/Hardscape			\$734,606.00	\$1,264,562.00	\$1,999,168.00
6	Amenity Center			\$2,081,300.00	\$5,332,245.00	\$7,413,545.00
7	Phase I Inspection and Repair for County Acceptance			\$250,000.00		\$250,000.00
Subtotal (Esplanade)		\$4,553,220.00	\$4,869,948.32	\$8,152,834.00	\$9,821,484.00	\$27,397,486.32
Phase I (all improvements)						
8	Artisan Lakes Parkway ⁽⁴⁾⁽⁶⁾	\$1,877,436.47	\$1,580,394.50			\$3,457,830.97
Subtotal (Improvements Benefiting All Units)		\$1,877,436.47	\$1,580,394.50			\$3,457,830.97
9	Contingency (15%)		\$375,359.70		\$1,473,222.60	\$1,848,582.30
10	Professional Fees	\$624,994.03	\$1,048,392.40	\$481,115.00	\$390,362.47	\$2,544,863.91
Total Improvements		\$7,055,650.50	\$7,874,094.92	\$8,633,949.00	\$11,685,069.07	\$35,248,763.50

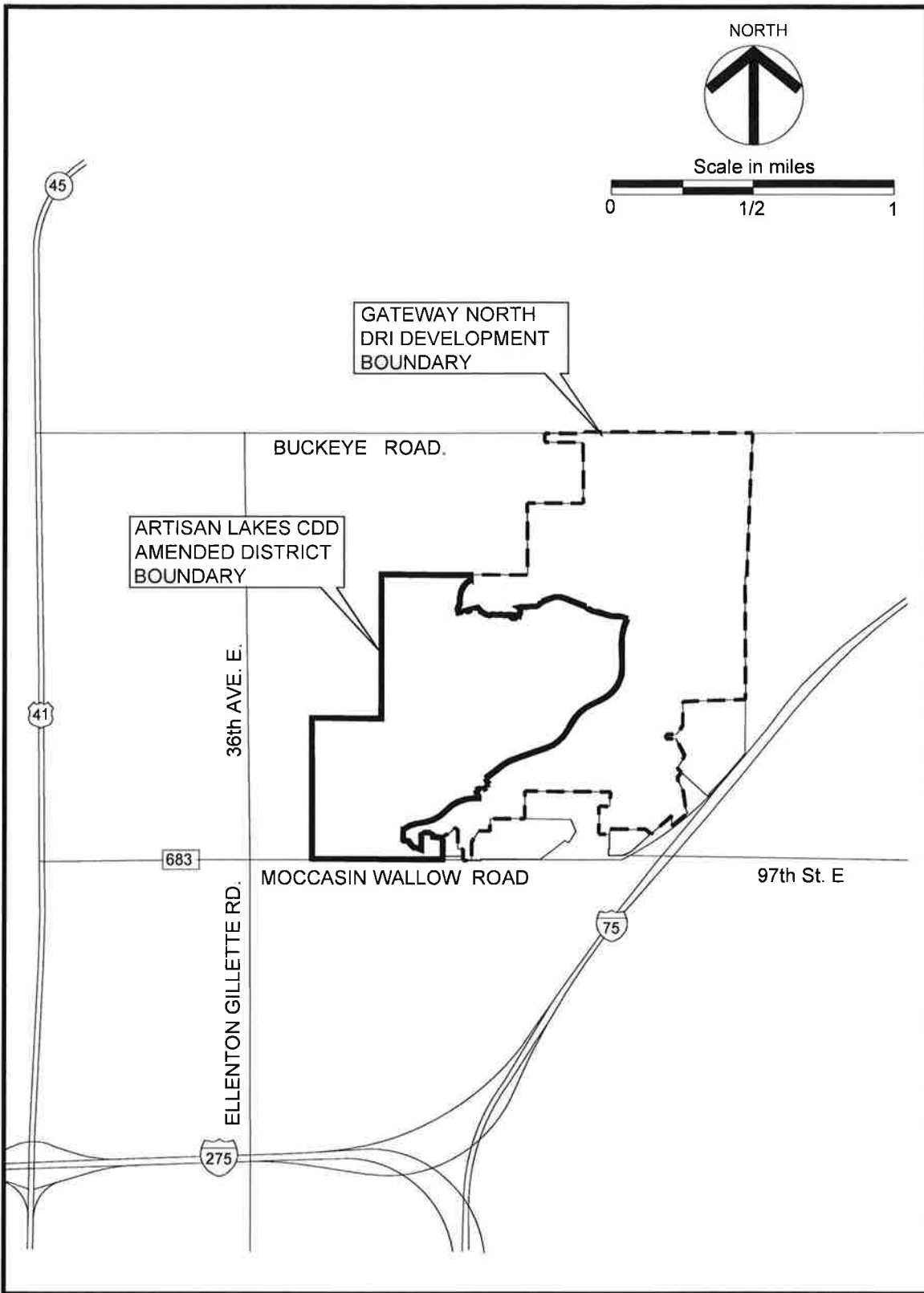
The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the Esplanade CIP as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development of Esplanade."

Notes:

- (1) Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls
- (2) Developer Funded Stormwater/Floodplain mgmt includes lake excavations, lot pad grading, road grading.
- (3) Value of Public Work Completed to Date is established from past Bills of Sale and Construction Invoices.
- (4) Artisan Lakes Parkway 1 improvements include: roadway, storm sewer, san. sewer, lift station no. 1, potable water & irrigation mains/landscape/hardscape, & street lights
- (5) Completed work includes the 27" gravity sanitary sewer main that conveys waste water from Artisan Lakes to the Manatee County master pump station
- (6) Maximum District contribution toward \$11,838,800 cost to construct Artisan Lakes Parkway is 45% of total cost (\$5,327,460 of Interlocal Agreement with Artisan Lakes East CDD.
- (7) The portions of the 2018 Project financed by the 2018 Bonds will be detailed in a supplement to this report prepared prior to the issue of the 2018 Bonds.

EXHIBIT C
VICINITY MAP

T:\Projects\223-21 (Artisan Lakes) CDD\Drawings-Exhibits\223-21-E04 Contraction Parcel\Current\22321E0401.dwg



DATE: 2018-01-24

ARTISAN LAKES CDD VICINITY MAP

PREPARED FOR:
TAYLOR MORRISON OF FLORIDA, INC.
 551 NORTH CATTLEMEN ROAD
 SARASOTA, FLORIDA 34232
 PHONE: (941) 317-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:
 9, 16 & 17 T33S R18E
 SARASOTA COUNTY, FLORIDA
 FILE NAME: 22321E0401.dwg
 SHEET: 1 OF 1

FLORIDA CERTIFICATE OF AUTHORIZATION #R&M
 JEREMY FIRELINE, P.E.
 FL LICENSE NO. 63987

WALDROP ENGINEERING
 CIVIL ENGINEERING | PLANNING | LANDSCAPE ARCHITECTURE
 551 NORTH CATTLEMEN ROAD - SUITE 100,
 SARASOTA, FL 34232
 P: 941-379-8400 F: 941-379-7788
 EMAIL: info@waldropengineering.com

EXHIBIT D

LEGAL DESCRIPTION AND DESCRIPTION SKETCH

Description Sketch

ARTISAN LAKES CONTRACTION PARCEL

DESCRIPTION: A parcel of land lying in Sections 16 and 17 Township 33 South, Range 18, Manatee County, Florida, being a portion of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D, according to the plat thereof as recorded in Plat Book 57, Pages 65 through 101, inclusive, all of ARTISAN LAKES ESPLANADE, PHASE II, according to the plat thereof as recorded in Plat Book 59, Pages 1 through 6, and all of ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D & E, according to the plat thereof as recorded in Plat Book 61, Pages 119 through 131, All of the Public Records of Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., a distance of 75.00 feet to a point on the North right of way line of Moccasin Wallow Road; thence along the North right of way line of Moccasin Wallow Road, the following two (2) courses: 1) N.89°33'35"W., a distance of 110.58 feet to the **POINT OF BEGINNING**; 2) N.89°33'35"W., a distance of 2439.46 feet to a point on the East maintained right of way line of 40th Avenue East, per Road Plat Book 3, Page 169, of the Public Records of Manatee County, Florida, also being the West boundary of said plat ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D & E; thence along said East maintained right of way line, and said ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D & E, N.00°08'04"W., a distance of 2602.11 feet to a point on the North boundary of the Southeast 1/4 of said Section 17, also being the Northwest corner of said plat of ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D & E; thence along said North boundary of the Southeast 1/4 of Section 17, also being the North boundary of said plat ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D & E, S.89°18'17"E., a distance of 1299.29 feet to the Southwest corner of the East 1/2 of the Northeast 1/4 of said Section 17; thence along the West boundary of the East 1/2 of the Northeast 1/4 of said Section 17, N.00°04'18"W., a distance of 2660.51 feet to the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 17; thence along the North boundary of the East 1/2 of the Northeast 1/4 of said Section 17, S.89°31'32"E., a distance of 1343.85 feet to the Northwest corner of the Northwest 1/4 of said Section 16; thence along the North boundary of the Northwest 1/4 of said Section 16, N.89°59'37"E., a distance of 325.57 feet; thence S.00°00'23"E., a distance of 85.35 feet; thence Southwesterly, 406.28 feet along the arc of a non-tangent curve to the left having a radius of 380.00 feet and a central angle of 61°15'29" (chord bearing S.31°06'17"W., 387.20 feet); thence S.00°28'32"W., a distance of 47.11 feet; thence Southerly, 141.36 feet along the arc of a tangent curve to the right having a radius of 300.00 feet and a central angle of 26°59'49" (chord bearing S.13°58'27"W., 140.05 feet); thence Southerly, 55.82 feet along the arc of a reverse curve to the left having a radius of 75.00 feet and a central angle of 42°38'33" (chord bearing S.06°09'05"W., 54.54 feet); thence S.15°10'11"E., a distance of 40.54 feet; thence N.74°49'49"E., a distance of 138.72 feet; thence Easterly, 111.78 feet along the arc of a non-tangent curve to the left having a radius of 55.00 feet and a central angle of 116°26'29" (chord bearing N.74°49'49"E., 93.51 feet); thence N.74°49'49"E., a distance of 133.61 feet; thence S.39°14'22"E., a distance of 32.00 feet; thence Southeasterly, 36.60 feet along the arc of a non-tangent curve to the left having a radius of 30.00 feet and a central angle of 69°54'02" (chord bearing S.23°38'57"E., 34.37 feet); thence S.58°35'58"E., a distance of 52.43 feet; thence S.56°59'18"E., a distance of 87.59 feet; thence S.78°34'23"E., a distance of 69.56 feet; thence N.73°10'12"E., a distance of 60.36 feet; thence S.79°49'59"E., a distance of 29.59 feet; thence S.81°50'02"E., a distance of 56.83 feet; thence N.76°43'23"E., a distance of 45.37 feet; thence S.87°22'32"E., a distance of 32.66 feet; thence S.76°38'21"E., a distance of 58.92 feet; thence N.78°36'28"E., a distance of 69.16 feet; thence S.84°26'15"E., a distance of 48.02 feet; thence S.65°08'35"W., a distance of 12.13 feet; thence Southerly, 78.90 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 150°41'08" (chord bearing S.10°12'00"E., 58.05 feet); thence S.85°32'34"E., a distance of 69.39 feet; thence N.80°41'18"E., a distance of 40.48 feet; thence Northeasterly, 48.89 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 93°22'37" (chord bearing N.33°59'59"E., 43.66 feet); thence N.12°41'19"W., a distance of 2.11 feet; thence S.78°04'12"E., a distance of 12.04 feet; thence Northeasterly, 53.85 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 102°50'31" (chord bearing N.50°30'33"E., 46.90 feet); thence N.00°54'43"W., a distance of 36.32 feet; thence N.00°10'08"W., a distance of 82.28 feet; thence N.59°59'38"W., a distance of 29.43 feet; thence N.78°15'11"E., a distance of 16.36 feet; thence N.85°08'32"E., a distance of 56.31 feet; thence S.82°50'00"E., a distance of 48.47 feet; thence N.81°17'08"E., a distance of 72.74 feet; thence S.89°36'29"E., a distance of 45.92 feet; thence N.85°32'12"E., a distance of 84.34 feet; thence S.83°20'20"E., a distance of 23.46 feet; thence Northeasterly, 43.03 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 82°11'02" (chord bearing N.55°34'09"E., 39.44 feet); thence N.14°28'38"E., a distance of 22.37 feet; thence N.41°30'51"E., a distance of 48.69 feet;

Legal Description Continued on Sheet No. 2

ARTISAN LAKES CONTRACTION PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: CONTRACTION PARCEL			DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/05/18	CHECKED BY: PAW			
REVISIONS			1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768 		
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423			GeoPoint Surveying, Inc.		


Description Sketch

Legal Description Continued from Sheet No. 1

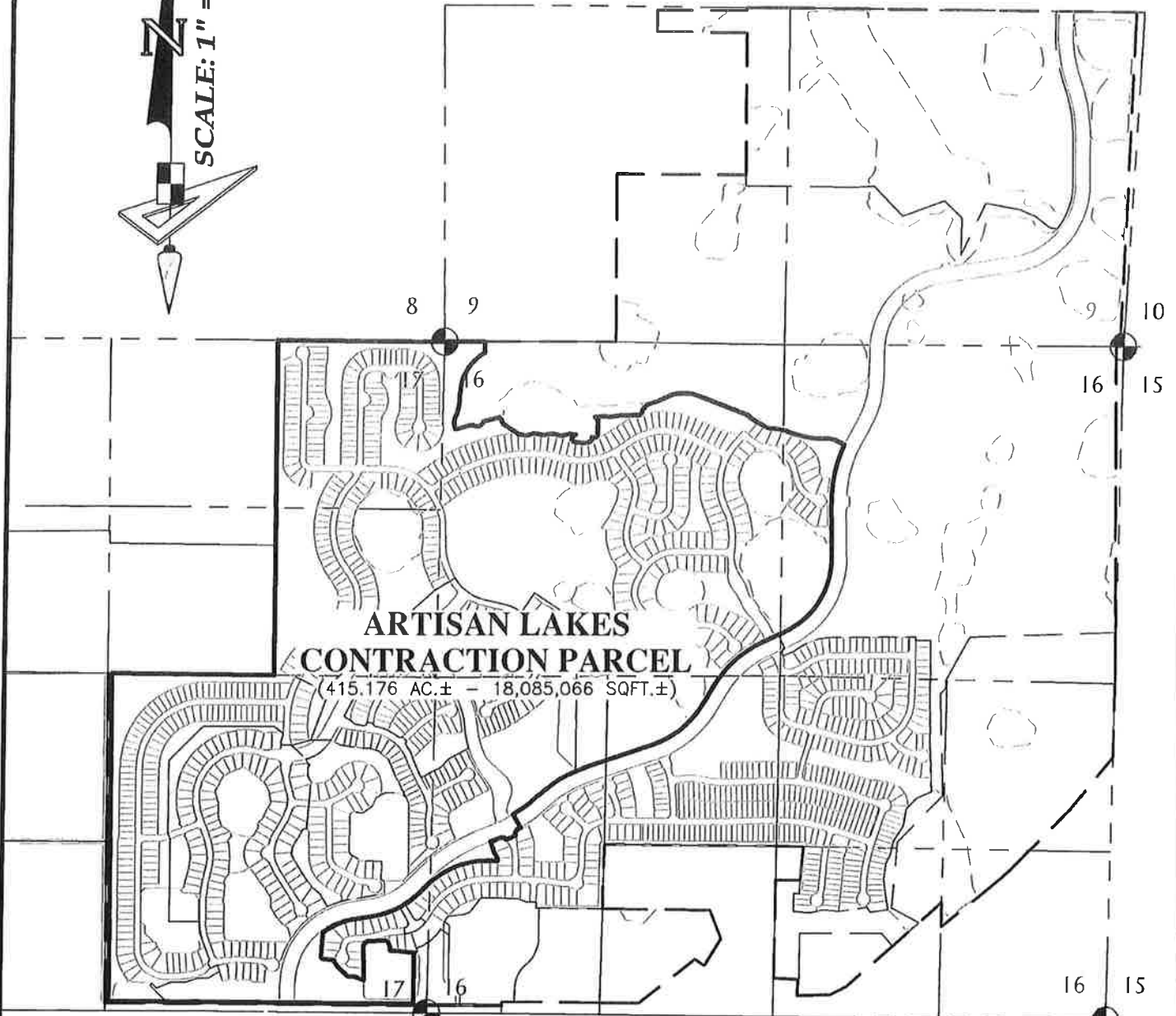
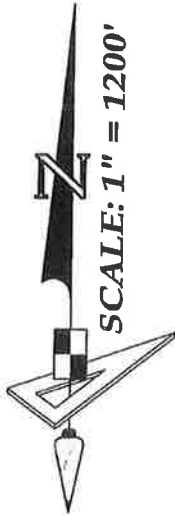
thence Northeasterly, 14.44 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 33°05'04" (chord bearing N.58°03'23"E., 14.24 feet); thence Easterly, 149.43 feet along the arc of a reverse curve to the left having a radius of 760.00 feet and a central angle of 11°15'55" (chord bearing N.68°57'57"E., 149.19 feet); thence Easterly, 284.63 feet along the arc of a reverse curve to the right having a radius of 340.00 feet and a central angle of 47°57'52" (chord bearing N.87°18'56"E., 276.39 feet); thence S.68°42'08"E., a distance of 419.95 feet; thence Southeasterly, 23.65 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 54°12'23" (chord bearing S.41°35'57"E., 22.78 feet); thence S.57°21'06"E., a distance of 70.76 feet; thence S.62°36'51"E., a distance of 75.80 feet; thence S.62°36'51"E., a distance of 4.70 feet; thence Easterly, 40.75 feet along the arc of a tangent curve to the left having a radius of 80.00 feet and a central angle of 29°10'54" (chord bearing S.77°12'18"E., 40.31 feet); thence Easterly, 47.43 feet along the arc of a reverse curve to the right having a radius of 200.00 feet and a central angle of 13°35'20" (chord bearing S.85°00'05"E., 47.32 feet); thence S.78°12'25"E., a distance of 56.64 feet; thence Easterly, 37.41 feet along the arc of a tangent curve to the right having a radius of 100.00 feet and a central angle of 21°25'56" (chord bearing S.67°29'27"E., 37.19 feet); thence S.74°48'01"E., a distance of 164.87 feet; thence Easterly, 127.31 feet along the arc of a non-tangent curve to the left having a radius of 660.00 feet and a central angle of 11°03'08" (chord bearing S.85°23'16"E., 127.12 feet); thence N.89°05'10"E., a distance of 49.11 feet; thence Easterly, 41.63 feet along the arc of a tangent curve to the right having a radius of 95.00 feet and a central angle of 25°06'24" (chord bearing S.78°21'38"E., 41.30 feet); thence S.65°48'26"E., a distance of 52.00 feet; thence S.64°50'08"E., a distance of 37.14 feet; thence Southerly, 485.16 feet along the arc of a non-tangent curve to the left having a radius of 1060.00 feet and a central angle of 26°13'28" (chord bearing S.12°03'08"W., 480.94 feet); thence S.01°03'36"E., a distance of 423.34 feet; thence Southwesterly, 742.82 feet along the arc of a tangent curve to the right having a radius of 640.00 feet and a central angle of 66°30'01" (chord bearing S.32°11'24"W., 701.82 feet); thence S.65°26'25"W., a distance of 197.31 feet; thence Southwesterly, 540.35 feet along the arc of a tangent curve to the left having a radius of 860.00 feet and a central angle of 36°00'00" (chord bearing S.47°26'25"W., 531.51 feet); thence S.29°26'25"W., a distance of 139.89 feet; thence Southwesterly, 541.21 feet along the arc of a tangent curve to the right having a radius of 740.00 feet and a central angle of 41°54'16" (chord bearing S.50°23'33"W., 529.23 feet); thence S.71°20'41"W., a distance of 582.70 feet; thence Southwesterly, 432.87 feet along the arc of a tangent curve to the left having a radius of 985.00 feet and a central angle of 25°10'46" (chord bearing S.58°45'18"W., 429.40 feet); thence Southwesterly, 250.94 feet along the arc of a reverse curve to the right having a radius of 1090.00 feet and a central angle of 13°11'27" (chord bearing S.52°45'39"W., 250.39 feet); thence S.30°38'38"E., a distance of 120.00 feet; thence Southwesterly, 31.11 feet along the arc of a non-tangent curve to the right having a radius of 1210.00 feet and a central angle of 01°28'23" (chord bearing S.60°05'34"W., 31.11 feet); thence Southerly, 52.87 feet along the arc of a reverse curve to the left having a radius of 35.00 feet and a central angle of 86°32'47" (chord bearing S.17°33'22"W., 47.98 feet); thence S.64°16'58"W., a distance of 80.00 feet; thence Westerly, 52.87 feet along the arc of a non-tangent curve to the left having a radius of 35.00 feet and a central angle of 86°32'47" (chord bearing N.68°59'25"W., 47.98 feet); thence Westerly, 88.43 feet along the arc of a reverse curve to the right having a radius of 1213.85 feet and a central angle of 04°10'27" (chord bearing S.69°49'25"W., 88.42 feet); thence S.19°33'35"E., a distance of 89.94 feet; thence S.30°02'46"E., a distance of 56.40 feet; thence S.00°01'36"W., a distance of 20.64 feet; thence N.89°58'24"W., a distance of 97.64 feet; thence Southwesterly, 562.95 feet along the arc of a tangent curve to the left having a radius of 671.00 feet and a central angle of 48°04'10" (chord bearing S.65°59'31"W., 546.58 feet); thence Southwesterly, 461.32 feet along the arc of a reverse curve to the right having a radius of 680.00 feet and a central angle of 38°52'11" (chord bearing S.61°23'31"W., 452.52 feet); thence S.80°49'37"W., a distance of 172.77 feet; thence Southwesterly, 263.60 feet along the arc of a tangent curve to the left having a radius of 520.00 feet and a central angle of 29°02'38" (chord bearing S.66°18'17"W., 260.78 feet); thence S.03°48'58"W., a distance of 194.30 feet; thence S.51°34'39"E., a distance of 21.79 feet; thence S.84°57'31"E., a distance of 88.78 feet; thence S.30°37'25"E., a distance of 56.24 feet; thence S.47°10'20"E., a distance of 116.53 feet; thence S.88°04'19"E., a distance of 46.06 feet; thence S.70°00'18"E., a distance of 89.96 feet; thence N.00°09'45"W., a distance of 60.06 feet; thence N.01°17'54"W., a distance of 102.94 feet; thence N.01°32'36"W., a distance of 110.30 feet; thence N.31°26'56"E., a distance of 25.81 feet; thence Northeasterly, 29.60 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 56°31'59" (chord bearing N.59°42'55"E., 28.41 feet); thence N.87°58'55"E., a distance of 134.33 feet; thence Southeasterly, 32.13 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 61°21'31" (chord bearing S.61°20'20"E., 30.61 feet); thence S.30°39'35"E., a distance of 29.75 feet; thence S.03°11'20"E., a distance of 38.97 feet; thence S.84°44'45"E., a distance of 196.79 feet; thence S.71°00'19"W., a distance of 7.67 feet; thence S.00°26'25"W., a distance of 400.05 feet to the POINT OF BEGINNING.

Containing 415.176 acres, more or less.

ARTISAN LAKES CONTRACTION PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: CONTRACTION PARCEL					
DRAWN: SEC	DATE: 01/05/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
			DESCRIPTION SKETCH (Not A Survey)		
			1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768		
			 GeoPoint Surveying, Inc.		
			02 of 15		

Description Sketch



**ARTISAN LAKES
CONTRACTION PARCEL**

(415.176 AC.± - 18,085,066 SQFT.±)

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF SECTION 17-33-18
SEE SHEET NO. 4 FOR POINT OF BEGINNING

MOCCASIN WALLOW ROAD
(Right of Way Width Varies)

ARTISAN LAKES CONTRACTION PARCEL

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: CONTRACTION PARCEL

DRAWN: SEC DATE: 01/05/18 CHECKED BY: PAW

REVISIONS

DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC

DESCRIPTION SKETCH
(Not A Survey)

1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Methodology

Series 2018 Bonds – Esplanade at Artisan Lakes

Prepared by:

8/1/2018

JPWard & Associates LLC

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2900 NE 12TH TERRACE, SUITE 1
OAKLAND PARK
FLORIDA 33335

1.0 INTRODUCTION

This report is intended to stand alone as the initial allocation report for the District's special assessments ("**Series 2018 Assessments**") intended to finance the District's "**2018 Project**"¹ and secure the repayment of Series 2018 Bonds (defined herein) and is not an amendment, supplement, or restatement of the assessment methodologies considered and/or adopted by the District for previous financings.

The District's limited purpose is to manage the construction, acquisition, maintenance and financing of its public works including basic infrastructure, systems, facilities, services and improvements.²

¹ The 2018 Project is described in the District's 2018 Supplement to Report of the District Engineer - Phase 1 Capital Improvement Plan, dated August 1, 2018 ("**2018 Engineer's Report**"). Under the 2018 Engineer's Report, the "**Esplanade Capital Improvement Plan**" or "**Esplanade CIP**" refers to the public infrastructure necessary for the development of the planned residential units within the District, as its boundaries have been amended, and includes public infrastructure funded in part by the District's previously issued Series 2013 Bonds (hereinafter defined) and public infrastructure (the "2018 Project") to be funded, all or in part with the District's proposed Series 2018 Bonds (hereinafter defined) all as shown in Exhibit B, Table IV to the 2018 Engineer's Report. Defined terms used herein and not defined herein have the meanings set forth in the 2018 Engineer's Report.

² See Florida Statutes sections 190.002(1)(a) and (1)(c) and (3); Florida Statutes section 190.003(6); Florida Statutes section 190.012; and *State v. Frontier Acres Com. Develop.*, 472 So 2d 455 (Fla. 1985) in which the Florida Supreme Court opines about the "limited grant of statutory powers under chapter 190 [and] the narrow purpose of such districts" as "special purpose governmental units," where the narrow purpose is in the singular as applied to their powers in the plural. *Frontier Acres Com. Develop.*, at 456. The Supreme Court also references section 190.002, Florida Statutes, to "evidence the narrow objective" in providing community infrastructure in section 190.002(1)(a), Florida Statutes, opining that the "powers" of such districts "implement the single, narrow legislative purpose." *Id.* at 457.

When the District was initially established, a variety of public infrastructure improvements were constructed by the District, including but not limited to: a surface water management system, utilities, roadway improvements, exterior landscaping, off-site improvements and mitigation. The District has previously issued its Series 2013 Bonds to benefit portions of the development in the District known as “Esplanade,” and which are secured by special assessments³ levied on assessable land developed and to be developed with a mixture of residential unit types.

This report will identify the special and peculiar benefits for the works and services of the District’s 2018 Project, including added use of the assessable property to be subject to the Series 2018 Assessments in connection therewith, added enjoyment of such property, and probability of increased marketability, value of such property and decreased insurance premiums. These benefits will be evaluated for each of the residential product types in order to ensure that the new assessments are fair, just and reasonable for all property. The Series 2018 Assessments will be levied on only a portion of the platted property and all of the unplatted property in the District, as more fully described herein.

2.0 THE DISTRICT AND BOND STRUCTURE

The District is located near Bradenton, Florida, and was established on or about August 16, 2007 by Manatee County Ordinance #07-64. The District’s boundaries were amended in August, 2018 to remove approximately 434.063 acres from the District, so that it currently encompasses approximately 415.176 acres planned for approximately 849 residential units. The revised boundaries of the District include only the portion of the original overall development known as “Esplanade.” The land excluded from the District’s boundaries is located within the boundaries of the Artisan Lakes East Community Development District (the “Artisan Lakes East CDD”), which was established concurrently with the amendments to the District’s boundaries.

³ The special assessments securing the Series 2013 Bonds are described in that Final Series 2013 Special Assessment Allocation Report, Phase 1 – Esplanade at Artisan Lakes, dated December 19, 2013, as revised December 26, 2013 (“**Series 2013 Assessment Methodology**”).

The District is situated in a portion of the Gateway North Development of Regional Impact, an approved development of regional impact located at the northwest corner of the Moccasin Wallow Road and Interstate 75 interchange in northern Manatee County, Florida. The Gateway North DRI encompasses 1,040 acres and is bound on the east by Interstate 75, on the south by Moccasin Wallow Road, on the north by Buckeye Road and on the west by 40th Avenue East and undeveloped land. Esplanade is one exit north of the Interstate 75 and Interstate 275 interchange and is located approximately twenty (20) minutes northeast of downtown Bradenton, approximately thirty-five (35) minutes southeast of downtown Tampa and approximately thirty (30) minutes northeast of Sarasota. In addition, the Sarasota International Airport and Tampa International Airport are located approximately twenty-five (25) minutes and forty (40) minutes from the Development, respectively.

On or about October 12, 2007, the Circuit Court for the Twelfth Judicial Circuit validated the issuance of District Bonds in an amount not to exceed \$190,000,000.00. Thereafter, and on or about December 30, 2013, and in order to finance a portion of the District's capital improvement plan for Esplanade known as the "2013 Project," the District issued its \$3,430,000 Capital Improvement Revenue Bonds, Series 2013A-1 ("**Series 2013A-1 Bonds**"), \$2,585,000 Capital Improvement Revenue Bonds, Series 2013A-2 ("**Series 2013A-2 Bonds**"), and \$2,500,000 Capital Improvement Revenue Bonds, Series 2013A-3 ("**Series 2013A-3 Bonds**") (collectively, "**Series 2013 Bonds**"). The Series 2013 Bonds were issued in the aggregate par amount of \$8,515,000.00. All of the Series 2013 Bonds are structured as amortizing current-interest bonds.

The Series 2013 Bonds are secured by non-ad valorem debt service assessments (collectively, the "**Series 2013 Assessments**" and, with respect to each Series of the Series 2013 Bonds, the "Series 2013A-1 Assessments," the "Series 2013A-2 Assessments" and the "Series 2013A-3 Assessments," as applicable) levied on certain benefitted and assessable lands within Esplanade. The Series 2013 Bonds are payable from the revenues derived by the District from the levy and collection of the Series 2013 Assessments, which are levied in thirty (30) yearly installments of principal and interest, excluding any period during which interest was capitalized on the Series 2013 Bonds.

Under the Series 2013 Assessment Methodology, the Series 2013 Assessments securing the Series 2013A-1 Bonds and Series 2013A-2 Bonds were to be assigned to, and layered together over, platted lots on a first-platted, first-assigned basis. Originally, it was expected that the Series 2013A-1 and Series 2013 A-2 Assessments would be absorbed by the first 311 platted units. As of the date of this report, and since 2013, three plats have been recorded for the community, including the plats entitled: (i) "Artisan Lakes Esplanade, Phase I, Subphases A, B, C & D," ("**Phase I Plat**") which was recorded on August 26, 2014 and in Official Records of

Manatee County, Florida at Plat Book 57, Pages 65 et seq.; (ii) “Artisan Lakes Esplanade, Phase II,” (“**Phase II Plat**”) which replatted a portion of Esplanade Phase 1 Plat and which was recorded on October 30, 2015 and in Official Records of Manatee County, Florida at Plat Book 59, Pages 1 et seq.; and (iii) “Artisan Lakes Esplanade Phase III, Subphases A, B, C, D & E” (“**Phase III Plat**”), which was recorded on April 28, 2018 and in Official Records of Manatee County, Florida at Plat Book 61, Pages 119 et seq. These plats include a unit mix that is different than the unit mix proposed at the time of the issuance of the Series 2013 Bonds.

After taking into account the platted units, the Series 2013A-1 Assessments are now fully absorbed by 335 of the Platted Units. With respect to the Series 2013A-2 Assessments, the Developer has chosen to exercise its right to prepay those assessments upon closing of each lot to an end user. As of May 2, 2018 there is outstanding \$660,000.00 in Series 2013 A-2 Bonds.

It is anticipated that the Developer will do the same for the Series 2013 A-3 Assessments, which are to be allocated to platted lots in Esplanade only after the Series 2013A-1 and Series 2013 A-2 Assessments are fully allocated to platted lots. As of May 2, 2018, the Series 2013 A-3 Bonds are outstanding in the par amount of \$2,390,000.00.

With the Phase III plat now being recorded, and consistent with the Series 2013 Assessment Methodology, the Series 2013 A-3 Assessments will be assigned to the 53 remaining 40'-49' Platted Units in the Phase III Plat that are not already assigned Series 2013 A-1 and A-2 Assessments, as well as the remaining undeveloped lands within Esplanade. This is also reflected in Table 1. These same 53 40' – 49' Platted Units will be immediately allocated Series 2018 Assessments and the remaining Series 2018 Assessments will be assigned to the remaining unplatted acreage in the District that are not subject to the Series 2013 Assessments.

Accordingly, and with the Series 2013A-1 and Series 2013A-2 Assessments fully absorbed, the Series 2013 A-3 Assessments will now be assigned on a first-platted, first-assessed basis to lands within Esplanade as described above and will be layered (aggregated) with the Series 2018 Assessments outlined in this report. The lien of the Series 2018 Assessments is considered overlapping with the lien of the Series 2013A-3 Assessments on the land Table 1 reflects that 53 Platted Lots identified as Single Family 40' – 49' product will carry overlapping Series 2013 A-3 Assessments and Series 2018 Assessments. Thus, like the Series 2013A-3 Assessments, the Series 2018 Assessments will be assigned on a first-platted, first-assigned basis along with the Series 2013A-3 Assessments on all lots that are not encumbered by the Series 2013A-1 and Series 2013A-2 Assessments.

The Series 2018 Bonds will also be structured as amortizing current-interest bonds, payable from the revenues derived by the District from the levy and collection of the Series 2018 Assessments, which will be levied in thirty (30) substantially equal annual installments of principal and interest, excluding any period during which interest is capitalized on the Series 2018 Bonds.

3.0 PURPOSE OF THIS REPORT

This Special Assessment Report and the Methodology described herein have been developed to provide a roadmap and lays out in detail each step for use by the Board of Supervisors of the District (the “Board”) for the imposition and levy of non-ad valorem special assessments. The District’s 2018 Project, as defined in the 2018 Engineer’s Report, will allow for the further development of the Esplanade development and will be partially or fully funded through the issuance by the District of the Series 2018 Bonds to be repaid from the proceeds of the Series 2018 Assessments levied by the Board on the assessable properties specified herein and located within Esplanade (sometimes referred to as the “2018 Assessable Properties”) that benefit from the implementation of the 2018 Project. The Series 2018 Assessments will be liens against such specified properties within Esplanade.

The Methodology described herein has two goals: (1) determining the special and peculiar benefits that flow to the 2018 Assessable Properties in Esplanade as a logical connection from the infrastructure systems and facilities constituting enhanced use and increased enjoyment of the property; and (2) apportion the special benefits on a basis that is fair and reasonable. The District has adopted the 2018 Project comprising certain public infrastructure and facilities that will allow for the further development of the Esplanade development. The District plans to fund the 2018 Project, all or in part, through the issuance of the Series 2018 Bonds. The Methodology herein is intended to set forth a framework to apportion the special and peculiar benefits from the portions of the 2018 Project financed with the proceeds of the Series 2018 Bonds payable from and secured by the Series 2018 Assessments imposed and levied on the 2018 Assessable Properties in Esplanade. The report is designed to conform to the requirements of the Constitution, Chapters 170, 190 and 197 F.S. with respect to the Series 2018 Assessments and is consistent with our understanding of the case law on this subject. Once levied by the Board, the Series 2018 Assessments will constitute liens co-equal with the liens of State, County, municipal and school board taxes, against properties within Esplanade that receive special benefits from the 2018 Project.

4.0 MASTER DEVELOPMENT PROGRAM

4.1 Land Use Plan

The anticipated Land Use Plan for the District is identified in Table II below, and constitutes the expected number of residential units to be constructed by type of unit by the Developer. As with any Land Use Plan, this may change during development; however, the District anticipates that in this methodology, by utilizing the concept that the assessments are levied on a per acre basis initially for all undeveloped lands, and as land is platted, the District assigns debt to the platted unit, based on the type of unit noted in the Land Use Plan in Table II.

As noted earlier, with the recordation of the Plat for Phase III, the District has fully absorbed the Series 2013 A-1 Assessments and Series 2013 A-2 Assessments, with 53 lots of the Single Family 40-49' product which will carry overlapping Series 2013 A-3 Debt, as shown in Tables I and III.

4.2 Capital Requirements

Waldrop Engineering (the "District Engineer") has identified certain public infrastructure and services that are being provided by the District Phase III and future remaining lands to be platted in Table IV of the 2018 Engineer's Report and has provided a cost estimate for these improvements. The detail of the District's CIP can also be found in the 2018 Engineer's Report, as referenced herein.

It is estimated the cost of the 2018 Project will be approximately \$7,548,937.92 without taking into consideration the various costs of financing the improvements, including but not limited to Capitalized Interest, Reserve Account Requirements and Costs of Issuance.

5.0 BOND REQUIRMENTS

The District intends to finance some or all of its 2018 Project through the issuance of the Series 2018 Bonds. As shown in Table V, it is estimated that the District may issue not exceeding an aggregate principal amount of \$8,800,000.00 in Series 2018 Bonds to fund the implementation of the 2018 Project, assuming all of the 2018 Project is financed. A number of items comprise the estimated bond size required to fund the Series 2018 estimated par amount of bonds necessary to complete the 2018 Project. Any public portions of the 2018 Project not financed by the Series 2018 Bonds will be completed by the developer of Esplanade and contributed to the District.

These items may include, but are not limited to, a period of capitalized interest, a debt service reserve, an underwriter's discount, issuance costs, and rounding, as noted in Table V.

As the finance plan is implemented the final source and use of funds will be determined at the time of issuance of the Series 2018 Bonds and is dependent on a variety of factors, most importantly, the interest rate that the District is able to secure on the Series 2018 Bonds, along with such items as the capitalized interest period, reserve requirement and costs of issuance.

6.0 ASSIGNMENT OF ASSESSMENTS

It is useful to consider three broad states or conditions of development within the 2018 Assessable Properties in Esplanade. The initial condition is the "unplatted state". At this point infrastructure may or may not be constructed, but in general, home sites or other development units have not been defined and all of the developable land within the assessment area is considered unplatted acreage ("**Unplatted Acres**"). In the unplatted state, all of the lands within the assessment area comprised of the 2018 Assessable Properties receive benefit from all or a portion of the components of the financed portion of the 2018 Project and debt assessments would be imposed upon all of the land within such assessment area on an equal acre basis to repay the bonds in amount not in excess of the benefit accruing to such parcels.

The second condition is the interim or "approved state". At this point, a developer would have received approval for a site development plan from the County primarily for the building of a particular type of multi-family product. By virtue of the County granting an approval for its site development plan for a neighborhood, certain development rights are committed to and peculiar to that neighborhood, thereby changing the character and value of the land by enhancing the capacity of the Unplatted Acres within a neighborhood with the special and peculiar benefits flowing from components of the capital improvement plan and establishing the requisite logical connection for the flow of the special benefits peculiar to the property, while also incurring at the same time a corresponding increase in the responsibility for the payment of the levied debt assessment to amortize the portion of the debt associated with those improvements. However, this increased state of development does not fully allocate the units to be constructed within this state until a declaration of condominium is recorded and the District knows exactly the type and number of units that will be constructed on the site. Therefore the approved stated becomes final once the declaration of condominium is filed.

Therefore, once the land achieves this approved state, the District will designate such area, or in combination with other such areas, as an assessment area, and, allocate a portion of this debt to such assessment area in the "approved state".

This apportionment of benefit is based on accepted practices for the fair and equitable apportionment of special and peculiar benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non-ad valorem special assessments in conformity with State laws applicable to such assessments.

Development enters its third and “**Platted State**”, as property is platted. Land becomes platted property (the “**Platted Property**”) which single-family units are platted or multifamily land uses receive a building permit and a separate tax parcel identification number is issued for such parcel. At this point, and only at this point, is the use and enjoyment of the property fixed and determinable and it is only at this point that the ultimate special and peculiar benefit can be determined flowing from the components of the CIP peculiar to such platted parcel. At this point, a specific apportionment of the debt assessments will be fixed and determinable from the supplemental assessment report to be prepared once the final pricing details of the bonds are known.

When the development program contains a mix of residential land uses, an accepted method of allocating the costs of public infrastructure improvements to benefiting properties is through the establishment of a system that “equates” the benefit received by each property to the benefit received by a single-family unit to other unit types. To implement this technique for project cost allocation purposes, a base unit type must be set.

Unlike property taxes, which are ad-valorem in nature, a community development district may levy special assessments under Florida Statutes only if the parcels to be assessed receive special benefit from the infrastructure improvement acquired and/or constructed by the District. Special benefits act as a logical connection to property from the improvement system or service facilities being constructed and include, but are not limited to, added use, added enjoyment, increased access and increased property values. These special benefits are peculiar to lands within the District and differ in nature to those general or incidental benefits that landowners outside the District or the general public may enjoy. A District must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. A District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

It is anticipated that the 2018 Project will provide special benefit to the 2018 Assessable Properties within Esplanade. This infrastructure project is a program of improvements and was designed specifically to facilitate the development of Esplanade into a viable portion of the community, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the 2018 Assessable Properties in Esplanade.

As noted above, the Esplanade CIP includes not only Esplanade specific infrastructure, but also master infrastructure – namely, Artisan Lakes Parkway – that serves both Esplanade and the Artisan Lakes East CDD. The costs of the Artisan Lakes Parkway will be shared pursuant to a Cost Share/Interlocal Agreement to be entered into between the District and Artisan Lakes East CDD. Under the Cost Share Agreement, the District will pay approximately 45% of the costs of the Artisan Lakes Parkway, which roughly equates to the amount of benefit that the District receives based on planned units and comparative acreage. The District’s share of the cost of the Artisan Lakes Parkway is funded in part with proceeds of the Series 2013 Bonds and in part with proceeds of the Series 2018 Bonds. The Cost Share Agreement will also provide for certain matters relating to impact fee credits arising from the construction of Artisan Lakes Parkway. With respect to such impact fee credits, it is expected that the same will be shared by the District and Artisan Lakes East CDD in the same percentages as the cost of Artisan Lakes Parkway is shared and that the same will be used in a fair and equitable manner benefitting the assessable property in the District and the assessable property in the Artisan Lakes East CDD benefitted by the construction of Artisan Lakes Parkway, as will be detailed in the Cost Sharing Agreement.

Table VI demonstrates the allocation of the Esplanade Allocable Costs for the 2018 Project among the Esplanade development plan. These costs are allocated using an EAU factor applicable for each product type.

There are two amenities planned and related to Artisan Lakes. The first is a temporary amenity facility constructed outside the boundaries of the District and which was originally part of the Developer’s sales center. Because it is outside the District’s boundaries, no assessments are permitted nor owed in connection with said facility. Additionally, the site plan for Esplanade contemplates the construction of a privately-funded clubhouse/amenity center. As reflected in Table VI , the Esplanade Allocable Costs have not been allocated to the clubhouse; instead, and as contemplated by the Series 2013 Assessment Methodology, and as part of Requisition #3, a contribution of \$64,161.81 was previously made by the Developer to offset any levy of debt assessments on that facility. Even if no contribution had been made, a debt assessment is not appropriate in connection with the development of Esplanade because the facility will be owned and operated by the Master Homeowner’s Association, and is considered a common element for the exclusive benefit of lot owners. Stated differently, any benefit for this facility flows

directly to the benefit of all of the Platted Lots in the District. As such, no assessment would be assigned to this amenity.

B. Allocation/Assignment Methodology

The Series 2018 Assessments assignable to Platted Units are provided on Tables VI. This table provides the Series 2018 Assessment amount associated with the Series 2018 Bonds. As noted earlier in this report, to the extent there are Unplatted Acres, the initial assessment on those parcels will be on an equal assessment per acre basis. As lands are platted, the Series 2018 Assessments will be assigned to platted lots on a first-platted, first-assigned basis that are not already encumbered by the Series 2013A-1 and Series A-2 Assessments.

While the Esplanade CIP functions as a system of improvements benefitting all lands within the District, the Series 2018 Assessments, together with the debt assessments securing the Series 2013A-3 Bonds, are anticipated to be slightly higher than the debt assessments securing the Series 2013A-1 Bonds and Series 2013A-2 Bonds. This increase is due to the fact that construction and financing costs have increased over time, and, alternatively, can be further justified by additional contributions of infrastructure and land from the developer for public improvements serving all of the District.

7.0 Prepayment of Assessments

The assessments encumbering a Platted Lot may be prepaid in full at anytime, without penalty, together with interest at the rate on the bond series to the interest Payment Date (as defined in the bond trust indenture) that is more than forty-five (45) days next succeeding the date of prepayment, or such other date as set forth in the applicable bond trust indenture. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties and collection costs which would otherwise be permissible if the Platted Lot being prepaid is subject to an assessment delinquency.

8.0 Overview of the Inventory Adjustment Determination

The following applies only to the 2018 Assessable Properties.

The assessment methodology is based on the development plan that is currently proposed by the Developer with respect to the 2018 Assessable Properties. As with all projects of this size and magnitude, as development occurs there may be changes to various parts of the proposed project mix, the number of units, the types of units, etc. The inventory adjustment determination mechanism is intended to ensure that all of the debt assessments are levied only

on developable properties, such that by the end of the development period there will be no remaining debt on any undevelopable property.

First, as property is taken from an undeveloped (raw land) state and readied for development, the property is platted or alternatively specific site plans are developed and processed through the County Property Appraiser, who assigns distinct parcel identification numbers for land that is ready to be built upon. Or in the case of property where a condominium is being developed the land is platted as a large tract of land, and ultimately as the developer files the declaration of condominium, the County Property Appraiser assign distinct parcel identifications to each condominium unit that will be constructed on the property.

When either of these events occur, the District must allocate the appropriate portion of its debt to the newly established and distinct parcel identification numbers. The inventory adjustment determination allows for the District to take the debt on these large tracts of land, and assign the correct allocation of debt to these newly created units. This mechanism is done to ensure that the principal assessment for each type of property constructed never exceeds the initially allocated assessment contained in this report.

This is done periodically as determined by the District Manager or their authorized representative, and is intended to insure that the remaining number of units to be constructed can be constructed on the remaining developable land. If at any time, the remaining units are insufficient to absorb the remaining development plan, the applicable landowner will be required to make a density reduction payment, such that the debt remaining after the density reduction payment does not exceed principal assessment for each type of property is exceeded in the initially allocated assessment contained in this report. The specific process for handling inventory adjustments is set forth in more detail in the District's assessment resolution adopting this report, as well as a true-up agreement entered into between the Developer and the District. Further, please note that, in the event that the District's capital improvement plan is not completed, required contributions are not made, or under certain other circumstances, the District may be required to reallocate the special assessments.

9.0 Preliminary Assessment Roll

Table VII provides the current folio numbers for the 2018 Assessable Properties derived from the Manatee County Tax Rolls and matches those folio number's with the anticipated product on each folio numbers.

Artisan Lakes Community Development District
Allocation of Platted Units to Series 2013 Bonds and Allocation of Remaining Units to Series 2018 Bonds
Table 1

Series 2013 A-1	Product Type					Total	Platted	Allocated	
	30' - 39"	40' -49' (1)	50' -59'	60' -69'	70' and Above				
<i>2013A-1/A-2</i>									
<i>Allocated Assessments</i>									
101			72			72	72	72	
102A				34		34	34	34	
102B				36		36	36	36	
103A		45				45	45	45	
104A		8	3	4	16	31	31	31	
103B		46				46	46	46	
105			35			35	35	35	
106		29				29	82	82	
107A				7		7	7	7	
Total Units Allocated:		128	110	81	16	335	388	388	
<i>Series 2018 - Assessments</i>									
106 (Remaining Platted units)		53				53	82	0	
108			52	1		53	0	0	
109A	92			12		104	0	0	
109B				16		16	0	0	
110A				32	2	34	0	0	
110B				20		20	0	0	
107A				24		24	0	0	
104B					10	10	0	0	
104C				2		2	0	0	
107B		38				38	0	0	
111A			22			22	0	0	
111B			35			35	0	0	
116		67				67	0	0	
117			36			36	0	0	
al Unallocated Units:		92	158	145	107	12	514	82	0
Total Allocated and unallocated Units		286	255	188	28	849	470	388	

(1) The lots marked as 106 - 53 - 40' - 49" lots will carry the overlapping debt of the Series 2013 A-3 Bonds represented by the Series 2013A-3 Assessments

Artisan Lakes Community Development District
Land use Type
Table II

Description	Product Type					Total
	30' - 40'	40' - 49'	50' - 59'	60' -69'	70'	
Remaining Esplanade CIP Units	92	158	145	107	12	514
Total	92	158	145	107	12	514

**Artisan Lakes Community Development District
Table III**

Final Allocation of Series 2013 A-1 Debt					
Product Type	EAU Factor (1)	Phase I/II/III	Total EAU's	Debt Per Unit at 09/30/2018	Total Series 2013 A-1 Debt Allocation of Phase I/II
Single Family 40'	0.8	128	102.4	\$ 7,881.00	\$ 1,008,768.00
Single Family 50' (2)	1	109	109	\$ 9,851.25	\$ 1,073,786.25
Single Family 60'	1.2	81	97.2	\$ 11,821.50	\$ 957,541.50
Single Family 70'	1.4	16	22.4	\$ 13,791.75	\$ 220,668.00
Total:		334			\$ 3,260,763.75
				Total Debt at after 11/01/2017 prepayment	\$ 3,260,000.00
				Remaining Debt to be allocated:	\$ (763.75)

Note 1 - Source - Series 2013 Methodology

Note 2: One 50' Lot prepaid - prepayment amount was \$10,000.00 (PID 610906659)

Note 3: The Series 2013A-2 Debt has now been fully allocated to the exact number of units as shown above (334 units). Additionally, there have been significant paydowns of the Series 2013 A-2 Bonds due to sales activity within the Community.

Overall Note: It should be noted, that the lots absorb \$763.75 in debt over the par amount remaining, and is considered insignificant, as such each lot fully allocated, will carry the fully assessed Debt Per Unit as noted in the table.

THIS CHART REFLECTS THE REVISED UNITS ASSIGNED TO THE SERIES 2013 BONDS.

**Artisan lakes Community Development District
Series 2013 A-3 Debt Allocation
Table III (Continued)**

Product Type	EAU Factor	REVISED	Total EAU	Total Par Debt		Total Par Debt Per Unit at 05/02/2018	Estimated TOTAL Annual Debt Service (1)	Estimated Annual Debt Service Per Unit	Estimated Discounts & Collections	Estimated Total Annual Debt Service (4)
		Development Plan allocabe to A-3 Bonds		Allocation (Original Par Debt Issued)	Allocation (as of May 2, 2018)					
Single Family 30' - 39'	0.7	92	64.4	\$ 334,719.33	\$ 319,991.68	\$ 3,478.17	\$ 27,446.99	\$298.34	\$20.88	\$319.22
Single Family 40' - 49'	0.8	158	126.4	\$ 656,964.66	\$ 628,058.21	\$ 3,975.05	\$ 53,871.10	\$340.96	\$23.87	\$364.82
Single Family 50' - 59'	1	145	145	\$ 753,638.25	\$ 720,478.17	\$ 4,968.81	\$ 61,798.34	\$426.20	\$29.83	\$456.03
Single Family 60' - 69'	1.2	107	128.4	\$ 667,359.67	\$ 637,995.84	\$ 5,962.58	\$ 54,723.49	\$511.43	\$35.80	\$547.23
Single Family 70' and up	1.4	12	16.8	\$ 87,318.09	\$ 83,476.09	\$ 6,956.34	\$ 7,160.08	\$596.67	\$41.77	\$638.44
Total Units:		514	481.00	\$ 2,500,000.00	\$ 2,390,000.00		\$ 205,000.00			
MAX Annual Debt Service - A-3 Bonds							\$ 205,000.00			
Rounding:							\$ -			

(1) Excludes Discounts/Collection Costs

(2) Estimated at 4% for Discounts and 3% for Collection Costs by County

(4) Includes Discounts and Collection Costs

Original Par Debt Issued \$ 2,500,000.00
Outstanding Par Debt as 05/02/2018 \$ 2,390,000.00

Artisan Lakes Community Development District
Esplanade at Artisan Lakes Capital Improvement Program Cost Estimate - 2018 Project
Table IV

No.	Facility	2013 Project	2018 Project	Remaining Public Improvements	Developer Funded		Total Project Costs
		Series 2013 Project - Completed Improvements			Completed Improvements - Developer Funded	Future Developer Funded Improvements	
1	Stormwater/Floodplain Management ⁽¹⁾⁽²⁾	\$2,871,400.00	\$1,489,498.00	\$494,944.00	\$1,968,430.00	\$1,320,885.00	\$8,145,157.00
2	Subdivision Roads				\$3,118,498.00	\$1,903,792.00	\$5,022,290.00
3	Subdivision Sanitary Sewer Collection System	\$840,910.00	\$1,041,792.99	\$575,760.00			\$2,458,462.99
4	Subdivision Potable Water System	\$840,910.00	\$863,383.33	\$404,570.00			\$2,108,863.33
5	Subdivision Landscape/Irrigation/Hardscape				\$734,606.00	\$1,264,562.00	\$1,999,168.00
6	Amenity Center				\$2,081,300.00	\$5,332,245.00	\$7,413,545.00
7	Phase I Inspection and Repair for County Acceptance				\$250,000.00		\$250,000.00
Subtotal (Esplanade)		\$4,553,220.00	\$3,394,674.32	\$1,475,274.00	\$8,152,834.00	\$9,821,484.00	\$27,397,486.32
Phase I (all improvements)							
8	Artisan Lakes Parkway ⁽⁴⁾⁽⁶⁾	\$1,877,436.47	\$1,580,394.50				\$3,457,830.97
Subtotal (Improvements Benefiting All Units)		\$1,877,436.47	\$1,580,394.50				\$3,457,830.97
9	Contingency (15%)		\$154,068.60	\$221,291.10		\$1,473,222.60	\$1,848,582.30
10	Professional Fees	\$624,994.03	\$704,766.28	\$343,626.12	\$481,115.00	\$390,362.47	\$2,544,863.91
Total Improvements		\$7,055,650.50	\$5,833,903.70	\$2,040,191.22	\$8,633,949.00	\$11,685,069.07	\$35,248,763.50
Total PUBLIC Infrastructure:				\$7,874,094.92			
Total Improvements to be financed:				\$7,874,094.92			

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the '2017 Project' as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development of Esplanade."

Notes:

- (1) Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls
- (2) Developer Funded Stormwater/Floodplain mgmt includes lake excavations, lot pad grading, road grading.
- (3) Value of Public Work Completed to Date is established from past Bills of Sale and Construction Invoices.
- (4) Artisan Lakes Parkway 1 improvements include: roadway, storm sewer, san. sewer, lift station no. 1, potable water & irrigation mains/landscape/hardscape, & street lights
- (5) Completed work includes the 27" gravity sanitary sewer main that conveys waste water from Artisan Lakes to the Manatee County master pump station

**Artisan Lakes Community Development District
Special Assessment Bonds - Series 2018
ESTIMATED - Source and Use of Funds**

Table V	
Sources:	
Bond Proceeds	
Par Amount	\$ 9,170,000.00
	\$ 9,170,000.00
Uses:	
Project Funds Deposit	
Const of Construction	\$ 7,874,094.92
Rounding Proceeds	\$ 4,500.32
	\$ 7,878,595.25
Other Funds Deposits:	
Capitalized Interest through 11/1/2018	\$605,336.50
Debt Service Reserve at 50% of MADS	\$302,668.25
	\$908,004.75
Delivery Date Expenses	
Cost of Issuance	\$ 200,000.00
Underwriter's Discount	\$ 183,400.00
	\$ 383,400.00
	\$ 9,170,000.00
Average Coupon:	5.25%
Anticipated Issuance Date	12/1/2018
Capitalized Interest	One Year (12 months)
ESTIMATED - Max Annual Debt Service	\$605,336.50

**Artisan Lakes Community Development District
Series 2018 Assessment Allocation**

Table VI

Product Type	EAU Factor	Remaining Development Plan	Total EAU	Total Par Debt Allocation	Total Par Debt Allocation Per Unit	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Annual Debt Service Per Unit	Estimated Total Annual Debt Service (1)	Total Annual Debt Service (4)
Single Family 30' - 39'	0.7	92	64.4	\$ 1,227,750.52	\$ 13,345.11	\$880.95	\$61.67	\$942.61	\$81,047.13	\$86,720.43
Single Family 40' - 49'	0.8	158	126.4	\$ 2,409,746.36	\$ 15,251.56	\$1,006.80	\$70.48	\$1,077.27	\$159,073.88	\$170,209.05
Single Family 50' - 59'	1	145	145	\$ 2,764,345.11	\$ 19,064.45	\$1,258.50	\$88.09	\$1,346.59	\$182,481.90	\$195,255.63
Single Family 60' - 69'	1.2	107	128.4	\$ 2,447,875.26	\$ 22,877.34	\$1,510.20	\$105.71	\$1,615.91	\$161,590.87	\$172,902.23
Single Family 70' and up	1.4	12	16.8	\$ 320,282.74	\$ 26,690.23	\$1,761.89	\$123.33	\$1,885.23	\$21,142.73	\$22,622.72
Total Units:		514	481.00	\$ 9,170,000.00					\$605,336.50	\$647,710.06
Estimated Max Annual Debt Service:									\$605,336.50	
Rounding:									\$0.00	

(1) Excludes Discounts/Collection Costs

(2) Estimated at 4% for Discounts and 3% for Collection Costs by County

(4) Includes Discounts and Collection Costs

Artisan Lakes Community Development District
EXHIBIT 1 - Assessment Roll - Series 2018 - Capital Improvement Program

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
						30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
604500109	4.89	0	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232	\$ 38,298.30	\$ 187,278.68				10		10
604500299	73.91	0	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232	\$ 38,298.30	\$ 2,830,627.19		101	65	22		188
610900519	128.83	0	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232	\$ 38,298.30	\$ 4,933,969.71	92	4	83	69		248
610911709	10.7	0	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232	\$ 38,298.30	\$ 409,791.79				4	12	16
610916359	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610916409	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610916459	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610916509	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610916559	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610916609	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610916659	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610916709	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610916759	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610916809	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1

Artisan Lakes Community Development District
EXHIBIT 1 - Assessment Roll - Series 2018 - Capital Improvement Program

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
						30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610916859	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610916909	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610916959	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610917009	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610917059	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610917109	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610917159	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610917209	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610917259	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610917309	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610917359	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610917409	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610917459	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610917509	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1

Artisan Lakes Community Development District
EXHIBIT 1 - Assessment Roll - Series 2018 - Capital Improvement Program

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
						30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610917559	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610917609	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610918609	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610918659	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610918709	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610918759	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610918809	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610918859	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610918909	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610919459	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610919509	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610919559	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610919609	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610919659	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1

Artisan Lakes Community Development District
EXHIBIT 1 - Assessment Roll - Series 2018 - Capital Improvement Program

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
						30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610919709	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610919759	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610919809	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610919859	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610919909	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610919959	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610920009	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610920059	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610920109	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610920159	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610920209	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610920259	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610920309	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
610920359	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1

**Artisan Lakes Community Development District
EXHIBIT 1 - Assessment Roll - Series 2018 - Capital Improvement Program**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
						30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610920409	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 15,251.56		1				1
Totals:	218.33				\$ 9,170,000.00	92	158	148	105	12	515

Total Assessment - All Assessment Area	9,170,000.00
Total Assessment - Assigned to Platted Lots	808,332.64
Total Assessment - Assigned to Unplatted Acreage	8,361,667.36
Unplatted Per Acre Assessment	38,298.30

RESOLUTION 2018-15

A RESOLUTION OF ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S POST-ISSUANCE COMPLIANCE GUIDE FOR TAX-EXEMPT BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Artisan Lakes Community Development District (the "District") has issued, and expects to issue, tax-exempt bonds (collectively, the "Bonds"); and

WHEREAS, the District desires to formally memorialize, in a single document, its policies and procedures relating to compliance with certain applicable requirements of the Internal Revenue Code of 1986, as amended, and certain of its covenants and undertakings in connection with its Bonds.

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

SECTION 1. The Post-Issuance Compliance Guide for Tax-Exempt Bonds (the "Guide") in the form attached hereto as Exhibit A is hereby adopted and approved. The person then serving as District Manager of the District or a representative or representatives of the entity then serving as District Manager of the District designated by such entity shall act as the Tax Compliance Officer for purposes of the Guide. The Guide shall supersede any similar policies and procedures previously adopted by the District.

SECTION 2. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Artisan Lakes Community Development District this 6th day of September, 2018.

**ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

[SEAL]

Michael Bachman, Chairman

ATTEST:

James P. Ward, District Secretary

EXHIBIT A

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

POST-ISSUANCE COMPLIANCE GUIDE

FOR

TAX-EXEMPT BONDS

Adopted September 6, 2018

TABLE OF CONTENTS

	<u>Page</u>
PURPOSE	3
RESPONSIBILITY.....	3
PRIVATE ACTIVITY LIMITATIONS	3
Definitions.....	3
Bond-Financed Property	5
Private Activity Review	5
Responsible Persons	6
Expected Use of Proceeds	6
Ongoing Review	7
Annual Review	7
Recordkeeping	8
ARBITRAGE COMPLIANCE	8
Arbitrage Review	8
Temporary Period	8
Rebate	9
Arbitrage Consultant.....	9
Recordkeeping.....	10
BOND COVENANT AND CONTINUING DISCLOSURE UNDERTAKING COMPLIANCE	10

TAB I	PRIVATE ACTIVITY RESTRICTIONS ON PRIVATE BUSINESS USE GOVERNMENTAL BONDS.....	I-1
TAB II	PRIVATE BUSINESS USE QUESTIONNAIRE - GOVERNMENTAL BONDS.....	II-1
TAB III	REMEDIAL ACTIONS - GOVERNMENTAL BONDS	III-1
TAB IV	INTERNAL REVENUE SERVICE – TAX EXEMPT BONDS	IV-1
TAB V	ARBITRAGE LETTER OF INSTRUCTIONS	V-1

PURPOSE

Section 141 of the Internal Revenue Code of 1986, as amended (the “Code”) contains limitations on the extent to which proceeds of tax-exempt bonds can benefit persons other than a state or local governmental unit. In addition, Section 148 of the Code imposes limitations on the investment of proceeds of tax-exempt bonds and required rebate of excess earnings to the federal government. The procedures set forth herein are intended to maintain the tax-exempt status of the outstanding tax-exempt bonds of the Artisan Lakes Community Development District (the “District”) by establishing procedures for: (1) identifying uses that may constitute private use, (2) managing and tracking changes in use, (3) accomplishing remedial action when necessary, and (4) assuring compliance with the arbitrage requirements of the Code. The procedures set forth herein also address matters relating to the District’s compliance with bond covenants.

RESPONSIBILITY

In order to facilitate continuing compliance with the federal income tax requirements relating to the tax-exempt status of its outstanding tax-exempt bond issues, the person then serving as District Manager of the District or a representative or representatives of the entity then serving as District Manager of the District shall act as the Tax Compliance Officer who will have the primary responsibility to monitor the District’s compliance with federal tax requirements for the District’s Bonds. The Tax Compliance Officer may engage third parties to assist in accomplishing the duties of the Tax Compliance Officer hereunder. The tax requirements include both limitations on the private use of facilities financed by Bonds and arbitrage limitations on the investment of proceeds of Bonds under the Code. The general responsibilities of the Tax Compliance Officer with respect to bond compliance shall include, but not be limited to, communication of monitoring procedures for Bonds (as outlined herein) to applicable department heads of the District, if any, or other parties responsible for construction and/or operation of Bond-Financed Property if other than the District Manager (the “District Representatives”) confirming consistent application of these procedures, monitoring the completeness of documentation required by these procedures, and conferring with Bond Counsel as necessary. The Tax Compliance Officer will also monitor the District’s compliance with other covenants in its bond documents. Set forth below are the procedures that will be undertaken. The District will supplement and update these procedures as appropriate to provide a continuing source of guidance on these requirements.

PRIVATE ACTIVITY LIMITATIONS

Definitions

1. **Governmental Bonds.** – Governmental Bonds are Bonds that are not Private Activity Bonds.
2. **Private Activity Bonds.** - A Bond is a private activity bond if the bond issue meets: (i) **both** the private business use test **and** the private payment or security test; **or** (ii) the private loan financing test. The tests are applied on a basis of reasonable expectations of the District on the date of each issue of Bonds and by taking into account deliberate actions of the District while such Bonds are outstanding. In many cases a deliberate action that causes Bonds to become private activity bonds can be cured by taking remedial actions.

3. **Private Business Use Test.** The private business use test is met if the amount of proceeds of Bonds that are used in a private business use is more than ten percent of total proceeds. A five percent limit is used in lieu of a ten percent limit if the private use is unrelated to a governmental use or related but disproportionate to a governmental use. Private Business Use means use, directly or indirectly, in a trade or business carried on by any person other than the issuer or another state or local governmental unit, including a use by a 501(c)(3) organization or the federal government. All private business uses over the life of the bonds are aggregated in determining whether the limitations are met.
4. **Private Payment or Security Test-** The private security or payment test is met if the payment of debt service on more than ten percent of the issue of Bonds is directly or indirectly (i) secured by any interest in property used for a private business use or payments in respect of such property or (ii) derived from payments in respect of property or borrowed money used for a private business use. A five percent limit is used in lieu of a ten percent limit if the private use is unrelated to a governmental use or related but disproportionate to a governmental use. Private payments are not taken into account to the extent properly allocated to ordinary and necessary expenses directly attributable to the operation and maintenance of the Bond-Financed Property (hereinafter defined) used by the private user.
5. **Private Loan Financing Test.** The Private Loan Financing Test is met if the issuer uses proceeds of Bonds to make loans to private persons exceeding the lesser of 5% of the proceeds or \$5 million.
6. **Management Contract** – A Management Contract is a management, service or incentive payment contract between a governmental unit and a non-governmental service provider under which the service provider provides services involving all, a portion of, or any function of a facility. A management contract with respect to financed property generally results in a private business use if the contract provides for compensation of services rendered with compensation based, in whole or in part, on a share of net profits from the operation of the facility. Revenue Procedure 97-13, as amended, provides safe harbors pursuant to which qualifying management contracts would not be treated as constituting private use of a financed facility.
7. **Bonds** – The term Bonds includes bonds, notes, and installment sale or financing lease arrangements issued on a tax-exempt basis.
8. **Eligible Mixed-Use Project** -- An eligible mixed-use project is a project wholly owned by one or more governmental persons (or 501(c)(3) organizations) or by a partnership with at least one governmental partner that is financed with governmental bonds (or qualified 501(c)(3) bonds) and with qualified equity pursuant to the same plan of financing.
9. **Qualified Equity** -- Qualified equity includes proceeds of taxable bonds other than tax-credit bonds, and funds not derived from a borrowing. The qualified equity is treated as financing the project under the same plan of financing if it pays for capital expenditures of the project on a date no earlier than the date on which such expenditures would be eligible for reimbursement under the reimbursement regulations and no later than the date the measurement period begins, generally the placed-in-service date.

Bond-Financed Property

The first step in undertaking a review of private use limitations is to identify all of the property that was financed by a particular issue of Bonds. In many cases a particular property or project may have been partially financed or refinanced with multiple issues and a change in the use of that property or project could affect all those issues. The Tax Compliance Officer will identify all outstanding Bonds of the District by reference to the audited financial statements for each fiscal year and any interim unaudited financial statements. The Tax Compliance Officer will establish and maintain books and records that reflect the actual expenditure of proceeds of particular Bonds on specific projects comprising Bond-Financed Property.

Private Activity Review

Reference should be made to the Private Activity Restrictions on Private Business Use and accompanying attachments, attached as Tab I, for further guidance on the Private Activity Limitations of Section 141 of the Code.

In order to demonstrate compliance with the Private Activity Limitations of the Code, the Tax Compliance Officer will make inquiry, including of each District Representative, on a periodic basis as to the ownership and use of such Bond-Financed Property. A form of Private Business Use Questionnaire that can be utilized for this inquiry is attached as Tab II. The Tax Compliance Officer will identify the potential occurrence of any of the events set forth below (a "Tax Event") with respect to any Bond-Financed Property:

Change of ownership or use of the Bond-Financed Property -- the ownership of any portion of the Bond-Financed Property is transferred to anyone, prior to the earlier of the end of the expected economic life of the property, or the latest maturity date of any of the Bonds financing (or refinancing) the Bond-Finance Property or any restriction on the ability of the general public to access the Bond-Financed Property occurs.

Private business use of the Bond-Financed Property -- any portion of the Bond-Financed Property will be used by anyone other than a State or local governmental unit, such as the District, or members of the general public who are not using the property in the conduct of a trade or business. Examples of uses that can give rise to private business use include use by a person as an owner, lessee, purchaser of the output of facilities under a "take" or "take or pay" contract, purchaser or licensee of research, a manager or independent contractor under certain management or professional service contracts or any other arrangement that conveys special legal entitlements (*e.g.*, arrangement that conveys priority rights to the use or capacity of the Bond-Financed Property) for beneficial use of the Bond-Finance Property.

Leases of the Bond Financed Property -- any portion of the Bond-Financed Property is to be leased, or otherwise subject to an agreement which gives possession of any portion of the Bond-Financed Property to anyone, other than a state or local governmental unit.

Management agreement or service agreement -- any portion of the Bond-Financed Property is to be used under a management contract or professional service contract, other than a contract for services that are solely incidental to the primary function of Bond-Financed Property, such as janitorial services or office equipment repair.

Sale of Output from Bond-Financed Facility – any output of the Bond-Financed Property is to be sold to or otherwise used by any person other than a state or local governmental unit or a member of the general public.

Naming rights agreements for the Bond-Financed Property -- any portion of the Bond-Financed Property will become subject to a naming rights or sponsorship agreement, other than a “brass plaque” dedication.

Research using the Bond-Financed Property -- any portion of the Bond-Financed Property will be used for the conduct of research under the sponsorship, or for the benefit of, any organization other than a state or local governmental unit.

Private Loan of Bond Proceeds -- any portion of the proceeds of any issue of Bonds (including any investment earnings thereon) is to be loaned by the District.

The existence of private uses may trigger a need to review whether there have also been payments received by the District either from a non-governmental party, such as lease payments, or payments with respect to Bond-Financed Property. It at any time there is a question or potential problem that arise with respect to private payments, it should be brought to the attention of the Tax Compliance Officer as soon as possible and Bond Counsel should be consulted on the application of the private payment test.

Responsible Persons

The Tax Compliance Officer is responsible for monitoring and enforcing compliance with policies and procedures relating to private use of Bond-Financed Property. It is the responsibility of the Tax Compliance Officer to track the planned and actual use thereof while the related issue of Bonds is outstanding. The Tax Compliance Officer shall review all private uses and work with any applicable District Representatives and Bond Counsel to make certain that no private use is undertaken which might adversely affect the tax-exempt status of any Bonds. A further breakdown of the procedures to carry out these responsibilities is detailed below.

Expected Use of Proceeds

At the time of issuance of each issue of Bonds, the Tax Compliance Officer will work with any District Representatives to determine and document planned uses of Bond-Financed Property relating to the applicable issue of Bonds. On completion of the projects included in Bond-Financed Property and final expenditure of proceeds of the related issue of Bonds, the applicable District Representative, if any, and Tax Compliance Officer will review and document sources of funding, including Qualified Equity, and any special the allocation of proceeds of such Bonds to particular costs and note the existence and amount of any private use on a schedule of private use.

A final allocation of proceeds of each issue of Bonds to expenditures will be made and retained with the records of the issue of Bonds not later than 18-months after the later of the expenditure of the proceeds of such Bonds or the placed in service date for the related Bond-Financed Property. In the case of a qualified mixed-use project, qualified equity is allocated first to private business use of the eligible mixed-use project and then to governmental use, and tax-exempt bond proceeds are allocated first to governmental use and then to private business use.

Ongoing Review

The Tax Compliance Officer will disseminate to, and discuss the list of Tax Events with any applicable District Representatives and will attempt to identify a potential Tax Event before it occurs. The Tax Compliance Officer should work closely on a regular basis with any applicable District Representatives involved with the operations involving Bond-Financed Property to learn about potential and actual changes as they are contemplated. By understanding potential changes in use that may affect private use of Bond-Financed Property, the Tax Compliance Officer and District Representatives can evaluate, on an ongoing basis, whether such changes could affect the tax-exempt status of any issue of Bonds before the change occurs.

Once a potential Tax Event has been identified, the Tax Compliance Officer shall work with any applicable District Representatives and potential private user, if applicable, to determine the parameters for the new use. Some of the parameters to consider include whether the use will be available to other organizations or the public, rents or compensation for use, costs of use to the District and square footage to be used, management contracts, leases, service, etc. These use parameters will determine if the use constitutes a non-qualified use and/or new private use of the facilities. The Tax Compliance Officer or applicable District Representative shall update the schedule summarizing private use.

In the case of a management or service contract, the Tax Compliance Officer will direct Bond Counsel to review the contract to determine if a safe harbor applies that would avoid private use from occurring. These types of agreements should be submitted to the Tax Compliance Officer in the early stages of discussions prior to going to the District for approval. Early Bond Counsel review of the contracts may help avoid private use problems.

On or prior to the occurrence of any Tax Event, including, without limitation, the proposed sale of any Bond-Financed Property, the Tax Compliance Officer will consult with Bond Counsel to ascertain what effect, if any, a contemplated Tax Event may have on the tax-exemption of interest on the related Bonds. Bond Counsel also should be consulted regarding questions of measurement of private use and available safe harbors for management or service contracts. In certain circumstances, if the private use would cause a limitation on the overall issue to be exceeded, it may be necessary for the District to take a remedial action under Treasury Regulation Section 1.141-12, including an anticipatory remedial action, to preserve the tax-exempt status of interest on the related issue of Bonds. See Tab III regarding available remedial actions. Timely identification of a Tax Event is necessary to take a remedial action. In certain cases, remedial action may not be available and the District may need to consider a voluntary closing agreement with the IRS.

Annual Review

The Tax Compliance Officer shall be responsible for reviewing the District's outstanding Bonds on a yearly basis. This review will involve analyzing the planned uses for the Bond-Financed Property, as documented on the summaries and schedules indicated above, and determining whether any changes in use are contemplated and or have occurred and whether any sales or transfers of Bond-Financed Property are contemplated. This review shall include information and/or documentation concerning users of the Bond-Financed Property for any proposed or actual changes identified within the past year (e.g. changes in square footage, increased public or private uses, changes in activities including additions/deletions of specific activities). Such information and/or documentation may include, but is not limited to, the factual details of the proposed or actual change in use, policies and procedures related to use, expenses related to use, improvements made, etc.

On an annual basis, the Tax Compliance Officer and any applicable District Representatives will review the actual use of each issue of Bonds to determine whether the actual use has changed from the plan and any applicable District Representatives will file an annual report to the Tax Compliance Officer. Where the actual use is different, the Tax Compliance Officer will document how it is different and the effects of the differences on the private use calculations. The Tax Compliance Officer shall review all new private uses and work with any applicable District Representatives and the District's Bond Counsel to make certain that no private use has been undertaken that might affect the qualified status of each issue of Bonds.

The Tax Compliance Officer will prepare an annual report summarizing current Bonds outstanding and the status of each based on the data collected and/or provided in the annual update reports. The Tax Compliance Officer will report to the Board of Supervisors of the District any potential problems that may arise that could threaten the tax-exempt status of Bonds and the steps being taken to resolve the potential problem. Discussions will be held with Bond Counsel as to the steps required to be taken.

Recordkeeping

The Internal Revenue Service has advised issuers of tax-exempt bonds that they have post-issuance recordkeeping responsibilities that are necessary to satisfy the Internal Revenue Service in the event of any future audit of the bonds. See IRS FAQs on Record Retention, attached as Tab IV. The Tax Compliance Officer shall maintain a file for each issue of Bonds. The file shall include a copy of the bond documents, detailed project schedule, cost schedule, amount of private use by project, and economic life of the project. The file shall contain a copy of all management or service contracts, leases, or agreements and documentation that any private use does not exceed permissible limits. The file shall contain annual reports from the Tax Compliance Officer or other applicable District Representative managing Bond-Financed Property summarizing all recalculations of private use percentage and private payment summaries. This file must be maintained for each issue of Bonds for the life of the issue plus three years.

ARBITRAGE COMPLIANCE

The arbitrage restrictions imposed under the Code include restrictions on the investment of proceeds of Bonds at an unrestricted yield and the rebate of excess investment earnings to the federal government, as more fully described in the Tax Certificates for each of issue of Bonds and the Arbitrage Letter of Instructions, attached as Tab V.

Arbitrage Review

For each issue of Bonds, the Tax Compliance Officer will maintain the records and documents described below under "Recordkeeping." For each issue of Bonds, the Tax Compliance Officer will establish a timeline for review of arbitrage-related issues as more fully described below.

Temporary Period

For all issues of Bonds, the Tax Compliance Officer will note the date of expiration of the three year temporary period for unrestricted investment of the proceeds of such Bonds. The three year temporary period runs from the date of issue of the original new money issue and is unaffected by note rollovers. Note, however, that the issuance of advance refunding bonds will terminate the three year temporary period of any issue that is advance refunded. For all Bonds which have unexpended proceeds held

beyond the temporary period, the Tax Compliance Officer will assure that the proceeds are yield restricted. The relevant yield will be the yield on the original Bonds until those obligations are paid with the proceeds of another issue of Bonds (a "Refunding Issue"), at which time the relevant yield will be the yield on the Refunding Issue. Yield restriction will be accomplished through either an actual investment below the relevant yield or the making of yield reduction payments, as described in Section 3(b) of the Arbitrage Letter of Instructions found in Tab V. The Tax Compliance Officer will work with its auditor or other arbitrage consultant to make timely yield reduction payments.

Rebate

For each issue of Bonds the Tax Compliance Officer will note from the Tax Certificate delivered by the District in connection with the issuance of the Bonds whether a rebate exception is available for the issue. The rebate exceptions include the bona fide debt service fund exception and the spending exceptions described in Section 4(a)(ii) of the Arbitrage Letter of Instructions found in Tab V. If the issue of Bonds is expected to meet one of the three spending exceptions to rebate, the six-month exception, the 18-month exception or the 2-year construction exception, the Tax Compliance Officer will establish a timeline of six month intervals following the date of issue of the Bonds and note whether the spending requirements related to that exception are met at the end of each period.

If no rebate exception is expected to apply or if a spending requirement is not met, the Tax Compliance Officer will establish a timeline for rebate analysis for each issue of Bonds. For bond issues, the timeline will provide for a rebate analysis to be conducted every five years and when the bonds are discharged, as more fully described in Section 4 of the Arbitrage Letter of Instructions. For note issues the timeline will provide for a rebate analysis to be undertaken at the time of the retirement of the note issue. The Tax Compliance Officer will consult with its auditor or other arbitrage consultant and make timely filing of any rebate amount with the Internal Revenue Service, as more fully described in Section 4 of the Arbitrage Letter of Instructions.

Arbitrage Consultant

The Tax Compliance Officer will maintain a contract with a third party arbitrage consultant for the purpose of providing arbitrage consulting services including but not limited to:

1. annual analysis of all Bonds.
2. arbitrage rebate calculations
3. yield restriction calculations.
4. technical support on an ad-hoc basis.

The arbitrage consultant will provide on an annual basis, an analysis of all Bonds for potential liability, rebate, yield restriction or other arbitrage related issues. The Tax Compliance Officer will review the arbitrage analysis and coordinate with the consultant to prepare the necessary filings and payments. The Tax Compliance Officer will timely file or cause to be filed with the Internal Revenue Service the appropriate IRS arbitrage rebate and yield restriction reports, Form 8038-T, along with any payments due for any Bonds.

Recordkeeping

In order to satisfy the arbitrage recordkeeping requirements, the Tax Compliance Officer shall create and maintain, or cause to be created and maintained, records of:

1. Purchases or sales of investments made with proceeds of Bonds (including amounts treated as “gross proceeds” as a result being part of a sinking fund or pledge fund) and receipts of earnings on those investments;
2. The final allocation of the proceeds of each issue of Bonds to expenditures, together with purchase contracts, construction contracts, invoices, and cancelled checks;
3. Information and records showing that investments made with unspent proceeds of each issue of Bonds after the expiration of the applicable temporary period were not invested in higher-yielding investments;
4. Information, if applicable, that will be sufficient to demonstrate to the Internal Revenue Service upon an audit of any issue of Bonds that such Bonds have complied with one or more available spending exceptions to the arbitrage rebate requirement with respect of such Bonds;
5. Information and calculations, when applicable, that will be sufficient to demonstrate to the Internal Revenue Service, upon an audit of any issue of Bonds, for which an exception to the arbitrage rebate requirement was not applicable, that the rebate amount, if any, that was payable to the United States of America with respect to investments made with gross proceeds of such Bonds was calculated and timely paid with Form 8038-T timely filed with the Internal Revenue Service;
6. Information and records showing that investments held in yield-restricted advance refunding or defeasance escrows for Bonds were not invested in higher-yielding investments; and
7. The Tax Certificate delivered by the District as part of the record of proceedings for each issue of Bonds.

BOND COVENANT AND CONTINUING DISCLOSURE UNDERTAKING COMPLIANCE

The Tax Compliance Officer will become familiar with the various covenants in the applicable financing documents relating to each issue of Bonds, including the applicable bond resolution, trust indenture, loan agreement and/or agreement with credit enhancers. The Tax Compliance Officer will prepare and regularly update a written summary of the bond covenants and review on an annual basis the status of the District’s compliance with such covenants. These covenants typically include matters such as the requirement to provide audited financial statements and/or annual budgets to bond trustees on an annual basis, the requirement to maintain specified insurance coverage, and monitoring compliance with rate covenants. The Tax Compliance Officer will consult with any applicable District Representatives to the extent necessary to obtain information to permit the District to comply with such covenants.

With respect to compliance with Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”), subject to the requirements of the specific written undertaking in connection with each issue of Bonds subject to the Rule, the District will be required to annually provide to the Electronic Municipal Market Access (EMMA) audited financial statements prepared in accordance with generally accepted

accounting principles and updates of other financial and operating data, including revenues, annual debt service requirements and historical debt coverage, which is included in its Official Statements or Limited Offering Memorandums. The Tax Compliance Officer will review each written continuing disclosure agreement relating to any issue of Bonds subject to the Rule and takes steps to ensure that the District is in compliance with its continuing disclosure undertakings. The District will provide in a timely manner to EMMA or the Municipal Securities Rulemaking Board notice of any of the Material Events listed in the Rule in connection with each issue of Bonds subject to the Rule. Any submissions to the MSRB or EMMA in connection with an issue of Bonds may be made through a third-party dissemination agent engaged by the District for that purpose, subject to the requirements of any applicable written continuing disclosure agreement relating to that issue of Bonds.

Attachments

- Tab I Private Activity Restrictions on Private Business Use
- Tab II Private Business Use Questionnaire
- Tab III Remedial Actions
- Tab IV IRS FAQs on Record Retention
- Tab V Arbitrage Letter of Instructions

TAB I

PRIVATE ACTIVITY RESTRICTIONS ON PRIVATE BUSINESS USE

GOVERNMENTAL BONDS

Introduction

The Internal Revenue Code of 1986, as amended (the "Code") limits the amount of proceeds of tax-exempt governmental bonds (including short term obligations such as notes) that can be used for the benefit of private businesses. Section 141 of the Code treats as a taxable private activity bond a bond issued as part of an issue that meets the private business use test and the private security or payment test, or the private loan test. The private business use test is met if the amount of proceeds of bonds that are used in a private business use is more than ten percent of total proceeds. The private security or payment test is met if the payment of debt service on more than 10 percent of the issue is directly or indirectly (i) secured by any interest in property used for a private business use or payments in respect of such property or (ii) derived from payments in respect of property or borrowed money used for a private business use. A five percent limit is used in lieu of a ten percent limit if the private use is unrelated to a governmental use or related but disproportionate to a governmental use. For purposes of Section 141, the term private business includes nonprofit, 501(c)(3) organizations as well as the federal government.

Private business use generally

Private business use can arise from almost any use of tax-exempt bond-financed property by anyone other than a state or local governmental unit ("Governmental Unit") or members of the general public who are not using the property in the conduct of a trade or business. Examples of uses which can give rise to private business use include use (a) by a person as (i) an owner, (ii) a lessee, (iii) a purchaser of the output of facilities under a "take and pay" or "take or pay" contract, (iv) a purchaser, sponsor or licensee of research and (v) a manager or independent contractor under certain management or professional service contracts, (b) pursuant to an arrangement that conveys (i) special legal entitlements (e.g., an arrangement that conveys priority rights to the use or capacity of the financed property) for beneficial use of the property financed with proceeds of tax exempt debt or (ii) other special economic benefits, (c) use by the United States government and its agencies and instrumentalities and (d) use by nonprofit corporations.

The purpose of this Summary is to assist employees of a Governmental Unit in recognizing uses, actions or other arrangements with respect to tax-exempt bond-financed property which may not comply with the requirements of the Internal Revenue Code of 1986, as amended, and which could jeopardize the tax exempt status of bonds issued to finance such property. It is not exhaustive and may not be relied upon as legal advice. Before any use, action or other arrangement described herein is commenced, such use, action or other arrangement should be reviewed by bond counsel to the Governmental Unit.

Leases of the Financed Property. Leases and certain other agreements which transfer possession of tax exempt financed property will result in a private business use if the party to whom the property is leased is not an Governmental Unit. Examples include leases of space for book stores and cafeterias.

Priority Rights. Arrangements that convey special legal entitlements (e.g., arrangements that convey priority rights to the use or capacity of the financed property) for control or beneficial use of property financed with proceeds of tax exempt debt are treated as private business uses. Examples of such arrangements are contracts with research companies to set aside space for the testing of new products or arrangements pursuant to which a person which is not an Governmental Unit is entitled to limit, or control charges for, access to all or a portion of tax-exempt bond financed property.

Naming Rights and Sponsorship Payments. Agreements which permit a private company or organization to make payments for the right to have its name or logo used in connection with property financed with tax exempt debt may result in private business use. The rules in this area continue to evolve but “qualified sponsorship payments” should not give rise to a private business use. A qualified sponsorship payment means any payment made by any person engaged in a trade or business with respect to which there is no arrangement or expectation that such person will receive any substantial return benefit other than the use or acknowledgement of the sponsor’s name or logo in connection with the activities of the Governmental Unit. Such use or acknowledgement may not include advertising such person’s products or services. The qualified sponsorship payment would not include (a) any payment that is contingent upon attendance at events or (b) any payment that entitles the payor to the use or acknowledgement of the payor’s name or logo in regularly scheduled and printed material published by or on behalf of the Governmental Unit. This would allow donations in exchange for the usual “brass plaque” but call into question arrangements such as the right to name a facility of the Governmental Unit and control how that facility is referred to in publications and press releases.

Research Arrangements. Research conducted under the sponsorship or for the benefit of organizations other than Governmental Units, including research sponsored by any branch of the Federal government, can result in the private business use of any property financed with tax exempt debt which is used in the conduct of the research. The Internal Revenue Service has published guidance on the circumstances under which a research agreement does not result in private business use. The guidance for safe harbor research arrangements is set forth in Rev. Proc. 2007-47 (2007 IRB LEXIS 570; 2007-29 I.R.B. 108) attached hereto as Exhibit 1.

Management and Service Contracts. Both contracts for the management of property financed with tax exempt debt and certain contracts for the provision of services in connection with property financed with tax exempt debt can result in private business use. Contracts which may result in a private business use include management, service, or incentive payment contracts between the Governmental Unit and a service provider under which the service provider provides services involving all, a portion of, or any function of, a facility financed with tax exempt debt. For example, a contract for the provision of management services for an entire facility, and a contract for management services for a specific portion of a facility, such as a cafeteria are each treated as a management contract. However, contracts for services that are solely incidental to the primary function of the property financed with tax exempt debt, such as janitorial services or office equipment repair, are not regarded as management or service contracts for this purpose. The Internal Revenue Service has published safe harbor guidance on the circumstances under which a management or service agreement does not result in private business use. For contracts entered into before August 18, 2017, the guidance is set forth in Rev. Proc. 97-13 (1997-1 C.B. 632; 1997 IRB LEXIS 14; 1997-5 I.R.B. 18, as modified by Rev. Proc. 2001-39, 2001 IRB LEXIS 229; 2001-28 I.R.B. 38) and IRS Notice 2014-67, attached hereto as Exhibit 2. For contracts entered into on or after January 17, 2017, or at the election of the issuer, at any time, the guidance is set forth in Rev. Proc. 2017-13, attached hereto as Exhibit 3.

Output Facilities. Occasionally a Governmental Unit will acquire facilities such as co-generation facilities. The sale of output (as distinguished from consumption of the output by the Governmental Unit) from an output type facility can result in a private business use.

Joint Ventures and Partnerships. Joint venture arrangements between a Governmental Unit and persons other than a Governmental Unit may result in private business use. These arrangements need to be examined to see if they are viewed as partnerships for federal tax purposes. The Regulations permit the governmental share of a project used in joint ventures to be financed with governmental bonds by treating the partnership of governmental entities and private entities as an aggregate of the partners rather than as a separate taxable entity. The private business use by a private entity partner will be determined based on that partner's greatest percentage share of any of the specified partnership items, income, gain, loss, deduction or credit attributable to the partnership during the measurement period.

Exclusions from Private Business Use

Incidental Uses. A very limited spectrum of incidental uses are not treated as private business uses if certain conditions are met. Those conditions are: (a) except for vending machines, pay telephones, kiosks and similar uses, the use must not involve the transfer to the private user of possession and control of space that is separated from the other areas of the facility by a physical barrier; (b) the use must not be functionally related to another use of the facility by the same private user; and (c) such incidental uses may not, in the aggregate involve more than 2.5 percent of the facility. Examples of incidental uses include pay telephones, vending machines and advertising displays.

General Public Use. Use of facilities intended for general public use is not considered "use" by nongovernmental persons in a trade or business if such persons use the facilities in their trade or business on the same basis as other members of the public. Use of the financed facilities by organizations such as school groups, church groups, and fraternal organizations and numerous commercial organizations for a short period of time on a rate scale basis will not be considered use by nongovernmental persons in a trade or business if the rights of such a user are only those of a transient occupant rather than the full legal possessory interests of a lessee. Any arrangement that conveys priority rights to the use or capacity of the financed property will be treated as a private business use.

Short Term Uses. Certain short term uses will not be treated as private use. Use by a nongovernmental person is not private use if either:

(i) (A) the term of the use under the arrangement, including all renewal options is not longer than 200 days, and (B) the use of the financed property under the same or similar arrangements is predominantly by natural persons who are not engaged in a trade or business; or

(ii) (A) the term of the use under the arrangement, including all renewal options, is not longer than 100 days, and (B) the arrangement would be treated as general public use, except that it is not available for use on the same basis by natural persons not engaged in a trade or business because generally applicable and uniformly applied rates are not reasonably available to natural persons not engaged in a trade or business; or

(iii) (A) the term of the use under the arrangement, including all renewal options, is not longer than 50 days; and (B) the arrangement is a negotiated arm's-length arrangement, and compensation under the arrangement is at fair market value.

In addition, in each case the property must not be financed for the principal purpose of providing that property for use by that non-Governmental Unit.

Qualified improvements. Proceeds of tax exempt bonds that provide a governmentally owned improvement to a governmentally owned building (including its structural components and land functionally related and subordinate to the building) are not used for a private business use if

- (i) The building was placed in service more than 1 year before the construction or acquisition of the improvement is begun;
- (ii) The improvement is not an enlargement of the building or an improvement of interior space occupied exclusively for any private business use;
- (iii) No portion of the improved building or any payments in respect of the improved building secures payment of the tax exempt bonds; and
- (iv) No more than 15 percent of the improved building is used for a private business use.

Allocation of Proceeds and Equity to Expenditures and Private Uses

Identification of Bond-Financed Project

The first step in a private business use analysis is to identify the project that is financed with the proceeds of the bonds. Generally the Regulations define a project as the facilities financed in whole or in part with the proceeds of a single bond issue. The scope of the project can be described in and limited by the financing documents.

Allocation of Sources of Funds to Expenditures and Uses

Subject to the exception described below, multiple sources of funds for the same project are allocated on a proportionate basis to all the expenditures for the project and all the uses of the project. This includes multiple issues of tax-exempt bonds that finance the same project at the same time. Later improvements made to a project that are financed with a separate later issue are treated as a separate project.

Eligible Mixed Use Projects Exception

In lieu of the proportionate or pro rata allocation method described above, a special allocation rule, the undivided portion allocation method, applies to “eligible mixed use projects”. An eligible mixed use project is a project that is financed with proceeds of governmental bond and qualified equity pursuant to the same plan of financing. Qualified equity includes proceeds of taxable bonds and other funds not derived from a borrowing, but not the proceeds of taxable tax credit bonds. The plan of financing is defined by reference to the timing of the expenditure of the qualified equity. It includes as qualified equity funds spent no earlier than the earliest date funds would be eligible for reimbursement and no later than the beginning of the measurement period, generally the project’s placed in service date. Thus as of the placed in service date, the issuer can determine the extent to which qualified equity was used to finance the project.

Under this special allocation rule private business use is first allocated to qualified equity up to the percentage of qualified equity in the overall plan of financing, with governmental use allocated to the tax-exempt bond proceeds. Only if the percentage of private business use exceeds the percentage of qualified equity will private use be allocated to tax-exempt bond proceeds. As described below, these allocations are done on an annual basis.

Partnerships

The Regulations permit the governmental share of a project used in joint ventures to be financed with governmental bonds by treating the partnership of governmental entities and private entities as an aggregate of the partners rather than as a separate taxable entity. The private business use by a private entity partner will be determined based on that partner's greatest percentage share of any of the specified partnership items, income, gain, loss, deduction or credit attributable to the partnership during the measurement period. Taken together with the undivided portion allocation method, this treatment permits qualified equity to be allocated to the private entity partner's private business use.

Measurement of Private Business Use

All private business uses of property financed by a bond issue are aggregated to determine if the limitations have been exceeded. Private business use of property is measured on an average basis over a measurement period that runs from the later of the issue date of the bonds or the date property is placed in service, through the earlier of the last date of the expected economic life of the property or the maturity date of the bonds or refunding bonds. The average percentage of private business use is the average of the percentages of private business during one-year periods within the measurement period. The percentage of private business use for any one-year period is the average private business use for that year, determined by comparing the amount of private business use during that year to the total amount of private business use and governmental use, taking into account any allocations of private business use to qualified equity.

EXHIBIT 1

RESEARCH CONTRACT GUIDELINES

Rev. Proc. 2007-47—Operating Guidelines for Research Agreements

(Also Part I, § § 103, 141, 145; 1.141-3, 1.145-2.)

June 26, 2007

SECTION 1. PURPOSE

The purpose of this revenue procedure is to set forth conditions under which a research agreement does not result in private business use under § 141(b) of the Internal Revenue Code of 1986 (the Code). This revenue procedure also addresses whether a research agreement causes the modified private business use test in § 145(a)(2)(B) of the Code to be met for qualified 501(c)(3) bonds. This revenue procedure modifies and supersedes Rev. Proc. 97-14, 1997-1 C.B. 634.

SECTION 2. BACKGROUND

.01 Private Business Use.

(1) Under § 103(a) of the Code, gross income does not include interest on any State or local bond. Under § 103(b)(1), however, § 103(a) does not apply to a private activity bond, unless it is a qualified bond under § 141(e). Section 141(a)(1) defines “private activity bond” as any bond issued as part of an issue that meets both the private business use and the private security or payment tests. Under § 141(b)(1), an issue generally meets the private business use test if more than 10 percent of the proceeds of the issue are to be used for any private business use. Under §141(b)(6)(A), private business use means direct or indirect use in a trade or business carried on by any person other than a governmental unit. Section 150(a)(2) provides that the term “governmental unit” does not include the United States or any agency or instrumentality thereof. Section 145(a) also applies the private business use test of §141(b)(1) to qualified 501(c)(3) bonds, with certain modifications.

(2) Section 1.141-3(b)(1) of the Income Tax Regulations provides that both actual and beneficial use by a nongovernmental person may be treated as private business use. In most cases, the private business use test is met only if a nongovernmental person has special legal entitlements to use the financed property under an arrangement with the issuer. In general, a nongovernmental person is treated as a private business user of proceeds and financed property as a result of ownership; actual or beneficial use of property pursuant to a lease, or a management or incentive payment contract; or certain other arrangements such as a take or pay or other output-type contract.

(3) Section 1.141-3(b)(6)(i) provides generally that an agreement by a nongovernmental person to sponsor research performed by a governmental person may result in private business use of the property used for the research, based on all the facts and circumstances.

(4) Section 1.141-3(b)(6)(ii) provides generally that a research agreement with respect to financed property results in private business use of that property if the sponsor is treated as the lessee or owner of financed property for Federal income tax purposes.

(5) Section 1.141-1(b) provides that the term “governmental person” means a State or local governmental unit as defined in § 1.103-1 or any instrumentality thereof. Section 1.141-1(b) further provides that governmental person does not include the United States or any agency or instrumentality thereof. Section 1.141-1(b) further provides that “nongovernmental person” means a person other than a governmental person.

(6) Section 1.145-2 provides that §§ 1.141-0 through 1.141-15 apply to qualified 501(c)(3) bonds under § 145(a) of the Code with certain modifications and exceptions. (7) Section 1.145-2(b)(1) provides that, in applying §§ 1.141-0 through 1.141-15 to § 145(a) of the Code, references to governmental persons include § 501(c)(3) organizations with respect to their activities that do not constitute unrelated trades or businesses under § 513(a).

.02 Federal Government rights under the Bayh-Dole Act.

(1) The Patent and Trademark Law Amendments Act of 1980, as amended, 35 U.S.C. § 200 et seq. (2006) (the “Bayh-Dole Act”), generally applies to any contract, grant, or cooperative agreement with any Federal agency for the performance of research funded by the Federal Government.

(2) The policies and objectives of the Bayh-Dole Act include promoting the utilization of inventions arising from federally supported research and development programs, encouraging maximum participation of small business firms in federally supported research and development efforts, promoting collaboration between commercial concerns and nonprofit organizations, ensuring that inventions made by nonprofit organizations and small business firms are used in a manner to promote free competition and enterprise, and promoting the commercialization and public availability of inventions made in the United States by United States industry and labor.

(3) Under the Bayh-Dole Act, the Federal Government and sponsoring Federal agencies receive certain rights to inventions that result from federally funded research activities performed by non-sponsoring parties pursuant to contracts, grants, or cooperative research agreements with the sponsoring Federal agencies. The rights granted to the Federal Government and its agencies under the Bayh-Dole Act generally include, among others, nonexclusive, nontransferable, irrevocable, paid-up licenses to use the products of federally sponsored research and certain so-called “march-in rights” over licensing under limited circumstances. Here, the term “march-in rights” refers to certain rights granted to the sponsoring Federal agencies under the Bayh-Dole

Act, 35 U.S.C. § 203 (2006), to take certain actions, including granting licenses to third parties to ensure public benefits from the dissemination and use of the results of federally sponsored research in circumstances in which the original contractor or assignee has not taken, or is not expected to take within a reasonable time, effective steps to achieve practical application of the product of that research. The general purpose of these rights is to ensure the expenditure of Federal research funds in accordance with the policies and objectives of the Bayh-Dole Act.

SECTION 3. DEFINITIONS

.01 *Basic research*, for purposes of § 141 of the Code, means any original investigation for the advancement of scientific knowledge not having a specific commercial objective. For example, product testing supporting the trade or business of a specific nongovernmental person is not treated as basic research.

.02 *Qualified user* means any State or local governmental unit as defined in § 1.1031 or any instrumentality thereof. The term also includes a § 501(c)(3) organization if the financed property is not used in an unrelated trade or business under § 513(a) of the Code. The term does not include the United States or any agency or instrumentality thereof.

.03 *Sponsor* means any person, other than a qualified user, that supports or sponsors research under a contract.

SECTION 4. CHANGES

This revenue procedure modifies and supersedes Rev. Proc. 97-14 by making changes that are described generally as follows:

.01 Section 6.03 of this revenue procedure modifies the operating guidelines on cooperative research agreements to include agreements regarding industry or federally sponsored research with either a single sponsor or multiple sponsors.

.02 Section 6.04 of this revenue procedure provides special rules for applying the revised operating guidelines under section 6.03 of this revenue procedure to federally sponsored research. These special rules provide that the rights of the Federal Government and its agencies mandated by the Bayh-Dole Act will not cause research agreements to fail to meet the requirements of section 6.03, upon satisfaction of the requirements of section 6.04 of this revenue procedure. Thus, under the stated conditions, such rights themselves will not result in private business use by the Federal Government or its agencies of property used in research performed under research agreements. These special rules do not address the use by third parties that actually receive more than non-exclusive, royalty-free licenses as the result of the exercise by a sponsoring Federal agency of its rights under the Bayh-Dole Act, such as its march-in rights.

SECTION 5. SCOPE

This revenue procedure applies when, under a research agreement, a sponsor uses property financed with proceeds of an issue of State or local bonds subject to § 141 or §145(a)(2)(B) of the Code

SECTION 6. OPERATING GUIDELINES FOR RESEARCH AGREEMENTS

.01 *In general.* If a research agreement is described in either section 6.02 or 6.03 of this revenue procedure, the research agreement itself does not result in private business use. In applying the operating guidelines under section 6.03 of this revenue procedure to federally sponsored research, the special rules under section 6.04 of this revenue procedure (regarding the effect of the rights of the Federal Government and its agencies under the Bayh-Dole Act) apply.

.02 *Corporate-sponsored research.* A research agreement relating to property used for basic research supported or sponsored by a sponsor is described in this section 6.02 if any license or other use of resulting technology by the sponsor is permitted only on the same terms as the recipient would permit that use by any unrelated, non-sponsoring party (that is, the sponsor must pay a competitive price for its use), and the price paid for that use must be determined at the time the license or other resulting technology is available for use. Although the recipient need not permit persons other than the sponsor to use any license or other resulting technology, the price paid by the sponsor must be no less than the price that would be paid by any non-sponsoring party for those same rights.

.03 *Industry or federally-sponsored research agreements.* A research agreement relating to property used pursuant to an industry or federally-sponsored research arrangement is described in this section 6.03 if the following requirements are met, taking into account the special rules set forth in section 6.04 of this revenue procedure in the case of federally sponsored research —

- (1) A single sponsor agrees, or multiple sponsors agree, to fund governmentally performed basic research;
- (2) The qualified user determines the research to be performed and the manner in which it is to be performed (for example, selection of the personnel to perform the research);
- (3) Title to any patent or other product incidentally resulting from the basic research lies exclusively with the qualified user; and
- (4) The sponsor or sponsors are entitled to no more than a nonexclusive, royalty-free license to use the product of any of that research.

.04 *Federal Government rights under the Bayh-Dole Act.* In applying the operating guidelines on industry and federally-sponsored research agreements under section 6.03 of this revenue procedure to federally sponsored research, the rights of the Federal Government and its agencies mandated by the Bayh-Dole Act will not cause a research agreement to fail to meet the

requirements of section 6.03, provided that the requirements of sections 6.03(2), and (3) are met, and the license granted to any party other than the qualified user to use the product of the research is no more than a nonexclusive, royalty-free license. Thus, to illustrate, the existence of march-in rights or other special rights of the Federal Government or the sponsoring Federal agency mandated by the Bayh-Dole Act will not cause a research agreement to fail to meet the requirements of section 6.03 of this revenue procedure, provided that the qualified user determines the subject and manner of the research in accordance with section 6.03(2), the qualified user retains exclusive title to any patent or other product of the research in accordance with section 6.03(3), and the nature of any license granted to the Federal Government or the sponsoring Federal agency (or to any third party nongovernmental person) to use the product of the research is no more than a nonexclusive, royalty-free license.

SECTION 7. EFFECT ON OTHER DOCUMENTS

Rev. Proc. 97-14 is modified and superseded.

SECTION 8. EFFECTIVE DATE

This revenue procedure is effective for any research agreement entered into, materially modified, or extended on or after June 26, 2007. In addition, an issuer may apply this revenue procedure to any research agreement entered into prior to June 26, 2007.

SECTION 9. DRAFTING INFORMATION

The principal authors of this revenue procedure are Vicky Tsilas and Johanna Som de Cerff of the Office of Associate Chief Counsel (Financial Institutions & Products). For further information regarding this revenue procedure, contact Johanna Som de Cerff at (202) 622-3980 (not a toll-free call).

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EXHIBIT 2

MANAGEMENT CONTRACT GUIDELINES

Rev. Proc. 97-13, 1997-1 C.B. 632--Management Contract Guidelines (Supersedes Rev. Proc. 93-19), as amended by Rev. Proc. 2001-39, 2001-2 C.B. 38 and Notice 2014-67

1997-1 C.B. 632; 1997 IRB LEXIS 14; 1997-5 I.R.B. 18; REV. PROV 97-13

Rev. Proc. 97-13

SECTION 1. PURPOSE

The purpose of this revenue procedure is to set forth conditions under which a management contract does not result in private business use under section 141(b) of the Internal Revenue Code of 1986. This revenue procedure also applies to determinations of whether a management contract causes the test in section 145(a)(2)(B) of the 1986 Code to be met for qualified 501(c)(3) bonds.

SECTION 2. BACKGROUND

.01 Private Business Use.

(1) Under section 103(a) of the 1986 Code, gross income does not include interest on any state or local bond. Under section 103(b)(1) of the 1986 Code, however, section 103(a) of the 1986 Code does not apply to a private activity bond, unless it is a qualified bond under section 141(e) of the 1986 Code. Section 141(a)(1) of the 1986 Code defines "private activity bond" as any bond issued as part of an issue that meets both the private business use and the private security or payment tests. Under section 141(b)(1) of the 1986 Code, an issue generally meets the private business use test if more than 10 percent of the proceeds of the issue are to be used for any private business use. Under section 141(b)(6)(A) of the 1986 Code, private business use means direct or indirect use in a trade or business carried on by any person other than a governmental unit. Section 145(a) of the 1986 Code also applies the private business use test of section 141(b)(1) of the 1986 Code, with certain modifications.

(2) Corresponding provisions of the Internal Revenue Code of 1954 set forth the requirements for the exclusion from gross income of the interest on state or local bonds. For purposes of this revenue procedure, any reference to a 1986 Code provision includes a reference to the corresponding provision, if any, under the 1954 Code.

(3) Private business use can arise by ownership, actual or beneficial use of property pursuant to a lease, a management or incentive payment contract, or certain other arrangements. The Conference Report for the Tax Reform Act of 1986, provides as follows:

The conference agreement generally retains the present-law rules under which use by persons other than governmental units is determined for purposes of the trade or business use test. Thus, as under present law, the use of bond-financed property is treated as a use of bond proceeds. As under present law, a person may be a user of bond proceeds and bond-financed property as a result of (1) ownership or (2) actual or beneficial use of property pursuant to a lease, a management or incentive payment contract, or (3) any other arrangement such as a take-or-pay or other output-type contract.

2 H.R. Conf. Rep. No. 841, 99th Cong., 2d Sess. II-687-688, (1986) 1986-3 (Vol. 4) C.B. 687-688 (footnote omitted).

(4) A management contract that gives a nongovernmental service provider an ownership or leasehold interest in financed property is not the only situation in which a contract may result in private business use.

(5) Section 1.141-3(b)(4)(i) of the Income Tax Regulations provides, in general, that a management contract (within the meaning of section 1.141-3(b)(4)(ii)) with respect to financed property may result in private business use of that property, based on all the facts and circumstances.

(6) Section 1.141-3(b)(4)(i) provides that a management contract with respect to financed property generally results in private business use of that property if the contract provides for compensation for services rendered with compensation based, in whole or in part, on a share of net profits from the operation of the facility.

(7) Section 1.141-3(b)(4)(iii), in general, provides that certain arrangements generally are not treated as management contracts that may give rise to private business use. These are--

(a) Contracts for services that are solely incidental to the primary governmental function or functions of a financed facility (for example, contracts for janitorial, office equipment repair, hospital billing or similar services);

(b) The mere granting of admitting privileges by a hospital to a doctor, even if those privileges are conditioned on the provision of de minimis services, if those privileges are available to all qualified physicians in the area, consistent with the size and nature of its facilities;

(c) A contract to provide for the operation of a facility or system of facilities that consists predominantly of public utility property (as defined in section 168(i)(10) of the 1986 Code), if the only compensation is the reimbursement of actual and direct expenses of the service provider and reasonable administrative overhead expenses of the service provider; and

(d) A contract to provide for services, if the only compensation is the reimbursement of the service provider for actual and direct expenses paid by the service provider to unrelated parties.

(8) Section 1.145-2(a) provides generally that sections 1.141-0 through 1.141-15 apply to section 145(a) of the 1986 Code.

(9) Section 1.145-2(b)(1) provides that in applying sections 1.141-0 through 1.141-15 to section 145(a) of the 1986 Code, references to governmental persons include section 501(c)(3) organizations with respect to their activities that do not constitute unrelated trades or businesses under section 513(a) of the 1986 Code.

.02 Existing Advance Ruling Guidelines. Rev. Proc. 93-19, 1993-1 C.B. 526, contains advance ruling guidelines for determining whether a management contract results in private business use under section 141(b) of the 1986 Code.

SECTION 3. DEFINITIONS

.01 Adjusted gross revenues means gross revenues of all or a portion of a facility, less allowances for bad debts and contractual and similar allowances.

.02 Capitation fee means a fixed periodic amount for each person for whom the service provider or the qualified user assumes the responsibility to provide all needed services for a specified period so long as the quantity and type of services actually provided to covered persons varies substantially. For example, a capitation fee includes a fixed dollar amount payable per month to a medical service provider for each member of a health maintenance organization plan for whom the provider agrees to provide all needed medical services for a specified period. A capitation fee may include a variable component of up to 20 percent of the total capitation fee designed to protect the service provider against risks such as catastrophic loss.

.03 Management contract means a management, service, or incentive payment contract between a qualified user and a service provider under which the service provider provides services involving all, a portion of, or any function of, a facility. For example, a contract for the provision of management services for an entire hospital, a contract for management services for a specific department of a hospital, and an incentive payment contract for physician services to patients of a hospital are each treated as a management contract. See sections 1.141-3(b)(4)(ii) and 1.145-2.

.04 Penalties for terminating a contract include a limitation on the qualified user's right to compete with the service provider; a requirement that the qualified user purchase equipment, goods, or services from the service provider; and a requirement that the qualified user pay liquidated damages for cancellation of the contract. In contrast, a requirement effective on cancellation that the qualified user reimburse the service provider for ordinary and necessary expenses or a restriction on the qualified user against hiring key personnel of the service provider is generally not a contract termination penalty. Another contract between the service provider and the qualified user, such as a loan or guarantee by the service provider, is treated as creating a contract termination penalty if that contract contains terms that are not customary or arm's-length that could operate to prevent the qualified user from terminating the contract (for example, provisions under which the contract terminates if the management contract is terminated or that place substantial restrictions on the selection of a substitute service provider).

.05 Periodic fixed fee means a stated dollar amount for services rendered for a specified period of time. For example, a stated dollar amount per month is a periodic fixed fee. The stated dollar amount may automatically increase according to a specified, objective, external standard that is not linked to the output or efficiency of a facility. For example, the Consumer Price Index and similar external indices that track increases in prices in an area or increases in revenues or costs in an industry are objective external standards. Capitation fees and per-unit fees are not periodic fixed fees.

.06 Per-unit fee means a fee based on a unit of service provided specified in the contract or otherwise specifically determined by an independent third party, such as the administrator of the Medicare program, or the qualified user. For example, a stated dollar amount for each specified medical procedure performed, car parked, or passenger mile is a per-unit fee. Separate billing arrangements between physicians and hospitals generally are treated as per-unit fee arrangements.

.07 Qualified user means any state or local governmental unit as defined in section 1.103-1 or any instrumentality thereof. The term also includes a section 501(c)(3) organization if the financed property is not used in an unrelated trade or business under section 513(a) of the 1986 Code. The term does not include the United States or any agency or instrumentality thereof.

.08 Renewal option means a provision under which the service provider has a legally enforceable right to renew the contract. Thus, for example, a provision under which a contract is automatically renewed for one-year periods absent cancellation by either party is not a renewal option (even if it is expected to be renewed).

.09 Service provider means any person other than a qualified user that provides services under a contract to, or for the benefit of, a qualified user.

SECTION 4. SCOPE

This revenue procedure applies when, under a management contract, a service provider provides management or other services involving property financed with proceeds of an issue of state or local bonds subject to section 141 or section 145(a)(2)(B) of the 1986 Code.

SECTION 5. OPERATING GUIDELINES FOR MANAGEMENT CONTRACTS

.01 IN GENERAL. If the requirements of section 5 of this revenue procedure are satisfied, the management contract does not itself result in private business use. In addition, the use of financed property, pursuant to a management contract meeting the requirements of section 5 of this revenue procedure, is not private business use if that use is functionally related and subordinate to that management contract and that use is not, in substance, a separate contractual agreement (for example, a separate lease of a portion of the financed property). Thus, for example, exclusive use of storage areas by the manager for equipment that is necessary for it to perform activities required under a management contract that meets the requirements of section 5 of this revenue procedure, is not private business use.

.02 GENERAL COMPENSATION REQUIREMENTS.

(1) IN GENERAL. The contract must provide for reasonable compensation for services rendered with no compensation based, in whole or in part, on a share of net profits from the operation of the facility. Reimbursement of the service provider for actual and direct expenses paid by the service provider to unrelated parties is not by itself treated as compensation.

(2) ARRANGEMENTS THAT GENERALLY ARE NOT TREATED AS NET PROFITS ARRANGEMENTS. For purposes of section 1.141-3(b)(4)(i) and this revenue procedure, compensation based on--

(a) A percentage of gross revenues (or adjusted gross revenues) of a facility or a percentage of expenses from a facility, but not both;

(b) A capitation fee; or

(c) A per-unit fee

is generally not considered to be based on a share of net profits.

(3) PRODUCTIVITY REWARD. For purposes of section 1.141-3(b)(4)(i) and this revenue procedure, a productivity reward equal to a stated dollar amount based on increases or decreases in gross revenues (or adjusted gross revenues), or reductions in total expenses (but not both increases in gross revenues (or adjusted gross revenues) and reductions in total expenses) in any annual period during the term of the contract, generally does not cause the compensation to be based on a share of net profits. A productivity reward for services in any annual period during the term of the contract generally also does not cause the compensation to be based on a share of net profits of the financed facility if:

- The eligibility for the productivity award is based on the quality of the services provided under the management contract (for example, the achievement of Medicare Shared Savings Program quality performance standards or meeting data reporting requirements), rather than increases in revenues or decreases in expenses of the facility; and

- The amount of the productivity award is a stated dollar amount, a periodic fixed fee, or a tiered system of stated dollar amounts or periodic fixed fees based solely on the level of performance achieved with respect to the applicable measure.

(4) REVISION OF COMPENSATION ARRANGEMENTS. In general, if the compensation arrangements of a management contract are materially revised, the requirements for compensation arrangements under section 5 of this revenue procedure are retested as of the date of the material revision, and the management contract is treated as one that was newly entered into as of the date of the material revision.

.03 PERMISSIBLE ARRANGEMENTS. The management contract must be described in section 5.03(1), (2), (3), (4), (5), (6), or (7) of this revenue procedure.

(1) 95 PERCENT PERIODIC FIXED FEE ARRANGEMENTS. At least 95 percent of the compensation for services for each annual period during the term of the contract is based on a periodic fixed fee. The term of the contract, including all renewal options, must not exceed the lesser of 80 percent of the reasonably expected useful life of the financed property and 15 years. For purposes of this section 5.03(1), a fee does not fail to qualify as a periodic fixed fee as a result of a one-time incentive award during the term of the contract under which compensation automatically increases when a gross revenue or expense target (but not both) is reached if that award is equal to a single, stated dollar amount.

(2) 80 PERCENT PERIODIC FIXED FEE ARRANGEMENTS. At least 80 percent of the compensation for services for each annual period during the term of the contract is based on a periodic fixed fee. The term of the contract, including all renewal options, must not exceed the lesser of 80 percent of the reasonably expected useful life of the financed property and 10 years. For purposes of this section 5.03(2), a fee does not fail to qualify as a periodic fixed fee as a result of a one-time incentive award during the term of the contract under which compensation automatically increases when a gross revenue or expense target (but not both) is reached if that award is equal to a single, stated dollar amount.

(3) SPECIAL RULE FOR PUBLIC UTILITY PROPERTY. If all of the financed property subject to the contract is a facility or system of facilities consisting of predominantly public utility property (as defined in section 168(i)(10) of the 1986 Code), then “20 years” is substituted --

(a) For “15 years” in applying section 5.03(1) of this revenue procedure; and

(b) For “10 years” in applying section 5.03(2) of this revenue procedure.

(4) 50 PERCENT PERIODIC FIXED FEE ARRANGEMENTS. Either at least 50 percent of the compensation for services for each annual period during the term of the contract is based on a periodic fixed fee or all of the compensation for services is based on a capitation fee or a combination of a capitation fee and a periodic fixed fee. The term of the contract, including all renewal options, must not exceed 5 years. The contract must be terminable by the qualified user on reasonable notice, without penalty or cause, at the end of the third year of the contract term.

(5) PER-UNIT FEE ARRANGEMENTS IN CERTAIN 3-YEAR CONTRACTS.

All of the compensation for services is based on a per-unit fee or a combination of a per-unit fee and a periodic fixed fee. The term of the contract, including all renewal options, must not exceed 3 years. The contract must be terminable by the qualified user on reasonable notice, without penalty or cause, at the end of the second year of the contract term.

(6) Percentage Of Revenue Or Expense Fee Arrangements In Certain 2-Year Contracts. All the compensation for services is based on a percentage of fees charged or a combination of a per-unit fee and a percentage of revenue or expense fee. During the start-up period, however, compensation may be based on a percentage of either gross revenues, adjusted gross revenues, or

expenses of a facility. The term of the contract, including renewal options, must not exceed 2 years. The contract must be terminable by the qualified user on reasonable notice, without penalty or cause, at the end of the first year of the contract term. This section 5.03(6) applies only to--

(a) Contracts under which the service provider primarily provides services to third parties (for example, radiology services to patients); and

(b) Management contracts involving a facility during an initial start-up period for which there have been insufficient operations to establish a reasonable estimate of the amount of the annual gross revenues and expenses (for example, a contract for general management services for the first year of operations).

.04 NO CIRCUMSTANCES SUBSTANTIALLY LIMITING EXERCISE OF RIGHTS.

(1) IN GENERAL. The service provider must not have any role or relationship with the qualified user that, in effect, substantially limits the qualified user's ability to exercise its rights, including cancellation rights, under the contract, based on all the facts and circumstances.

(2) SAFE HARBOR. This requirement is satisfied if--

(a) Not more than 20 percent of the voting power of the governing body of the qualified user in the aggregate is vested in the service provider and its directors, officers, shareholders, and employees;

(b) Overlapping board members do not include the chief executive officers of the service provider or its governing body or the qualified user or its governing body; and

(c) The qualified user and the service provider under the contract are not related parties, as defined in section 1.150-1(b).

(7) ARRANGEMENTS IN CERTAIN 5-YEAR CONTRACTS.

All of the compensation for services is based on a stated amount; periodic fixed fee; a capitation fee; a per-unit fee; or a combination of the preceding. The compensation for services also may include a percentage of gross revenues, adjusted gross revenues, or expenses of the facility (but not both revenues and expenses). The term of the contract, including all renewal options, does not exceed five years. Such contract need not be terminable by the qualified user prior to the end of the term. For purposes of this section 5.03(7), a tiered productivity award as described in section 5.02(3) will be treated as a stated amount or a periodic fixed fee, as appropriate.

SECTION 6. EFFECT ON OTHER DOCUMENTS

Rev. Proc. 93-19, 1993-1 C.B. 526, is made obsolete on the effective date of this revenue procedure.

SECTION 7. EFFECTIVE DATE

This revenue procedure is effective for any management contract entered into, materially modified, or extended (other than pursuant to a renewal option) on or after May 16, 1997. In addition, an issuer may apply this revenue procedure to any management contract entered into prior to May 16, 1997.

DRAFTING INFORMATION

The principal author of this revenue procedure is Loretta J. Finger of the Office of Assistant Chief Counsel (Financial Institutions and Products). For further information regarding this revenue procedure contact Loretta J. Finger on (202) 622-3980 (not a toll free call).

Rev. Proc. 2001-39; 2001-28 IRB 1 (18 Jun 2001)

===== **SUMMARY** =====

The Service in Rev. Proc. 2001-39 has modified the definitions of capitation fee and per-unit fee in Rev. Proc. 97-13, 1997-1 C.B. 632, to allow an automatic increase of those fees according to a specified, objective, external standard that isn't linked to the output or efficiency of a facility.

Rev. Proc. 2001-39 applies when, under a management contract, a service provider provides management or other services involving property financed with proceeds of an issue of state or local bonds subject to section 141 or section 145(a)(2)(B). Rev. Proc. 2001-39 is effective for any management contract entered into, materially modified, or extended after July 8, 2001. Also, an issuer may apply the revenue procedure to any management contract entered into before July 9, 2001.

===== **FULL TEXT** ===== Part III

Administrative, Procedural, and Miscellaneous

26 CFR 601.601: Rules and regulations. (Also Part I, sections 103, 141, 145; 1.141-3, 1.145-2.)

SECTION 1. PURPOSE

This revenue procedure modifies the definitions of capitation fee and per-unit fee in Rev. Proc. 97-13, 1997-1 C.B. 632, to permit an automatic increase of those fees according to a specified, objective, external standard that is not linked to the output or efficiency of a facility (for example, the Consumer Price Index).

SECTION 2. BACKGROUND

.01 Rev. Proc. 97-13 sets forth conditions under which a management contract does not result in private business use under section 141(b) of the Internal Revenue Code. The revenue procedure also applies to determinations of whether a management contract causes the test in section 145(a)(2)(B) to be met.

.02 Section 3 of Rev. Proc. 97-13 defines various terms, including capitation fee, periodic fixed fee, and per-unit fee.

.03 Section 3.02 of Rev. Proc. 97-13 defines a capitation fee as a fixed periodic amount for each person for whom the service provider or the qualified user assumes the responsibility to provide all needed services for a specified period so long as the quantity and type of services actually provided to covered persons varies substantially. A capitation fee may include a variable component of up to 20 percent of the total capitation fee designed to protect the service provider against risks such as catastrophic loss.

.04 Section 3.05 of Rev. Proc. 97-13 defines a periodic fixed fee as a stated dollar amount for services rendered for a specified period of time. The definition of periodic fixed fee provides that

the stated dollar amount may automatically increase according to a specified, objective, external standard that is not linked to the output or efficiency of a facility.

.05 Section 3.06 of Rev. Proc. 97-13 defines a per-unit fee as a fee based on a unit of service provided specified in the contract or otherwise specifically determined by an independent third party, such as the administrator of the Medicare program, or the qualified user.

.06 Neither the capitation fee definition nor the per-unit fee definition expressly contemplates an automatic increase based on a specified, objective, external standard not linked to the output or efficiency of the facility.

.07 This revenue procedure clarifies that a capitation fee and a per-unit fee may be determined using an automatic increase according to a specified, objective, external standard that is not linked to the output or efficiency of a facility (for example, the Consumer Price Index).

SECTION 3. SCOPE

This revenue procedure applies when, under a management contract, a service provider provides management or other services involving property financed with proceeds of an issue of state or local bonds subject to section 141 or section 145(a)(2)(B).

SECTION 4. MODIFICATIONS

.01 Section 3.02 of Rev. Proc. 97-13 is modified to add the following text immediately before the last sentence:

A fixed periodic amount may include an automatic increase according to a specified, objective, external standard that is not linked to the output or efficiency of a facility. For example, the Consumer Price Index and similar external indices that track increases in prices in an area or increases in revenues or costs in an industry are objective, external standards. .02 Section 3.06 of Rev. Proc. 97-13 is modified to add the following text at the end:

A fee that is a stated dollar amount specified in the contract does not fail to be a per-unit fee as a result of a provision under which the fee may automatically increase according to a specified, objective, external standard that is not linked to the output or efficiency of a facility. For example, the Consumer Price Index and similar external indices that track increases in prices in an area or increases in revenues or costs in an industry are objective, external standards.

SECTION 5. INQUIRIES

For further information regarding this revenue procedure contact David White at (202) 622-3980 (not a toll-free call).

SECTION 6. EFFECT ON OTHER DOCUMENTS

This revenue procedure modifies Rev. Proc. 97-13, 1997-1 C.B. 632.

SECTION 7. EFFECTIVE DATE

This revenue procedure is effective for any management contract entered into, materially modified, or extended (other than pursuant to a renewal option) on or after July 9, 2001. In addition, an issuer may apply this revenue procedure to any management contract entered into prior to July 9, 2001.

DRAFTING INFORMATION

The principal authors of this revenue procedure are Mary Truchly and Rebecca Harrigal, Office of Chief Counsel.

EXHIBIT 3

MANAGEMENT CONTRACT GUIDELINES

Rev. Proc. 2017-13

SECTION 1. PURPOSE

This revenue procedure provides safe harbor conditions under which a management contract does not result in private business use of property financed with governmental tax-exempt bonds under § 141(b) of the Internal Revenue Code or cause the modified private business use test for property financed with qualified 501(c)(3) bonds under § 145(a)(2)(B) to be met. This revenue procedure modifies, amplifies, and supersedes Rev. Proc. 2016-44, 2016-36 IRB 316, to address certain types of compensation, the timing of payment of compensation, the treatment of land, and methods of approval of rates. Sections 2.11 through 2.14 of this revenue procedure generally describe the modifications and amplifications made to Rev. Proc. 2016-44 by this revenue procedure.

SECTION 2. BACKGROUND

.01 Section 103(a) provides that, except as provided in § 103(b), gross income does not include interest on any State or local bond. Section 103(b)(1) provides that § 103(a) shall not apply to any private activity bond that is not a qualified bond (within the meaning of § 141). Section 141(a) provides that the term “private activity bond” means any bond issued as part of an issue (1) that meets the private business use test and private security or payment test, or (2) that meets the private loan financing test.

.02 Section 141(b)(1) provides generally that an issue meets the private business use test if more than 10 percent of the proceeds of the issue are to be used for any private business use. Section 141(b)(6) defines “private business use” as use (directly or indirectly) in a trade or business carried on by any person other than a governmental unit. For this purpose, any activity carried on by a person other than a natural person must be treated as a trade or business.

.03 Section 1.141 -3(a)(1) of the Income Tax Regulations provides, in part, that the 10 percent private business use test of § 141 (b)(1) is met if more than 10 percent of the proceeds of an issue is used in a trade or business of a nongovernmental person. For this purpose, the use of financed property is treated as the direct use of proceeds. Section 1.141-3(a)(2) provides that, in determining whether an issue meets the private business use test, it is necessary to look at both indirect and direct use of proceeds. Proceeds are treated as used in the trade or business of a nongovernmental person if a nongovernmental person, as a result of a single transaction or a series of related transactions, uses property acquired with the proceeds of an issue.

.04 Section 1.141 -3(b)(1) provides that both actual and beneficial use by a nongovernmental person may be treated as private business use. In most cases, the private business use test is met only if a nongovernmental person has special legal entitlements to use the financed property under an arrangement with the issuer. In general, a nongovernmental person is treated as a private business user as a result of ownership; actual or beneficial use of property pursuant to a lease, a management contract, or an incentive payment contract; or certain other arrangements such as a take or pay or other output-type contract.

.05 Section 1.141 -3(b)(3) provides generally that the lease of financed property to a nongovernmental person is private business use of that property. For this purpose, any arrangement that is properly characterized as a lease for federal income tax purposes is treated as a lease. Section 1.141 -3(b)(3) further provides that, in determining whether a management contract is properly characterized as a lease, it is necessary to consider all the facts and circumstances, including the following factors: (1) the degree of control over the property that is exercised by a nongovernmental person; and (2) whether a nongovernmental person bears the risk of loss of the financed property.

.06 Section 1.141 -3(b)(4)(i) provides generally that a management contract with respect to financed property may result in private business use of that property, based on all of the facts and circumstances. A management contract with respect to financed property generally results in private business use of that property if the contract provides for compensation for services rendered with compensation based, in whole or in part, on a share of net profits from the operations of the facility. Section 1.141-3(b)(4)(iv) provides generally that a management contract with respect to financed property results in private business use of that property if the service provider is treated as the lessee or owner of financed property for federal income tax purposes.

.07 Section 1.141 -3(b)(4)(ii) defines “management contract” as a management, service, or incentive payment contract between a governmental person and a service provider under which the service provider provides services involving all, a portion, or any function, of a facility. For example, a contract for the provision of management services for an entire hospital, a contract for management services for a specific department of a hospital, and an incentive payment contract for physician services to patients of a hospital are each treated as a management contract.

.08 Section 1.141 -3(b)(4)(iii) provides that the following arrangements generally are not treated as management contracts that give rise to private business use: (A) contracts for services that are solely incidental to the primary governmental function or functions of a financed facility (for example, contracts for janitorial, office equipment repair, hospital billing, or similar services); (B) the mere granting of admitting privileges by a hospital to a doctor, even if those privileges are conditioned on the provision of de minimis services if those privileges are available to all qualified physicians in the area, consistent with the size and nature of the hospital’s facilities; (C) a contract to provide for the operation of a facility or system of facilities

that consists primarily of public utility property, if the only compensation is the reimbursement of actual and direct expenses of the service provider and reasonable administrative overhead expenses of the service provider; and (D) a contract to provide for services, if the only compensation is the reimbursement of the service provider for actual and direct expenses paid by the service provider to unrelated parties.

.09 Section 141(e) provides, in part, that the term “qualified bond” includes a qualified 501(c)(3) bond if certain requirements stated therein are met. Section 145(a) provides generally that “qualified 501(c)(3) bond” means any private activity bond issued as part of an issue if (1) all property that is to be provided by the net proceeds of the issue is to be owned by a 501(c)(3) organization or a governmental unit, and (2) such bond would not be a private activity bond if (A) 501(c)(3) organizations were treated as governmental units with respect to their activities that do not constitute unrelated trades or businesses, determined by applying § 513(a), and (B) § 141(b)(1) and (2) were applied by substituting “5 percent” for “10 percent” each place it appears and by substituting “net proceeds” for “proceeds” each place it appears. Section 1.1452 provides that, with certain exceptions and modifications, §§ 1.141-0 through 1.141-15 apply to § 145(a).

.10 Rev. Proc. 2016-44 provides safe harbor conditions under which a management contract does not result in private business use of property financed with governmental tax-exempt bonds under § 141(b) or cause the modified private business use test for property financed with qualified 501(c)(3) bonds under § 145(a)(2)(B) to be met. Rev. Proc. 2016-44 modified and superseded Rev. Proc. 97-13, 1997-1 C.B. 632; Rev. Proc. 2001-39, 2001-2 C.B. 38; and section 3.02 of Notice 2014-67, 2014-46 I.R.B. 822.

.11 Section 5.02 of Rev. Proc. 2016-44 sets forth general financial requirements for management compensation arrangements eligible for the safe harbor. Sections 5.02(2) and 5.02(3) of Rev. Proc. 2016-44 provide that the contract must neither provide to the service provider a share of net profits nor impose on the service provider the burden of bearing any share of net losses from the operation of the managed property. Before the publication of Rev. Proc. 2016-44, previously applicable revenue procedures expressly treated certain types of compensation, including capitation fees, periodic fixed fees, and per-unit fees (as defined therein), as not providing a share of net profits. Questions have arisen regarding whether these common types of compensation continue to be treated in a similar manner under Rev. Proc. 2016-44. Related questions have arisen about whether a service provider’s payment of expenses of the operation of the managed property without reimbursement from the qualified user (as defined in section 4.04 of Rev. Proc. 2016-44) affects the treatment of these types of compensation. To provide continuity with the previous safe harbors, this revenue procedure clarifies that these types of compensation and certain incentive compensation will not be treated as providing a share of net profits or requiring the service provider to bear a share of net losses.

.12 Sections 5.02(2) and 5.02(3) of Rev. Proc. 2016-44 also provide that the timing of payment of compensation cannot be contingent upon net profits or net losses from the operation of the managed property. Questions have arisen about the effect of these restrictions on the

timing of payment of compensation. This revenue procedure clarifies that compensation subject to an annual payment requirement and reasonable consequences for late payment (such as interest charges or late payment fees) will not be treated as contingent upon net profits or net losses if the contract includes a requirement that the qualified user will pay the deferred compensation within five years of the original due date of the payment.

.13. Section 5.03 of Rev. Proc. 2016-44 provides that the term of the contract, including all renewal options (as defined in § 1.141-1(b)), must be no greater than the lesser of 30 years or 80 percent of the weighted average reasonably expected economic life of the managed property. For this purpose, under Rev. Proc. 2016-44, economic life is determined in the same manner as under §147(b), but without regard to §147(b)(3)(B)(ii), as of the beginning of the term of contract. Section 147(b)(3)(B)(i) provides that generally land is not taken into account, but §147(b)(3)(B)(ii) provides that if 25 percent or more of the net proceeds of any issue is to be used to finance the acquisition of land, such land shall be taken into account and treated as having an economic life of 30 years. Questions have arisen about excluding land when the cost of the land accounts for a significant portion of the managed property. This revenue procedure provides that economic life is determined in the same manner as under §147(b) as of the beginning of the term of the contract. Thus, land will be treated as having an economic life of 30 years if 25 percent or more of the net proceeds of the issue that finances the managed property is to be used to finance the costs of such land.

.14 Section 5.04 of Rev. Proc. 2016-44 provides that the qualified user must exercise a significant degree of control over the use of the managed property. Section 5.04 of Rev. Proc. 2016-44 further provides that this requirement is met if the contract requires the qualified user to approve, among other things, the rates charged for use of the managed property. Section 5.04 of Rev. Proc. 2016-44 also provides that a qualified user may show approval of rates charged for use of the managed property by either expressly approving such rates (or the methodology for setting such rates) or by including in the contract a requirement that service provider charge rates that are reasonable and customary as specifically determined by an independent third party. Questions have arisen about the requirement to approve the rates in various circumstances in which it may not be feasible to approve each specific rate charged, such as for a physician's professional services at a § 501(c)(3) hospital or hotel room rates at a governmentally-owned hotel. This revenue procedure clarifies that a qualified user may satisfy the approval of rates requirement by approving a reasonable general description of the method used to set the rates or by requiring that the service provider charge rates that are reasonable and customary as specifically determined by, or negotiated with, an independent third party.

SECTION 3. SCOPE

This revenue procedure applies to a management contract (as defined in section 4.03 of this revenue procedure) involving managed property (as defined in section 4.04 of this revenue procedure) financed with the proceeds of an issue of governmental bonds (as defined in §1.141-1(b)) or qualified 501(c)(3) bonds (as defined in §145).

SECTION 4. DEFINITIONS

For purposes of this revenue procedure, the following definitions apply:

.01 Capitation fee means a fixed periodic amount for each person for whom the service provider or the qualified user assumes the responsibility to provide all needed services for a specified period so long as the quantity and type of services actually provided to such persons varies substantially. For example, a capitation fee includes a fixed dollar amount payable per month to a medical service provider for each member of a health maintenance organization plan for whom the provider agrees to provide all needed medical services for a specified period. A fixed periodic amount may include an automatic increase according to a specified, objective, external standard that is not linked to the output or efficiency of the managed property. For example, the Consumer Price Index and similar external indices that track increases in prices in an area or increases in revenues or costs in an industry are objective, external standards. A capitation fee may include a variable component of up to 20 percent of the total capitation fee designed to protect the service provider against risk such as risk of catastrophic loss.

.02 Eligible expense reimbursement arrangement means a management contract under which the only compensation consists of reimbursements of actual and direct expenses paid by the service provider to unrelated parties and reasonable related administrative overhead expenses of the service provider.

.03 Management contract means a management, service, or incentive payment contract between a qualified user and a service provider under which the service provider provides services for a managed property. A management contract does not include a contract or portion of a contract for the provision of services before a managed property is placed in service (for example, pre-operating services for construction design or construction management).

.04 Managed property means the portion of a project (as defined in § 1.141-6(a)(3)) with respect to which a service provider provides services.

.05 Periodic fixed fee means a stated dollar amount for services rendered for a specified period of time. For example, a stated dollar amount per month is a periodic fixed fee. The stated dollar amount may automatically increase according to a specified, objective external standard that is not linked to the output or efficiency of the managed property. For example, the Consumer Price Index and similar external indices that track increases in prices in an area or increases in revenues or costs in an industry are objective external standards. Capitation fees and per-unit fees are not periodic fixed fees.

.06 Per-unit fee means a fee based on a unit of service provided specified in the contract or otherwise specifically determined by an independent third party, such as the administrator of the Medicare program, or the qualified user. For example, a stated dollar amount for each specified medical procedure performed, car parked, or passenger mile is a per-unit fee. Separate

billing arrangements between physicians and hospitals are treated as per-unit fee arrangements. A fee that is a stated dollar amount specified in the contract does not fail to be a per-unit fee as a result of a provision under which the fee may automatically increase according to a specified, objective, external standard that is not linked to the output or efficiency of the managed property. For example, the Consumer Price Index and similar external indices that track increases in prices in an area or increases in revenues or costs in an industry are objective, external standards.

.07 Qualified user means, for projects (as defined in § 1.141-6(a)(3)) financed with governmental bonds, any governmental person (as defined in § 1.141-1 (b)) or, for projects financed with qualified 501(c)(3) bonds, any governmental person or any 501(c)(3) organization with respect to its activities which do not constitute an unrelated trade or business, determined by applying § 513(a).

.08 Service provider means any person other than a qualified user that provides services to, or for the benefit of, a qualified user under a management contract.

.09 Unrelated parties means persons other than either: (1) a related party (as defined in § 1.150-1(b)) to the service provider or (2) a service provider's employee.

SECTION 5. SAFE HARBOR CONDITIONS UNDER WHICH MANAGEMENT CONTRACTS DO NOT RESULT IN PRIVATE BUSINESS USE

.01 In general. If a management contract meets all of the applicable conditions of sections 5.02 through section 5.07 of this revenue procedure, or is an eligible expense reimbursement arrangement, the management contract does not result in private business use under § 141(b) or 145(a)(2)(B). Further, under section 5.08 of this revenue procedure, use functionally related and subordinate to a management contract that meets these conditions does not result in private business use.

.02 General financial requirements.

(1) In general. The payments to the service provider under the contract must be reasonable compensation for services rendered during the term of the contract. Compensation includes payments to reimburse actual and direct expenses paid by the service provider and related administrative overhead expenses of the service provider.

(2) No net profits arrangements. The contract must not provide to the service provider a share of net profits from the operation of the managed property. Compensation to the service provider will not be treated as providing a share of net profits if no element of the compensation takes into account, or is contingent upon, either the managed property's net profits or both the managed property's revenues and expenses (other than any reimbursements of direct and actual expenses paid by the service provider to unrelated third parties) for any fiscal period. For this purpose, the elements of the compensation are the eligibility for, the amount of, and the timing of the payment of the compensation. Incentive compensation will not be treated as providing a

share of net profits if the eligibility for the incentive compensation is determined by the service provider's performance in meeting one or more standards that measure quality of services, performance, or productivity, and the amount and the timing of the payment of the compensation meet the requirements of this section 5.02(2).

(3) No bearing of net losses of the managed property.

(a) The contract must not, in substance, impose upon the service provider the burden of bearing any share of net losses from the operation of the managed property. An arrangement will not be treated as requiring the service provider to bear a share of net losses if:

(i) The determination of the amount of the service provider's compensation and the amount of any expenses to be paid by the service provider (and not reimbursed), separately and collectively, do not take into account either the managed property's net losses or both the managed property's revenues and expenses for any fiscal period; and (ii) The timing of the payment of compensation is not contingent upon the managed property's net losses.

(b) For example, a service provider whose compensation is reduced by a stated dollar amount (or one of multiple stated dollar amounts) for failure to keep the managed property's expenses below a specified target (or one of multiple specified targets) will not be treated as bearing a share of net losses as a result of this reduction.

(4) Treatment of certain types of compensation. Without regard to whether the service provider pays expenses with respect to the operation of the managed property without reimbursement by the qualified user, compensation for services will not be treated as providing a share of net profits or requiring the service provider to bear a share of net losses under sections 5.02(2) and 5.02(3) of this revenue procedure if the compensation for services is: (a) based solely on a capitation fee, a periodic fixed fee, or a per-unit fee; (b) incentive compensation described in the last sentence of section 5.02(2) of this revenue procedure; or (c) a combination of these types of compensation.

(5) Treatment of timing of payment of compensation. Deferral due to insufficient net cash flows from the operation of the managed property of the payment of compensation that otherwise meets the requirements of sections 5.02(2) and 5.02(3) of this revenue procedure will not cause the deferred compensation to be treated as contingent upon net profits or net losses under sections 5.02(2) and 5.02(3) of this revenue procedure if the contract includes requirements that:

(a) The compensation is payable at least annually;

(b) The qualified user is subject to reasonable consequences for late payment, such as reasonable interest charges or late payment fees; and

(c) The qualified user will pay such deferred compensation (with interest or late payment fees) no later than the end of five years after the original due date of the payment.

.03 Term of the contract and revisions. The term of the contract, including all renewal options (as defined in §1.141-1 (b)), must not be greater than the lesser of 30 years or 80 percent of the weighted average reasonably expected economic life of the managed property. For this purpose, economic life is determined in the same manner as under §147(b) as of the beginning of the term of the contract. A contract that is materially modified with respect to any matters relevant to this section 5 is retested under this section 5 as a new contract as of the date of the material modification.

.04 Control over use of the managed property. The qualified user must exercise a significant degree of control over the use of the managed property. This control requirement is met if the contract requires the qualified user to approve the annual budget of the managed property, capital expenditures with respect to the managed property, each disposition of property that is part of the managed property, rates charged for the use of the managed property, and the general nature and type of use of the managed property (for example, the type of services). For this purpose, for example, a qualified user may show approval of capital expenditures for a managed property by approving an annual budget for capital expenditures described by functional purpose and specific maximum amounts; and a qualified user may show approval of dispositions of property that is part of the managed property in a similar manner. Further, for example, a qualified user may show approval of rates charged for use of the managed property by expressly approving such rates or a general description of the methodology for setting such rates (such as a method that establishes hotel room rates using specified revenue goals based on comparable properties), or by requiring that the service provider charge rates that are reasonable and customary as specifically determined by, or negotiated with, an independent third party (such as a medical insurance company).

.05 Risk of loss of the managed property. The qualified user must bear the risk of loss upon damage or destruction of the managed property (for example, due to force majeure). A qualified user does not fail to meet this risk of loss requirement as a result of insuring against risk of loss through a third party or imposing upon the service provider a penalty for failure to operate the managed property in accordance with the standards set forth in the management contract.

.06 No inconsistent tax position. The service provider must agree that it is not entitled to and will not take any tax position that is inconsistent with being a service provider to the qualified user with respect to the managed property. For example, the service provider must agree not to claim any depreciation or amortization deduction, investment tax credit, or deduction for any payment as rent with respect to the managed property.

.07 No circumstances substantially limiting exercise of rights.

(1) In general. The service provider must not have any role or relationship with the qualified user that, in effect, substantially limits the qualified user's ability to exercise its rights under the contract, based on all the facts and circumstances.

(2) Safe harbor. A service provider will not be treated as having a role or relationship prohibited under section 5.07(1) of this revenue procedure if:

(a) No more than 20 percent of the voting power of the governing body of the qualified user is vested in the directors, officers, shareholders, partners, members, and employees of the service provider, in the aggregate;

(b) The governing body of the qualified user does not include the chief executive officer of the service provider or the chairperson (or equivalent executive) of the service provider's governing body; and

(c) The chief executive officer of the service provider is not the chief executive officer of the qualified user or any of the qualified user's related parties (as defined in §1.150-1(b)).

(3) For purposes of section 5.07(2) of this revenue procedure, the phrase "service provider" includes the service provider's related parties (as defined in §1.150-1(b)) and the phrase "chief executive officer" includes a person with equivalent management responsibilities.

.08 Functionally related and subordinate use. A service provider's use of a project (as defined in §1.141-6(a)(3)) that is functionally related and subordinate to performance of its services under a management contract for managed property that meets the conditions of this section 5 does not result in private business use of that project. For example, use of storage areas to store equipment used to perform activities required under a management contract that meets the requirements of this section 5 does not result in private business use.

SECTION 6. EFFECT ON OTHER DOCUMENTS

Rev. Proc. 2016-44 is modified, amplified, and superseded.

SECTION 7. DATE OF APPLICABILITY

This revenue procedure applies to any management contract that is entered into on or after January 17, 2017, and an issuer may apply this revenue procedure to any management contract that was entered into before January 17, 2017. In addition, an issuer may apply the safe harbors in Rev. Proc. 97-13, as modified by Rev. Proc. 2001-39 and amplified by Notice 2014-67, to a management contract that is entered into before August 18, 2017 and that is not materially modified or extended on or after August 18, 2017 (other than pursuant to a renewal option as defined in § 1.141-1 (b)).

SECTION 8. DRAFTING INFORMATION

The principal authors of this revenue procedure are Johanna Som de Cerff and David White of the Office of Associate Chief Counsel (Financial Institutions & Products). For further

information regarding this revenue procedure, contact David White on (202) 317-6980 (not a toll free call).

TAB II

**PRIVATE BUSINESS USE QUESTIONNAIRE
GOVERNMENTAL BONDS**

TO: [NAME]

[TITLE]

FROM: .

DATE: [CURRENT DATE]

RE: Use of Tax-Exempt Bond-Financed Property

In order to maintain the tax exempt status of bonds (including any short-term obligations such as notes) which have been issued to finance facilities or equipment for the benefit of _____ (the “Issuer”), the ownership and certain uses of the Bond-Financed Property must be monitored and recorded. In general, the ownership and use of the Bond-Financed Property must be monitored and recorded from the date of issue of the bonds until the earlier of the end of the expected life of the property, or the final maturity date of any bonds issued to finance the property. Because it is the Internal Revenue Service’s position that records be maintained until 3 years after the final maturity date of any bonds issued to finance (or refinance) the property, staff will be asked to update these records for changes in the use or ownership of the property.

Attached is a schedule with a brief description of property financed with proceeds of tax exempt bonds. Our records indicate the property is located at [NAME OF FACILITY]. Please review your records and respond to each of the questions for the Bond-Financed Property listed, including both the present use of the property and any past uses of it. Please do not skip questions. If you are uncertain how to respond to a particular question please provide a brief explanation in the space immediately following the question. If necessary one of my staff members will contact you for clarification. Please refer to Tab I-A, Private Activity Restrictions on Private Business Use, of the Post-Issuance Compliance Guide, for a brief description of types of private use.

We recognize that some of the requested information and records may not be available. However, your cooperation is necessary in order to collect as much of this information as possible.

SCHEDULE

USE OF TAX EXEMPT BOND BOND-FINANCED PROPERTY

Description of property: [Description] (the “Bond-Financed Property”)
Location: [facility name]
Bond or Note Issue: [name of bonds or notes]
Survey Date: [current date]

PLEASE REVIEW APPENDIX A FOR APPLICABLE RULES ON PRIVATE USE

I. Familiarity with Uses

1.1 My familiarity with, and/or the records with respect to, the uses made of the Bond-Financed Property, dates back to _____ [insert date]
1.2 For information on uses of the Bond-Financed Property prior to the date set forth in Section 1.1, I suggest contacting _____.

II. Ownership and Use of the Bond-Financed Property.

2.1 When was the Bond-Financed Property placed in service? _____
2.2 Is the Bond-Financed Property still owned by the Issuer? Yes No
2.3 If, no, on what day was the Bond-Financed Property disposed of? _____.
What were the terms of the disposition?
2.4 Is the Bond-Financed Property still in use? Yes No If No, please explain when it stopped being used and what its current state is.
2.5 Is the Bond-Financed Property still being used for its original purpose? Yes No If No, please explain how it is being used.

III. Leases of the Bond-Financed Property.

3.1 Has any portion of the Bond-Financed Property been leased to or been the subject of a possessory interest, such as a license in, any person? YES NO
3.2 If the answer to the preceding question is yes, describe the nature and the extent of all such interests, including the lease payments, and identify the persons or organizations to whom such interests have been given.

IV. Priority Rights.

4.1 Has any portion of the Bond-Financed Property been the subject of an arrangement with a person other than a Governmental Unit for priority use or for use of certain capacity of the Bond-Financed Property? YES NO

4.2 If the answer to the preceding question is Yes, describe the nature and the extent of all such interests, including any payments, and identify the persons or organizations to whom such interests have been given.

4.3 Has any portion of the Bond-Financed Property been used in the testing of products under a contract with a person other than a Governmental Unit? YES NO

4.4 If the answer to the preceding question is Yes, describe the nature and the extent of all such arrangements, and identify the persons or organizations with whom such arrangements have been entered into.

V. Naming Rights or Sponsorship Agreements.

5.1 Has any portion of the Bond-Financed Property been the subject of a contract or other arrangement with anyone pursuant to which the that person will make a payment to the Issuer in return for the right to have its name or logo used in connection with the Issuer or any portion thereof? YES NO If Yes, please provide details of the arrangement.

VI. Research.

6.1 Has any portion of the Bond-Financed Property been used in research sponsored by anyone other than a Governmental Unit? (Note that the federal government is not a Governmental Unit.) YES NO

6.2 If Yes, please describe the nature and the extent of all such arrangements, and identify the persons or organizations with whom such arrangements have been entered into. Please attach a copy of any contract or arrangement relating to such research.

VII. Management Agreements and Service Agreements.

7.1 Has any portion of the Bond-Financed Property been used in connection with any type of service contract or management contract described below?

(a) A contract with a non-employee group, other than a Governmental Unit, to provide services to, or manage any function of, the Issuer? YES NO. If Yes, identify the person or organization that is a party to the contract and provide a copy of such contract with this questionnaire response.

(b) A contract with an employee to provide services to, or manage any function of, the Issuer, where such contract contains an incentive compensation arrangement? YES NO If Yes, identify the person or organization that is a party to the contract and provide a copy of such contract with this questionnaire response.

(c) A contract with a person other than a Governmental Unit to provide services, such as food services to the Issuer? YES NO If Yes, identify the person or organization that is a party to the contract and provide a copy of such contract with this questionnaire response.

VIII. Output Facilities.

8.1 Is any portion of the Bond-Financed Property an output type facility? YES NO

8.2 If the answer to the preceding question is Yes, has any of the output from those facilities been sold or been used to service facilities used in the trade or business of persons other than Governmental Units? YES NO

IX Joint Ventures.

9.1 Has any portion of the Bond-Financed Property been used in any joint venture arrangement with any person other than a Governmental Unit? YES NO If Yes, please provide details of the arrangement.



Date: _____

By: _____

Name: _____

Title: _____

TAB III
REMEDIAL ACTIONS
GOVERNMENTAL BONDS

Introduction

The Internal Revenue Code of 1986, as amended (the “Code”) limits the amount of proceeds of tax-exempt governmental bonds (including short-term obligations such as notes) that can be used for the benefit of private businesses. Section 141 of the Code treats as a taxable private activity bond a bond issued as part of an issue that meets the private business use test and the private security or payment test, or the private loan test. The private business use test is met if the amount of proceeds of bonds that are used in a private business use is more than ten percent of total proceeds. The private security or payment test is met if the payment of debt service on more than 10 percent of the issue is directly or indirectly (i) secured by any interest in property used for a private business use or payments in respect of such property or (ii) derived from payments in respect of property or borrowed money used for a private business use. A five percent limit is used in lieu of a ten percent limit if the private use is unrelated to a governmental use or related but disproportionate to a governmental use. For purposes of Section 141, the term private business includes use by nonprofit, 501(c)(3) organizations as well as the federal government.

Deliberate Action

The Regulations promulgated by the Internal Revenue Service (“IRS”) under Section 141 of the Code, specifically provide that bonds will be treated as private activity bonds if the issuer takes a deliberate action subsequent to the issue date that causes the tests for a private activity bond to be met. An issuer cannot rely merely on its expectations on the date of issuance to avoid jeopardizing the status of its bonds as governmental bonds. A deliberate action is any action taken by an issuer, but not including an action, such as a condemnation, that would be treated as an involuntary or compulsory conversion under Section 1033 of the Code, or an action that is taken in response to a regulatory directive made by the federal government. A deliberate action is deemed to occur when the issuer enters into a binding contract with a nongovernmental person for use of the financed property that is not subject to any material contingencies. In most cases, material conditions to closing a transaction will be treated as material contingencies so that the date of deliberate action will be the date disposition proceeds are received.

Conditions to Remedial Action

Under the Regulations, in order to take a remedial action to preserve the tax-exempt status of interest on bonds, the following conditions must be met:

(1) *Reasonable expectations test.* The issuer must reasonably have expected on the issue date that neither the private business test nor the private loan test would be met. The period of time that has elapsed since the bonds were issued will be a factor in evaluating the reasonableness of expectations. Under certain conditions an expectation on the issue date to take a deliberate action that would cause one of the tests to be met (e.g., a sale of the project) will be disregarded if the issuer expected on the issue date that the financed property would be used for a qualified purpose for a substantial period before such action, the issuer is required to redeem all nonqualifying bonds (without regard to the amount of disposition proceeds) within 6 months of the action, the redemption meets all the remedial action conditions (described below) and there was no arrangement on the date of issue with a nongovernmental person or a non-501 (c)(3) organization with respect to the activity;

(2) *Maturity not unreasonably long.* The term of the bond *issue* must not be longer than is reasonably necessary for the governmental purpose of the issue. This requirement is met under a safe harbor if the weighted average maturity of the bonds is not greater than 120 percent of the average reasonably expected economic life of the financed property as of the issue date.

(3) *Fair market value consideration.* The terms of any change in use or loan arrangement are bona fide and arms-length and the new user pays fair market value for the use of the financed property. For this purpose fair market value may take into account restrictions on the use of the financed property that serve a bona fide governmental purpose.

(4) *Disposition proceeds treated as gross proceeds for arbitrage purposes.* Any disposition proceeds must be treated as gross proceeds for arbitrage purposes. This will require that the issuer meet yield restriction or rebate requirements with respect to these funds. The issuer may treat the date of receipt of the proceeds as an issue date for purposes of eligibility for temporary periods and exemptions from rebate.

(5) *Proceeds expended on a governmental purpose.* Except where a redemption or defeasance remedial action is taken, the proceeds must have been expended on a governmental purposes before the date of the deliberate action.

Effect of Remedial Action

A remedial action is treated as curing a change in ownership or a private use or private loan of proceeds, thereby preserving the tax-exempt status of existing bonds. It does not cure a failure to meet the private payment or security interest limitation. In the case of advance refunding bonds, remedial action taken with respect to the refunding bonds proportionally reduces the amount of proceeds of the refunded bonds that is taken into account under the private business use or loan test. In other words, the remedial action taken with respect to the refunding bonds proportionally "cures" the refunded bonds.

Disposition Proceeds and Nonqualified Bonds

Generally, in order to take one of the remedial actions it is necessary to know what the disposition proceeds are and how much of the disposition proceeds are allocated to particular issues. Disposition proceeds arise in a sale, exchange or other disposition of bond-financed property. Disposition proceeds do not arise, however, in an installment sale arrangement and the bond proceeds remain allocated to the transferred property in that case. This distinction becomes important when determining what remedial action is appropriate.

In the case of property financed from different sources of funding, the disposition proceeds are first allocated to the outstanding bonds (both taxable and tax-exempt) that financed the property in proportion to the principal amount of the outstanding bonds. Disposition proceeds may not be allocated to bonds that are no longer outstanding or to revenues if the disposition proceeds are not greater than the total principal amount of the outstanding bonds allocable to that property. Only amounts in excess of that total may be allocated to another source.

Under the Regulations, the amount of nonqualified bonds that arise from a deliberate action is a percentage of the outstanding bonds equal to the highest percentage of private business use in any one-year period commencing with the deliberate action. Allocations to nonqualified bonds must be made on a pro-rata basis except that for purposes of the redemption or defeasance remedial action the issuer may treat bonds with longer maturities as the nonqualified bonds. This treatment would be necessary, for example, where the bonds are required to be called in inverse order of maturity rather than pro rata.

Permitted Remedial Actions

Redemptions or Defeasance

The first remedial action is redemption or defeasance which is available in the case of a deliberate action taking the form of a sale, lease or nonqualified management contract or other action. This remedial action probably will be the most frequently used remedial action in sale transactions. Under this remedial action, other than in the case of an exclusively cash disposition, all nonqualified bonds must be redeemed within 90 days of the deliberate action. Proceeds of tax-exempt bonds may not be used to effect the redemption unless they are proceeds of qualified private activity bonds (e.g., exempt facility bonds) taking into account the purchaser's use. If the bonds are not currently redeemable, a defeasance escrow must be established for all nonqualified bonds within 90 days of the deliberate action and notice of defeasance must be furnished to the Commissioner of Internal Revenue within 90 days of the escrow establishment. Defeasance is only available as a remedial action, however, if the period between the issue date and the first call date is not more than 10½ years. Thus, for example, if a bond-financed building is leased to a private for-profit entity, all tax-exempt bonds that financed that building would have to be redeemed or defeased within 90 days of entering into that lease.

In the case of a disposition, a sale, exclusively for cash, if the disposition proceeds are less than the amount of the nonqualified bonds, only an amount equal to the disposition proceeds must be used to redeem or defease a pro rata portion of the nonqualified bonds.

Anticipatory Remedial Action

An amendment to the Regulations in October 2015 permits a redemption or defeasance remedial action to be taken in advance of a deliberate action that will cause the private activity limits to be exceeded. To meet this new remedial action rule, an issuer must declare its official intent to redeem or defease all the bonds that would become nonqualified bonds as a result of a subsequent deliberate action and redeem or defease such bonds prior to the action occurring. The declaration of intent must precede the redemption or defeasance, identify the financed property with respect to which the remedial action is being undertaken and describe the deliberate action that is expected to occur. The redemption or defeasance of the nonqualified bonds must not result in an extension of the weighted average maturity of the bonds, subject to a limited transition rule.

Alternative Use of Disposition Proceeds

In the case of a disposition exclusively for cash, the issuer may, in lieu of redeeming or defeasing bonds, expend the disposition proceeds on other qualifying facilities. The issuer must reasonably expect to expend the disposition proceeds within two years of the deliberate action and must treat the disposition proceeds as bond proceeds for purposes of Section 141. The issuer must not use such proceeds in a manner that would cause the private business tests or the private loan test to be met. Furthermore the issuer must not take any action subsequent to the date of deliberate action to cause either of these tests to be met. This requirement precludes the issuer from repeatedly taking advantage of the remedial action provisions with respect to the same bond issue. If the issuer does not use all of the disposition proceeds for an alternative use it must use the remaining proceeds to redeem or defease bonds as described above.

In the case of certain long-term leases, as opposed to dispositions for cash, Revenue Procedure 2018-26, released April 11, 2018, provides a methodology for using the Alternative Use of Disposition Proceeds remedial action instead of the Redemption or Defeasance remedial action. The lease must be an “eligible lease”, the payments under which are exclusively cash and the term of which (i) is at least equal to the lesser of 20 years or 75% of the weighted average expected economic life at the start of the lease or (ii) runs through the end of the measurement period, generally the final maturity of the bonds or the end of the economic life of the property. An amount equal to the “lease amount” must be expended on qualifying facilities as described above. The “lease amount” is the present value of all the lease payments under the lease using the bond yield as the discount rate.

If the disposition proceeds are to be used by a 501(c)(3) organization, the nonqualified bonds must, in addition, be treated as reissued and must, beginning on the date of the deliberate action, meet all the requirements for qualified 501(c)(3) bonds. For example, this requires that a TEFRA

hearing be held and approval obtained with respect to the new uses of proceeds before the date of the deliberate action.

Alternative Use of Facility

The third remedial action, alternative use of a facility, permits the bonds to remain outstanding if the facility is now used for a qualifying purpose and the nonqualified bonds are treated as reissued as of the date of deliberate action as qualified bonds, e.g., qualified 501(c)(3) bonds or qualified exempt facility bonds. The nonqualified bonds must satisfy all the requirements for that particular type of issue from the date of deliberate action, including the volume cap limitation of Section 146 of the Code, if applicable. The Regulations specifically provide, however, that the used property limitation of Section 147 will not apply. In the case of exempt facility bonds, and other non-501(c)(3) qualified bonds, the interest will be treated *as* a preference item for alternative minimum tax ("AMT") purposes (see discussion below). This remedial action is not available if the deliberate action involves a disposition to a purchaser who finances the purchase with tax-exempt bonds.

The Regulations provide that any disposition proceeds, including proceeds from an installment sale, must be used to pay debt service on the bonds on the next available payment date or within 90 days of receipt, be deposited into a defeasance escrow, yield restricted and used to pay debt service on the bonds on the next available payment date. The Regulations do not address under this remedial action alternative how to deal with the change in status of interest from non-AMT to AMT. This is addressed, however, in *Rev. Proc. 97-15*, discussed below.

Rev. Proc. 97-15

Rev. Proc. 97-15 provides a program under which an issuer may request a closing agreement as a remedial action to prevent interest on outstanding bonds from being included in gross income or to prevent interest from being treated as an item of tax preference for AMT purposes as a result of a subsequent action. Closing agreements under this program will not resolve any other issue, nor will they preclude an examination by the IRS of any matters not addressed in the closing agreement. These closing agreements are not available with respect to an issue of outstanding bonds that is under examination by the IRS.

Closing Agreement as to Exclusion from Gross Income

A number of procedural and substantive conditions to obtaining a closing agreement are set forth in Rev. Proc. 97-15. In addition, in the case of a closing agreement that provides that interest will not be included in gross income, the issuer must agree to redeem the outstanding bonds at the next redemption date. The issuer also must pay a closing agreement amount equal to the sum of the present value amounts determined by multiplying the amount of interest accruing on the nonqualified bonds in each year by .29 and present valuing each such number from April 15 of the year after the interest accrues to the date on which the payment is sent to the IRS, using as

the discount rate the taxable applicable federal rate for a term equal to the period from the subsequent action to the redemption date. It is expected that the figure of .29 may be adjusted for years after 2018 to reflect the reduction in income tax rates.

Alternative Minimum Tax Closing Agreement

In the case of a closing agreement that provides that the interest will not be treated as an item of tax preference, among other conditions, the issuer must pay an amount equal to the sum of certain present value amounts. These amounts are determined by multiplying the principal amount of the nonqualified bonds that will be outstanding on January 1 in each calendar year beginning in the year of the subsequent action and ending the first calendar year in which the bonds will no longer be outstanding, by .0014 and present valuing each such number from April 15 of the year following each such calendar year to the date of payment to the IRS, using the applicable federal rate for the period specified in the closing agreement as the discount rate.

VCAP

The IRS has adopted procedures for its Voluntary Closing Agreement Program (“VCAP”) under which issuers of tax exempt bonds can voluntarily resolve violations of the Code or Regulations on behalf of their bondholders or themselves through closing agreements with the IRS. These procedures are set forth in Internal Revenue Manual 7.2.3.1. If a deliberate action has occurred that cannot be remedied with a remedial action, a VCAP should be considered.

TAB IV

INTERNAL REVENUE SERVICE – TAX EXEMPT BONDS

TAX EXEMPT BOND FAQs REGARDING RECORD RETENTION REQUIREMENTS

During the course of an examination, IRS Tax Exempt Bonds (TEB) agents will request all material records and information necessary to support a municipal bond issue's compliance with section 103 of the Internal Revenue Code. The following information is intended solely to answer frequently asked questions concerning how the broad record retention requirements under section 6001 of the Code apply to tax-exempt bond transactions. Although this document provides information with respect to many of the concerns raised by members of the municipal finance industry about record retention, it is not to be cited as an authoritative source on these requirements. TEB recommends that issuers and other parties to tax-exempt bond transactions review section 6001 of the Code and the corresponding Income Tax Regulations in consultation with their counsel.

These frequently asked questions and answers are provided for general information only and should not be cited as any type of legal authority. They are designed to provide the user with information required to respond to general inquiries. Due to the uniqueness and complexities of Federal tax law, it is imperative to ensure a full understanding of the specific question presented, and to perform the requisite research to ensure a correct response is provided.

The freely available Adobe Acrobat Reader software is required to view, print, and search the questions and answers listed below.

1. Why keep records with respect to tax-exempt bond transactions?
2. Who may maintain records?
3. What are the basic records that should be retained?
4. Are these the only records that need to be maintained?
5. In what format must the records be kept?
6. How long should records be kept?
7. How does this general rule apply to refundings?
8. What happens if records aren't maintained?
9. Can a failure to properly maintain records be corrected?
10. Are there exceptions to the general rule regarding record retention for certain types of records?

Why keep records with respect to tax-exempt bond transactions?

Section 6001 of the Internal Revenue Code provides the general rule for the proper retention of records for federal tax purposes. Under this provision, every person liable for any tax imposed by the Code, or for the collection thereof, must keep such records, render such statements, make such returns, and comply with such rules and regulations as the Secretary may from time to time prescribe. Section 1.6001-1(a) of the Income Tax Regulations amplifies this general rule by providing that any person subject to income tax, or any person required to file a return of information with respect to income, must keep such books and records, including inventories, as are sufficient to establish the amount of gross income, deductions, credits, or other matters required to be shown by that person in any return of such tax or information.

The IRS regularly advises taxpayers to maintain sufficient records to support their tax deductions, credits and exclusions. In the case of a tax-exempt bond transaction, the primary taxpayers are the beneficial holders of the bonds. However, in most cases, the beneficial holders of tax-exempt bonds will not have any records to support their exclusion of the interest paid on those bonds. Instead, these records will generally be found in the bond transcript and the books and records of the issuer, the conduit borrower, and other participants to the transaction. Therefore, in order to ensure the continued exclusion of interest by the beneficial holders, it is important that the issuer, the conduit borrower and other participants retain sufficient records to support the continued exclusion being taken by the beneficial holders of the bonds. Pursuant to this statutory regime, IRS agents conducting examinations of tax-exempt bond transactions will look to these parties to provide books, records, and other information documents supporting the bonds continued compliance with federal tax requirements.

Additionally, in the case of many private activity bonds, the conduit borrowers are also primary taxpayers. For instance, the conduit borrower will generally deduct the interest indirectly paid on the bond issue through the loan documents. Conduit borrowers are also often entitled to claim depreciation deductions for bond-financed property. Consequently, conduit borrowers should maintain sufficient records to support their interest deductions, depreciation deductions or other tax deductions, exclusions or credits related to the tax-exempt bond issue.

Moreover, issuers and conduit borrowers should retain sufficient records to show that all tax-exempt bond related returns submitted to the IRS are correct. Such returns include, for example, IRS Forms 8038, 8038-G, 8038-GC, 8038-T, and 8038-R.

In addition to the general rules under section 6001, issuers and conduit borrowers are subject to specific recordkeeping requirements imposed by various other Code sections and regulations. For example, section 1.148-5(d)(6)(iii)(E) of the arbitrage regulations requires that an issuer retain certain records necessary to qualify for the safe harbor for establishing fair market value for guaranteed investment contracts and investments purchased for a yield restricted defeasance escrow.

Who may maintain records?

Read together, section 6001 of the Code and section 1.6001-1(a) of the Regulations apply to taxpayers and persons filing tax returns, including returns related to tax-exempt bond transactions (i.e., Forms 8038, 8038-G, 8038-GC, 8038-T, 8038-R, 8328, 8703). This encompasses several parties to the bond transaction including:

1. issuers as the party responsible for satisfying the filing requirements under section 149(e) of the Code;
2. conduit borrowers for deductions taken for payment of interest on outstanding bonds or depreciation of bond-financed facilities; and
3. bondholders, lenders, and lessors as recipients of exempt income from the interest paid on the bonds.

Since many of the same records may be examined to verify, for example, both the tax-exempt status of the bonds and the interest deductions of the conduit borrower, it is advisable for the bond documents to specify which party will bear the responsibility for maintaining the basic records relating to a bond transaction. Additional parties may also be responsible for maintaining records under contract with any of the parties named above. For example, a trustee may agree to maintain certain records pursuant to the trust indenture.

What are the basic records that should be retained?

Although the required records to be retained depend on the transaction and the requirements imposed by the Code and the regulations, records common to most tax-exempt bond transactions include:

Basic records relating to the bond transaction (including the trust indenture, loan agreements, and bond counsel opinion);

Documentation evidencing expenditure of bond proceeds;

Documentation evidencing use of bond-financed property by public and private sources (i.e., copies of management contracts and research agreements);

Documentation evidencing all sources of payment or security for the bonds; and

Documentation pertaining to any investment of bond proceeds (including the purchase and sale of securities, SLGs subscriptions, yield calculations for each class of investments, actual investment income received the investment of proceeds, guaranteed investment contracts, and rebate calculations).

Are these the only records that need to be maintained?

No, the list above is very general and only highlights the basic records that are typically material to many types of tax-exempt bond financings. Each transaction is unique and may, accordingly, have other records that are material to the requirements applicable to that financing. The decision as to whether any particular record is material must be made on a case-by-case basis and could take into account a number of factors, including, for instance, the various expenditure exceptions. Moreover, certain records may be necessary to support information related to certain requirements applicable to specific types of qualified private activity bonds. With respect to single and multifamily housing bonds as well as small issue industrial development bonds, examples of such additional material records include:

Single Family Housing Bonds	Documents evidencing that at least 20% of proceeds were available for owner financing of targeted area residences.
	Documentation evidencing proper notification of each mortgagor of potential liability of the mortgage subsidy recapture tax.
Multi-Family Housing Bonds	Documentation evidencing that the facility is not used on a transient basis.
	Documentation evidencing compliance with the income set-aside requirements.
	Documentation evidencing timely correction, if any, of noncompliance with the income set-aside requirements.
Small Issue Industrial Development Bonds	Documentation evidencing compliance with the \$10,000,000 limitation on the aggregate face amount of the issue.
	Documentation evidencing that no test-period beneficiary has been allocated more than \$40,000,000 in bond proceeds.

In what format must the records be kept?

All records should be kept in a manner that ensures their complete access to the IRS for so long as they are material. While this is typically accomplished through the maintenance of hard copies, taxpayers may keep their records in an electronic format if certain requirements are satisfied.

Rev. Proc. 97-22, 1997-1 C.B. 652 provides guidance to taxpayers that maintain books and records by using an electronic storage system that either images their hardcopy (paper) books and records, or transfers their computerized books and records, to an electronic storage media. Such a system may also include reasonable data compression or formatting technologies so long as the requirements of the revenue procedure are satisfied. The general requirements for an electronic storage system of taxpayer records are provided in section 4.01 of Rev. Proc. 97-22. A summary of these requirements is as follows:

4. The system must ensure an accurate and complete transfer of the hardcopy books and records to the electronic storage system and contain a retrieval system that indexes, stores, preserves, retrieves, and reproduces all transferred information.
5. The system must include reasonable controls and quality assurance programs that (a) ensure the integrity, accuracy, and reliability of the system; (b) prevent and detect the unauthorized creation of, addition to, alteration of, deletion of, or deterioration of electronically stored books and records; (c) institute regular inspections and evaluations; and (d) reproduce hardcopies of electronically stored books and records that exhibit a high degree of legibility and readability.
6. The information maintained in the system must be cross-referenced with the taxpayer's books and records in a manner that provides an audit trail to the source document(s).
7. The taxpayer must maintain, and provide to the Service upon request, a complete description of the electronic storage system including all procedures relating to its use and the indexing system.
8. During an examination, the taxpayer must retrieve and reproduce hardcopies of all electronically stored books and records requested by the Service and provide the Service with the resources necessary to locate, retrieve, read and reproduce any electronically stored books and records.
9. The system must not be subject, in whole or in part, to any agreement that would limit the Service's access to and use of the system.
10. The taxpayer must retain electronically stored books and records so long as their contents may become material in the administration of federal tax law.

How long should records be kept?

Section 1.6001-1(e) of the Regulations provides that records should be retained for so long as the contents thereof are material in the administration of any internal revenue law. With respect to a tax-exempt bond transaction, the information contained in certain records support the exclusion from gross income taken at the bondholder level for both past and future tax years. Therefore, as long as the bondholders are excluding from gross income the interest received on account of their ownership of the tax-exempt bonds, certain bond records will be material. Similarly, in a conduit financing, the information contained in the bond records is necessary to support the interest deduction taken by the conduit borrower for both past and future tax years for its payment of interest on the bonds.

To support these tax positions, material records should generally be kept for as long as the bonds are outstanding, plus 3 years after the final redemption date of the bonds. This rule is consistent with the specific record retention requirements under section 1.148-5(d)(6)(iii)(E) of the arbitrage regulations.

Certain federal, state, or local record retention requirements may also apply.

How does this general rule apply to refundings?

For certain federal tax purposes, a refunding bond issue is treated as replacing the original new money issue. To this end, the tax-exempt status of a refunding issue is dependent upon the tax-exempt status of the refunded bonds. Thus, certain material records relating to the original new money issue and all material records relating to the refunding issue should be maintained until 3 years after the final redemption of both bond issues.

What happens if records aren't maintained?

During the course of an examination, TEB agents will request material records and information in order to determine whether a tax-exempt bond transaction meets the requirements of the Code and regulations. If these records have not been maintained, then the issuer, conduit borrower or other party may have difficulty demonstrating compliance with all federal tax law requirements applicable to that transaction. A determination of noncompliance by the IRS with respect to a bond issue can have various outcomes, including a determination that the interest paid on the bonds should be treated as taxable, that additional arbitrage rebate may be owed, or that the conduit borrower is not entitled to certain deductions.

Additionally, a conduit borrower who fails to keep adequate records may also be subject to an accuracy-related penalty under section 6662 of the Code on the underpayment of tax attributable to any denied deductions. Section 6662 of the Code imposes a penalty on any portion of an underpayment of tax required to be shown on a return that is attributable to one of several factors, including negligence or disregard of rules or regulations. Section 1.6662-3(b)(1) of the Regulations provides that negligence includes any failure by the taxpayer to keep adequate books and records or to substantiate items properly. Under section 6662(a) of the Code, the penalty is equal to 20 percent of the portion of the underpayment of tax attributable to the negligence. Section 6664(c)(1) provides an exception to the imposition of accuracy-related penalties if the taxpayer shows that there was reasonable cause for the underpayment and that the taxpayer acted in good faith.

Can a failure to properly maintain records be corrected?

Yes, a failure to properly maintain records can be corrected through the Tax Exempt Bonds Voluntary Closing Agreement Program (TEB VCAP). This program provides an opportunity for state and local government issuers, conduit borrowers, and other parties to a tax-exempt bond transaction to voluntarily come forward to resolve specific matters through closing agreements with the IRS. For example, the TEB Office of Outreach, Planning & Review has resolved arbitrage rebate concerns in cases where issuers have approached the IRS and reported a failure to retain sufficient records to determine, precisely, the correct amount of arbitrage rebate due on a bond issue. Notice 2001-60, 2001-40 I.R.B. 304 provides more information about this program including the procedures for submitting a VCAP request.

Are there exceptions to the general rule regarding record retention for certain types of records?

No, but TEB encourages members of the municipal finance industry to submit comments and suggestions for developing record retention limitation programs for specific types of bond records, for specific classes of tax-exempt bond issues, or for specific segments of the bond industry. Comments can be submitted in writing to TEB and sent to the following address:

Internal Revenue Service (TE/GE)
Attention: Clifford J. Gannett, Director, TEB
T:GE:TEB, Rm. 583
1111 Constitution Ave., NW
Washington, DC 20224

You may also contact TEB by calling 202-283-2999 (not a toll-free call).

TAB V

ARBITRAGE LETTER OF INSTRUCTIONS

1. Definitions.

Capitalized terms not otherwise defined herein will have meanings given to them in sections 103, 141, 148, 149 and 150 of the Code and the Treasury Regulations promulgated thereunder.

“Available Construction Proceeds” means, in general, an amount equal to the sum of (a) the issue price (within the meaning of sections 1273 and 1274 of the Code but without regard to accrued interest) of the Construction Issue, (b) investment earnings on a Reasonably Required Reserve or Replacement Fund allocable to the Construction Issue prior to the earlier of 2 years after the date of issue of the Obligations and the date that construction is substantially completed, and (c) the investment earnings on amounts described in (a) and (b), reduced by (i) the amount of the issue price deposited in a Reasonably Required Reserve or Replacement Fund and (ii) the amount of the issue price used to pay issuance costs. Available Construction Proceeds does not include (a) Sale Proceeds or Investment Proceeds derived from Payments under any Purpose Investment of the Construction Issue, (b) repayments of any Grants financed by the issue, (c) investment earnings on accrued interest, (d) amounts that are not Gross Proceeds as a result of the application of the Universal Cap under Treasury Regulations §1.148-6(b)(2) and (e), if the Issuer has elected in its Tax Certificate, earnings with respect to any portion of a Reasonably Required Reserve or Replacement Fund allocable to the Construction Issue. For purposes of determining compliance with the spending requirements as of the end of each of the first three spending periods, Available Construction Proceeds includes the amount of future earnings that the Issuer reasonably expected as of the date of issue of the Obligations.

“Bid Records” means: (i) a copy of the Guaranteed Investment Contract actually acquired or, in the case of Yield Restricted Defeasance Escrow Investments, a copy of the purchase agreement or confirmations for the investments; (ii) the receipt or other record of the amount actually paid by the Issuer for the investments, including a record of any administrative costs paid by the Issuer, and the certification of the provider as to administrative costs; (iii) either a written copy of each bid received or a written certification from the party receiving the bids which lists for each bid that is submitted, the name of the person and entity submitting the bid, the time and date of the bid, and the bid results; (iv) the bid solicitation form and, if the terms of the Guaranteed Investment Contract or purchase agreement deviated from the bid solicitation form or a submitted bid is modified, a brief statement explaining the deviation and stating the purpose for the deviation; and (v) in the case of Yield Restricted Defeasance Escrow Investments, a schedule showing the cost of the most efficient portfolio of SLGS, determined at the time the bids were required to be submitted pursuant to the terms of the bid specifications.

“Bona Fide Debt Service Fund” means a bona fide debt service fund as defined in Treasury Regulations §1.148-1, *i.e.*, one or more funds (including portions of funds, to the extent

that amounts deposited therein are reasonably expected to be used to pay debt service on an issue of bonds) that are used primarily to achieve a proper matching of revenues and debt service within each Bond Year and that is depleted at least once a year except for a reasonable carryover amount (not to exceed the greater of (i) the earnings on the fund for the immediately preceding Bond Year or (ii) one-twelfth the principal and interest payments on the issue for the immediately preceding Bond Year).

“Bona Fide Solicitation” means a solicitation that meets all of the following requirements: (i) the bid specifications are in writing and are timely forwarded to potential providers; (ii) the bid specifications include all material terms of the bid, *i.e.*, all terms that may directly or indirectly affect the yield of the investment; (iii) the bid specifications include a statement notifying potential providers that submission of a bid is a representation that the potential provider did not consult with any other potential provider about its bid, that the bid was determined without regard to any other formal or informal agreement that the potential provider has with the Issuer or any other person (whether or not in connection with the Bond issue), and that the bid is not being submitted solely as a courtesy to the Issuer or any other person for purposes of satisfying the requirements that there be at least three bids from persons with no Material Financial Interest, at least one of whom is a reasonably competitive provider; (iv) all the terms of the bid specifications are commercially reasonable in that there is a legitimate business purpose for the term other than to increase the purchase price or reduce the yield of the investment; (v) in the case of a Guaranteed Investment Contract, the terms of the solicitation take into account the Issuer’s reasonably expected deposit and drawdown schedule for the amounts to be invested; (vi) all potential providers have an equal opportunity to bid and no potential provider is given the opportunity to review other bids before providing a bid; and (vii) at least three reasonably competitive providers are solicited for bids.

“Bond Year” means, in connection with the calculation of the Rebate Amount, each 1-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the Obligations or the date that is 5 years after the issue date of the Obligations, each Bond Year ends at the close of business on the day preceding the anniversary of the date of issuance of the Obligations.

“Capital Expenditure” means any cost of a type that is properly chargeable to a capital account (or would be so chargeable with a proper election or with the application of the definition of Placed in Service under Treasury Regulations §1.150-2(c)) under general federal income tax principles.

“Code” means the Internal Revenue Code of 1986, as amended.

“Commingled Fund” means any fund or account containing both Gross Proceeds of an issue and amounts in excess of \$25,000 that are not Gross Proceeds of that issue if the amounts in the fund or account are invested and accounted for collectively, without regard to the source of funds deposited in the fund or account. An open-end regulated investment company under section 851 of the Code, however, is not a Commingled Fund.

“Computational Base” means (i) for a Guaranteed Investment Contract, the amount of Gross Proceeds the Issuer reasonably expects, as of the date the Guaranteed Investment Contract is acquired, to be deposited in the Guaranteed Investment Contract over the term of the Guaranteed Investment Contract; and (ii) for investments (other than Guaranteed Investment Contracts) to be deposited in a Yield Restricted Defeasance Escrow, the amount of Gross Proceeds initially invested in those investments.

“Computation Period” means the period between the computation dates described in Section 4(b) hereof. The first begins on the Issue Date of the Obligations and ends on the initial rebate Computation Date. Each succeeding Computation Period begins on the date immediately following the preceding rebate Computation Date and ends on the next rebate Computation Date.

“Construction Expenditures” mean construction expenditures as defined in Treasury Regulations §1.148-7(g), i.e., Capital Expenditures that are allocable to the cost of real property or “constructed personal property.” In general, Construction Expenditures do not include expenditures for acquisitions of interests in land or other existing real property. Expenditures are not considered to be for the acquisition of an interest in existing real property, other than land, if the contract between the seller and the Issuer requires the seller to build or install the property, but only to the extent that the property has not been built or installed at the time the parties enter into the contract. Constructed personal property means tangible personal property (or, if acquired pursuant to a single acquisition contract, properties) or “specially developed computer software” if: (a) a substantial portion of the property or properties is completed more than 6 months after the earlier of the date construction or rehabilitation commenced and the date the Issuer entered into an acquisition contract; (b) based on the reasonable expectations of the Issuer, if any, or representations of the person constructing the property, with the exercise of due diligence, completion of construction or rehabilitation (and delivery to the Issuer) could not have occurred within that 6-month period; and (c) if the Issuer itself builds or rehabilitates the property, not more than 75 percent of the capitalizable cost is attributable to property acquired by the Issuer. Specially developed computer software means any programs or routines used to cause a computer to perform a desired task or set of tasks, and the documentation required to describe and maintain those programs, provided that the software is specially developed and is functionally related and subordinate to real property or other constructed personal property.

“Construction Issue” means, the portion (if any) of the Obligations determined to be a Construction Issue for purposes of the section 148(f)(4)(C) of the Code, Treasury Regulations §1.148-7(e) and Section 4 hereof. With respect to any issue refunded by the Obligations, or which is a part of a series of issues refunded by the Obligations, “Construction Issue” means the portion (if any) of the original obligations issued to finance an expenditure (the “original obligations”) determined in the Tax Certificate with respect to original obligations to be a “Construction Issue” for purposes of the section 148(f)(4)(C) of the Code and Treasury Regulations §1.148-7(e).

“Controlled Group” means a group of entities controlled directly or indirectly by the same entity or group of entities. The determination of direct control is made on the basis of all the relevant facts and circumstances. One entity or group of entities generally controls another entity or group of entities if (i) the controlling entity possesses either (A) the right or power both

to approve and to remove without cause a controlling portion of the governing body of the controlled entity, or (B) the right or power to require the use of funds or assets of the controlled entity for any purpose of the controlling entity; and (ii) the rights or powers are discretionary and non-ministerial. If a controlling entity controls another entity under this test the controlling entity also controls all entities controlled, directly or indirectly, by the controlled entity or entities. However, an entity is not controlled by another entity if the putative controlled entity possesses substantial taxing, eminent domain, and police powers.

“De Minimis Amount” means: (i) in reference to original issue discount (as defined in section 1273(a)(1) of the Code) or premium on an obligation, an amount that does not exceed 2 percent multiplied by the stated redemption price at maturity; plus any original issue premium that is attributable exclusively to reasonable underwriter’s compensation; and (ii) in reference to market discount (as defined in section 1278(a)(2)(A) of the Code) or premium on an obligation, an amount that does not exceed 2 percent multiplied by the stated redemption price at maturity.

“Fair Market Value” shall have the meaning set forth in Section 3(d) hereof.

“501(c)(3) Organization” means an organization that is described in section 501(c)(3) of the Code and is exempt from tax under section 501(a) of the Code.

“Fixed Rate Investment” means any investment whose yield is fixed and determinable on the issue date of the investment.

“Future Value” means such term as defined in Treasury Regulations section 1.148-3(c) or successor regulations applicable to the Obligations calculated based on the yield of the Obligations.

“Guaranteed Investment Contract” means, in general, any Nonpurpose Investment that has specifically negotiated withdrawal or reinvestment provisions and a specifically negotiated interest rate and includes any agreement to supply investments on two or more future dates (*e.g.*, a forward supply contract), debt service fund forward agreements and debt service reserve fund agreements (*e.g.*, agreements to deliver United States Treasury Obligations). The term “Guaranteed Investment Contract” does not include investments purchased for a yield restricted defeasance escrow, other than escrow float contracts and similar agreements which provide securities for the period of 90 days or less following the maturity of defeasance escrow securities.

“Governmental Unit” means a governmental unit within the meaning of section 150(a)(2) of the Code (*i.e.*, any state or division of a state with a substantial amount of sovereign powers) or instrumentality of a state or political subdivision thereof. The term Governmental Unit does not include the United States or any agency or instrumentality of the United States.

“Grant” means a grant as defined in Treasury Regulations §1.148-6(d)(4)(iii), *i.e.*, a transfer for a governmental purpose of money or property to a transferee that is not a Related Party to, or an agent of, the transferor. The transfer must not impose any obligation or condition (directly or indirectly) to repay any amount to the transferor. Obligations or conditions intended

solely to assure expenditure of the transferred moneys in accordance with the governmental purpose of the transfer do not prevent a transfer from being a Grant.

“Gross Proceeds” means, except as otherwise indicated, gross proceeds as defined in Treasury Regulations §1.148-1, *i.e.*, any Proceeds and Replacement Proceeds of an issue.

“Investment Proceeds” means investment proceeds as defined in Treasury Regulations §1.148-1, *i.e.*, any amounts actually or constructively received from investing Proceeds of the Obligations.

“Investment Property” means any investment which is: (i) a “security” (as defined in section 165(g)(2)(A) or (B) of the Code), *i.e.*, a share of stock in a corporation or a right to subscribe for or to receive a share of stock in a corporation; (ii) an obligation other than a Tax-exempt Bond, unless such obligation is a “specified private activity bond” within the meaning of section 57(a)(5)(C) of the Code (*i.e.*, a Tax-exempt Bond other than an obligation the interest on which is subject to the alternative minimum tax imposed on individuals and corporations); (iii) any “annuity contract” (as defined in section 72 of the Code); (iv) any “investment-type property” (within the meaning of Treasury Regulations §1.148-1(b)), *i.e.*, any property (other than property described in (i), (ii), (iii) or (v)) that is held principally as a passive vehicle for the production of income, including for this purpose, production of income includes any benefit based on the time value of money; or (v) any residential rental property for family units not located within the jurisdiction of the Issuer unless such property is acquired to implement a court ordered or approved housing desegregation plan. A prepayment for property or services is “investment-type property” if a principal purpose for prepaying is to receive an investment return from the time the prepayment is made until the time payment otherwise would be made. However, a prepayment will not be treated as “investment-type property” if it is made for a substantial business purpose other than investment return and (i) the prepayment is on substantially the same terms as are made by a substantial percentage of persons who are similarly situated but who are not beneficiaries of tax exempt financing, (ii) the prepayment is made within 90 days of the reasonably expected date of delivery to the Issuer of all of the property or services for which the prepayment is made, (iii) the prepayment is made for maintenance, repair, or an extended warranty with respect to personal property (for example, automobiles or electronic equipment); or updates or maintenance or support services with respect to computer software; and the same maintenance, repair, extended warranty, updates or maintenance or support services, as applicable, are regularly provided to nongovernmental persons on the same terms or (iv) the prepayment is made to acquire a supply of natural gas or electricity within the meaning of Treasury Regulation §1.148-1(e)(2)(iii).

“Issuer” means Artisan Lakes Community Development District.

“Lowest Cost Bona Fide Bid” means, in the case of Yield Restricted Defeasance Escrow Investments, either the lowest cost bid for the portfolio or, if the Issuer compares bids on an investment by investment basis, the aggregate cost of a portfolio comprised of the lowest cost bid for each investment. Any payment received by the Issuer from a provider at the time a Guaranteed Investment Contract (*e.g.*, an escrow float contract) is purchased for a Yield Restricted Defeasance Escrow under a bidding procedure that meets the requirements of clause

(iv) of the definition of Bona Fide Solicitation is taken into account in determining the lowest cost bid. The Lowest Cost Bona Fide Bid must not be greater than the cost of the most efficient portfolio comprised exclusively of SLGS determined at the time that bids are required to be submitted pursuant to the terms of the bid specifications. This cost comparison is not required to be made if SLGS are not available for purchase on the day the bids are required to be submitted because sales of those securities have been suspended.

“Material Financial Interest” shall have the meaning set forth in Section 3(d)(v) hereof.

“Minor Portion” means, in general, a minor portion as defined in section 148(e) of the Code and Treasury Regulation §1.148-2(g), *i.e.*, the lesser of 5 percent of the Sale Proceeds of the Obligations or \$100,000.

“Net Sale Proceeds” means Sale Proceeds, less the portion of the Sale Proceeds invested in a Reasonably Required Reserve or Replacement Fund under section 148(d) of the Code and as part of the Minor Portion.

“New Money Portion” means the portion of an issue that is not a Refunding Issue.

“Nonconstruction Issue” means the Gross Proceeds of the Obligations other than the portion of Gross Proceeds of the Obligations meeting the requirements of section 148(f)(4)(C) of the Code, Treasury Regulations §1.148-7(e) and Section 4 hereof as a Construction Issue.

“Nonpurpose Investment” means an investment allocated to Gross Proceeds of the Obligations that is not acquired to carry out the governmental purpose of an issue, *i.e.*, all Investment Property acquired or otherwise allocated to Gross Proceeds of the Obligations.

“Obligations” means any tax-exempt bonds or notes of the Issuer.

“Opinion of Counsel” means, an opinion of nationally recognized bond counsel experienced in matters relating to the exclusion of interest on state and local governmental obligations from gross income for purposes of federal income taxation.

“Payment” means, in general, a payment as defined in Treasury Regulations §1.148-5(b), *i.e.*, amounts to be actually or constructively paid to acquire the investment. For purposes of calculating the Rebate Amount under Section 4 hereof “payment” means a payment as defined in Treasury Regulations §1.148-3(d), *i.e.*, (i) amounts actually or constructively paid to acquire a Nonpurpose Investment (or treated as paid to a Commingled Fund); (ii) for a Nonpurpose Investment that is first allocated to an issue on a date after it is actually acquired (*e.g.*, an investment that becomes allocable to Transferred Proceeds or to Replacement Proceeds) or that becomes subject to the rebate requirement on a date after it is actually acquired (*e.g.*, an investment allocated to a Reasonably Required Reserve or Replacement Fund for a construction issue at the end of the 2-year spending period), the value of that investment on that date; (iii) for a Nonpurpose Investment that was allocated to an issue at the end of the preceding computation period, the value of that investment at the beginning of the computation period; (iv) on the last day of each Bond Year during which there are amounts allocated to Gross Proceeds of the

Obligations that are subject to the rebate requirement, and on the final maturity date of the Obligations, a computation credit in the amount provided under Treasury Regulation §1.148-3(d)(1)(iv); and (v) Yield Reduction Payments on Nonpurpose Investments made pursuant to Treasury Regulations §1.148-5(c).

“Placed in Service” means placed in service as defined in Treasury Regulations §1.150-2(c), *i.e.*, with respect to a facility, the date on which, based on all the facts and circumstances the facility has reached a degree of completion that would permit its operation at substantially its design level, and the facility is, in fact, in operation at such level.

“Plain Par Bond” means a qualified tender obligation or an obligation (i) that is issued with not more than a De Minimis Amount of original issue discount or premium; (ii) that is issued for a price that does not include accrued interest other than pre-issuance accrued interest; (iii) that bears interest from the issue date at a single, stated, fixed rate or that is a variable rate debt instrument under section 1275 of the Code, in each case with interest unconditionally payable at least annually; and (iv) that has a lowest stated redemption price that is not less than its outstanding stated principal amount.

“Plain Par Investment” means an investment that is an obligation (i) issued with not more than a De Minimis Amount of original issue discount or premium, or, if acquired on a date other than the issue date, acquired with not more than a De Minimis Amount of market discount or premium; (ii) issued for a price that does not include accrued interest other than pre-issuance accrued interest; (iii) that bears interest from the issue date at a single, stated, fixed rate or that is a variable rate debt instrument under section 1275 of the Code, in each case with interest unconditionally payable at least annually; and (iv) that has a lowest stated redemption price that is not less than its outstanding stated principal amount.

“Preliminary Expenditures” mean preliminary expenditures as defined in Treasury Regulations §1.150-2(f)(2), *e.g.*, architectural, engineering, surveying, soil testing, costs of issuance and similar costs that were incurred prior to commencement of acquisition, construction or rehabilitation of a project, other than land acquisition, site preparation and similar costs incident to commencement of construction.

“Present Value” is computed under the economic accrual method. For purposes of computing the value of Obligations and yield on the Obligations, Present Value is computed taking into account all the unconditionally payable Payments of principal, interest, and fees for a Qualified Guarantee to be paid on or after that date and using the yield on that Obligation as the discount rate, except that for purposes of Treasury Regulations §1.148-(6)(b)(2) (relating to the Universal Cap) these values may be determined by consistently using the yield on the entire issue of which such Obligations are a part. The Present Value of an investment on a date is equal to the Present Value of all unconditionally payable Receipts to be received from and Payments to be paid for the investment after that date, using the yield on the investment as the discount rate.

“Prior Issue” means an issue of Obligations all or a portion of the principal, interest, or call premium on which is paid or provided for with proceeds of a Refunding Issue.

“Proceeds” means, in general, any Sale Proceeds, Investment Proceeds, and Transferred Proceeds of an issue. However, Proceeds do not include Qualified Administrative Costs that may be recovered under Treasury Regulation §1.148-5(e).

“Purpose Investment” means an investment that is acquired to carry out the governmental purpose of an issue.

“Qualified Administrative Costs” mean, with respect to Nonpurpose Investments reasonable, direct administrative costs, other than carrying costs, such as separately stated brokerage or selling commissions, but not legal and accounting fees, recordkeeping, custody, and similar costs. General overhead costs and similar indirect costs of the Issuer such as employee salaries and office expenses and costs associated with computing the Rebate Amount are not qualified administrative costs. In general, administrative costs with respect to Nonpurpose Investments are not reasonable unless they are comparable to administrative costs that would be charged for the same investment or a reasonably comparable investment if acquired with a source of funds other than Gross Proceeds of Tax-exempt Bonds. Qualified Administrative Costs of Nonpurpose Investments include all reasonable administrative costs, without limitation on indirect costs, incurred by a publicly offered regulated investment company (as defined in section 67(c)(2)(B) of the Code) or by a Commingled Fund in which the Issuer and any Related Parties do not own more than 10 percent of the beneficial interest in the fund. A broker’s commission or similar fee for a Guaranteed Investment Contract or a Yield Restricted Defeasance Escrow Investment which is paid on behalf of either the Issuer or the provider is a Qualified Administrative Cost to the extent that (a) the amount of the fee that the Issuer treats as a Qualified Administrative Cost does not exceed the lesser of (i) \$36,000 or (ii) 0.2% of the Computational Base or, if more, \$4,000, and (b) for any issue, the Issuer does not treat as Qualified Administrative Costs more than \$101,000 in broker’s commissions or similar fees with respect to all Guaranteed Investment Contracts or Yield Restricted Defeasance Escrow Investments purchased with Gross Proceeds of the issue. All amounts referenced in the preceding sentence reflect adjustments as of 2011, and all amounts for future calendar years shall be increased by a cost of living adjustment as provided in Treasury Regulation §1.148-5(e)(3)(B)(3). Qualified Administrative Costs of a Purpose Investment means costs or expenses paid, directly or indirectly, to purchase, carry, sell, or retire the Purpose Investment, and except with respect to a Program Investment, costs of issuing, carrying, or repaying the issue, and any underwriters’ discount.

“Qualified Guarantee” means a qualified guarantee as defined in Treasury Regulations §1.148-4(f).

“Qualified Hedge” means a qualified hedge as defined in Treasury Regulations §1.148-4(h)(2), *i.e.*, (i) a contract entered into primarily to reduce the Issuer’s risk of interest rate changes with respect to a borrowing; (ii) the contract contains no significant investment element; (iii) the contract is entered into between the Issuer and a provider that is not a Related Party; (iv) the hedge covers all of one or more groups of substantially identical Obligations; (v) changes in the value of the contract are based primarily on interest rate changes; (vi) the contract does not hedge an amount larger than the Issuer’s risk with respect to interest rate changes on the hedged Obligations; (vii) the payments to the Issuer under the contract correspond closely, in both time

and amount, to the specific interest payments being hedged; (viii) payments under the contract do not begin to accrue under the contract on a date earlier than the issue date of the hedged Obligations and do not accrue longer than the hedged interest payments on the hedged Obligations; (ix) payments to the hedge provider are reasonably expected to be made from the same source of funds that, absent the hedge, would be reasonably expected to be used to pay principal and interest on the hedged Obligations; and (x) the contract is identified by the Issuer on its books and records maintained for the hedged Obligations not later than three days after the date on which the parties enter into the contract or the issue date of the hedged Obligations.

“Reasonable Retainage” means an amount not in excess of 5 percent of Available Construction Proceeds as of the end of the fourth spending period (or in the case of the *18-month Exception* set forth Treasury Regulations §1.148-7(d) and Section hereof, 5 percent of the Net Sale Proceeds on the date 18 months after the issue date) that is retained for reasonable business purposes relating to the property financed with the proceeds of the issue.

“Reasonably Required Reserve or Replacement Fund” means, in general, a reasonably required reserve or replacement fund as described in Treasury Regulations §1.148-2(f)(2).

“Receipt” means, except as otherwise provided with respect to the rebate requirement, a receipt as defined in Treasury Regulations §1.148-3(d), *i.e.*, amounts to be actually or constructively received from the investment, such as earnings and return of principal.

“Refunding Escrow” means one or more funds established as part of a single transaction or a series of related transactions, containing proceeds of a Refunding Issue and any other amounts to provide for payment of principal or interest on one or more Prior Issues. For this purpose, funds are generally not so established solely because of (i) the deposit of Proceeds of an issue and Replacement Proceeds of the Prior Issue in an escrow more than 6 months apart, or (ii) the deposit of Proceeds of completely separate issues in an escrow.

“Refunding Issue” means, a refunding issue as defined in Treasury Regulations §1.150-1(d). In general, a Refunding Issue means an issue (or the portion of an issue treated as a separate Refunding Issue under Treasury Regulations §1.148-9(h)), the proceeds of which are used to pay principal, interest, or redemption price on another issue.

“Related Party” means, in reference to a Governmental Unit or a 501(c)(3) Organization, any member of the same Controlled Group, and, in reference to any person that is not a Governmental Unit or 501(c)(3) Organization, a related person (as defined in section 144(a)(3) of the Code).

“Replacement Proceeds” means replacement proceeds as defined in Treasury Regulation §1.148-1(c).

“Sale Proceeds” means any amounts actually or constructively received from the sale of an issue, including amounts used to pay underwriter’s discount or compensation and accrued interest other than pre-issuance accrued interest.

“SLGS” means State and Local Government Series Securities purchased from the United States Department of Treasury, Bureau of Public Debt.

“Substantial Beneficiary” of the obligations means the issuer, any related party to the issuer and the State in which the Issuer is located.

“Tax-exempt Bond” means any obligation of a state or political subdivision thereof under section 103(c)(1) of the Code (including financing leases and any other arrangements, however labeled) the interest on which is excludable from gross income under section 103(a) of the Code. Tax-exempt Bond includes an interest in a regulated investment company to the extent that at least 95 percent of the income to the holder of the interest is interest that is excludable from gross income under section 103(a) of the Code.

“Tax Certificate” means, with respect to each issue of Obligations, the Issuer’s Tax Certificate delivered as part of the record of proceedings with respect to the issuance of the Obligations for the purpose of complying with Treasury Regulation §1.148(2)(b).

“Transferred Proceeds” means transferred proceeds as defined in Treasury Regulation §1.148-9.

“Universal Cap” means, on any date, either (i) the present value of the Obligations determined by taking into account all unconditionally payable payments of principal, interest and fees for a Qualified Guarantee to be paid on or after that date, using the yield on the Obligations as the discount rate, or (ii) in the case of any Obligations which are Plain Par Bonds, the outstanding stated principal amount of such Obligations, plus accrued unpaid interest.

2. Allocation and Accounting.

(a) *In General.* Except as otherwise provided in this Section 2, the Issuer may use any reasonable accounting method for purposes of accounting for Gross Proceeds, investments, and expenditures, provided the accounting method is consistently applied. An accounting method means both the overall method used to account for Gross Proceeds of an issue (e.g., the cash method or a modified accrual method) and the method used to account for or allocate any particular item within that overall accounting method (e.g., accounting for investments, expenditures, allocations to and from different sources, and particular items of the foregoing). Consistently applied means applied uniformly within a fiscal period and between fiscal periods to account for Gross Proceeds of an issue and any amounts that are in a Commingled Fund. An accounting method will not fail to be reasonable and consistently applied solely because a different accounting method is used for a bona fide governmental purpose to consistently account for a particular item.

(b) *Allocation of Gross Proceeds to the Obligations.* (i) *In General.* Gross Proceeds will be allocated to the Obligations as Proceeds until those amounts are properly allocated to an expenditure for a governmental purpose or are allocated to Transferred Proceeds of another issue, or cease to be allocated to the Obligations under the Universal Cap.

(i) *Universal Cap.* The Universal Cap provides an overall limitation on the amount of Gross Proceeds allocable to an issue. Except as provided in Section 2(b)(iii), unless the application of the Universal Cap would not result in a reduction or reallocation of Gross Proceeds of the Obligations on a date the Issuer will determine or cause to be determined the Universal Cap with respect to the Obligations (A) as of the first day of each Bond Year, beginning with the first Bond Year that commences after the second anniversary of the date hereof, and (B) as of each date that, but for application of the Universal Cap, Proceeds of a refunded issue would become Transferred Proceeds of the Obligations but need not determine the Universal Cap in the Bond Year in which that date occurs.

(ii) If the Issuer reasonably expects, as of the issue date of the Obligations that the Universal Cap will not reduce the amount of Gross Proceeds allocable to the Obligations during the term of the Obligations, the Universal Cap need not be calculated on any date on which: (A) no Replacement Proceeds are allocable to the Obligations, other than Replacement Proceeds in a Bona Fide Debt Service Fund or a Reasonably Required Reserve or Replacement Fund; (B) the Net Sale Proceeds of the Obligations qualified for one of the temporary periods provided in Treasury Regulations §1.148-2(e)(2), (e)(3), or (e)(4), and those Net Sales Proceeds are in fact allocated to expenditures prior to the expiration of the longest applicable temporary period; or the Net Sale Proceeds of the Obligations were deposited in a Refunding Escrow and expended as originally expected; (C) the Obligations do not refund an issue that, on any transfer date, has unspent proceeds allocable to it; (D) none of the Obligations are retired prior to the date on which those Obligations are treated as retired in computing the yield on the Obligations; and (E) no Proceeds of the Obligations are invested in “qualified student loans” or “qualified mortgage loans” (as defined in Treasury Regulations §1.150-1).

(iii) If the value of all Nonpurpose Investments allocated to the Gross Proceeds of the Obligations exceeds the Universal Cap on a date as of which the Universal Cap is determined such Nonpurpose Investments allocable to Gross Proceeds of the Obligations necessary to eliminate that excess will cease to be allocated to the Obligations, in the following order of priority: (A) Nonpurpose Investments allocable to Replacement Proceeds; (B) Nonpurpose Investments allocable to Transferred Proceeds; and (C) Nonpurpose Investments allocable to Sale Proceeds and Investment Proceeds.

For this purpose Nonpurpose Investments may be valued (i) in the case of a Plain Par Investment at its principal amount plus any accrued unpaid interest on that date; (ii) in the case of fixed rate investments, at its Present Value on that date; or (iii) in the case of any other investment, at its Fair Market Value.

(c) *Allocations to Expenditures.* (i) In General. Reasonable accounting methods for allocating funds from different sources to expenditures for the same governmental purpose include any of the following methods if consistently applied: a

specific tracing method; a Gross Proceeds spent first method; a first-in, first-out method; or a ratable allocation. An allocation of Gross Proceeds of an issue to an expenditure must involve a current outlay of cash for a governmental purpose of the issue. A current outlay of cash means an outlay reasonably expected to occur not later than 5 banking days after the date as of which the allocation of Gross Proceeds to the expenditure is made. A payment of Gross Proceeds to a Related Party of the Issuer is not an expenditure of those Gross Proceeds. Gross Proceeds paid to the Related Party are expended only when the Gross Proceeds are properly allocable to an expenditure by the Related Party.

(ii) *Expenditures for Working Capital Purposes.* Except as otherwise provided in Section 2(c)(iii), Proceeds of the Obligations and Replacement Proceeds of the Obligations that are allocated to the payment of expenditures or to the reimbursement of expenditures other than expenditures that are (A) Capital Expenditures; (B) Qualified Administrative Costs; (C) fees for Qualified Guarantees of the issue or payments for a Qualified Hedge; (D) interest on the Obligations for a period commencing on the issue date and ending on the date that is the later of three years from the issue date or one year after the date on which the Projects are Placed in Service; (E) a Rebate Amount or Yield Reduction Payment paid to the United States; (F) costs that are directly related to Capital Expenditures financed by the issue that, in total, do not exceed 5 percent of the Sale Proceeds of the Obligations; (G) principal or interest on the Obligations paid from unexpected excess Sale Proceeds or Investment Proceeds; (H) principal or interest on the Obligations paid from investment earnings on a reserve or replacement fund that are deposited in a Bona Fide Debt Service Fund; (I) to pay for extraordinary, nonrecurring items that are not customarily payable from current revenues, such as casualty losses or extraordinary legal judgments in amounts in excess of reasonable insurance coverage; (J) for payment of principal, interest, or redemption prices on a Prior Issue; and (K) for a crossover Refunding Issue, interest on that issue will be treated as spent to the extent that those working capital expenditures exceed available amounts (as defined in Treasury Regulations §1.148-6(d)(3)(iii)) as of that date.

(iii) *Commingled Investment Earnings.* Notwithstanding Subsection 2(c)(ii), investment earnings on Sale Proceeds of the Obligations (other than investment earnings held in a Refunding Escrow) may be allocated to expenditures other than expenditures described in Subsection 2(c)(ii), if the investment earnings are commingled for the purpose of accounting for expenditures with substantial tax or other substantial revenues from operations of the Issuer and they are reasonably expected to be allocated (using any reasonable, consistently applied accounting method) to expenditures for governmental purposes of the Issuer within a period not to exceed six months from the date of the commingling.

(d) *Allocations of Gross Proceeds to Investments.* Upon the purchase or sale of a Nonpurpose Investment, Gross Proceeds of an issue will not be allocated to a

Payment for that Nonpurpose Investment in an amount greater than, or to a Receipt from that Nonpurpose Investment in an amount less than, the Fair Market Value of the Nonpurpose Investment (adjusted to take into account Qualified Administrative Costs allocable to the investment) as of the purchase or sale date.

(e) *Allocation of Investments Held by a Commingled Fund.* (i) *In General.* All Payments and Receipts (including deemed Payments and Receipts) on investments held by a Commingled Fund must be allocated among the different “investors” in the fund not less frequently than as of the close of each fiscal period. This allocation must be based on a consistently applied reasonable, ratable allocation method. Reasonable ratable allocation methods include, methods that allocate these items in proportion to either (A) the average daily balances of the amounts in the Commingled Fund from different “investors” during a fiscal period; or (B) the average of the beginning and ending balances of the amounts in the Commingled Fund from different investors for a fiscal period that does not exceed one month. For purposes of this Subsection 2(e), the term “investor” means each different source of funds invested in a Commingled Fund. A Commingled Fund may use any consistent fiscal period that does not exceed three months.

(i) *Expenditures from a Commingled Fund.* If a ratable allocation method is used to allocate expenditures from the Commingled Fund, the same ratable allocation method must be used to allocate Payments and Receipts on investments in the Commingled Fund under this Subsection.

(ii) *Common Reserve Funds, Replacement Funds or Sinking Funds.* If a Commingled Fund serves as a common reserve fund, replacement fund, or sinking fund for two or more issues, investments held by that Commingled Fund must be allocated ratably (after any reallocations of Proceeds under Section 2(b)) among the issues served by the Commingled Fund according to (A) the relative values of the bonds of those issues (as determined under Treasury Regulations §1.148-4(e)); (B) the relative amounts of the remaining maximum annual debt service requirements on the outstanding principal amounts of those issues; or (C) the relative original stated principal amounts of the outstanding issues. Such allocations must be made at least every three years and as of each date that an issue first becomes secured by the Commingled Fund. If relative original principal amounts are used to allocate, allocations must also be made on the retirement of any issue secured by the Commingled Fund.

3. *Yield and Valuation of Investments.* (a) *Mark-to-Market Requirement.* If Gross Proceeds of the Obligations are invested in a Commingled Fund in which the Issuer and any Related Party own more than 25 percent of the beneficial interests in the Commingled Fund, the Commingled Fund must treat all its investments as if sold at Fair Market Value either on the last day of the fiscal year or the last day of each fiscal period unless (i) the remaining weighted average maturity of all investments held by the Commingled Fund during the fiscal year does not exceed 18 months, and the investments held by the Commingled Fund during that fiscal year consist exclusively of Obligations, or (ii) the Commingled Fund operates exclusively as a reserve

fund, sinking fund, or replacement fund for two or more issues of the same issuer. The net gains or losses from any such deemed sales of investments must be allocated to all investors of the Commingled Fund during the period since the last allocation. For purposes of this Subsection the “fiscal year” of a Commingled Fund is the calendar year unless the Commingled Fund adopts another “fiscal year.”

(a) *In General.* Yield on an investment, the Present Value of an investment and the Fair Market Value of an investment allocated to the Obligations will be computed under the economic accrual method, using the same compounding interval and financial conventions used to compute the yield on the Obligations. Except as otherwise provided in this Section 3, the yield on an investment allocated to the Obligations is the discount rate that, when used in computing the Present Value as of the date the investment is first allocated to the issue of all unconditionally payable Receipts from the investment, produces an amount equal to the Present Value of all unconditionally payable Payments for the investment. The Present Value of an investment on a date is equal to the Present Value of all unconditionally payable Receipts to be received from and Payments to be paid for the investment after that date, using the yield on the investment as the discount rate. The yield on a variable rate investment is determined in a manner comparable to the determination of the yield on a variable rate issue of Tax-exempt Bonds for purposes of section 148 of the Code. For purposes of the Investment Limitation described in the Tax Certificate, the yield on investments made with Sale Proceeds of the Obligations or investment earnings thereon that are subject to yield restriction will be computed separately from the yield on investments not subject to yield restriction.

(b) *Yield Reduction Payments to the United States.* The yield on any investments allocable to Sale Proceeds of the Obligations or investment earnings thereon that qualified for one of the temporary periods described in the Tax Certificate, other than Replacement Proceeds, may be calculated by taking into account any amount paid to the United States in accordance with this Section 3(b), including any Rebate Amount, as a Payment for that investment that reduces the yield on that investment. The yield on any investments allocable to Sale Proceeds may be calculated by taking into account any “Yield Reduction Payments,” as described in this Section 3(b) (including any Rebate Amount) as a Payment for that investment that reduces the yield on that investment. Yield Reduction Payments include payments paid to the United States at the same time and in the same manner as rebate amounts are required to be paid except:

(i) No Yield Reduction Payments are required to be paid until 60 days after the date on which the issue is no longer outstanding; and

(ii) For Yield Reduction Payments paid prior to the date on which the Obligations are retired, the Issuer need not pay more than 75 percent of the amount otherwise required to be paid as of the date to which the payment relates.

(c) *Valuation of Investments.* The value of an investment (including a Payment or Receipt on the investment) on a date will be determined using one of the

following valuation methods consistently for all purposes of section 148 of the Code to that investment on that date:

(i) A Plain Par Investment may be valued at its outstanding stated principal amount, plus any accrued unpaid interest on that date.

(ii) A Fixed Rate Investment may be valued at its Present Value on that date.

(iii) Any investment may be valued at its Fair Market Value on that date.

(d) *Fair Market Value.* (i) *In General.* The Fair Market Value of an investment is the price at which a willing buyer would purchase the investment from a willing seller in a bona fide, arm's-length transaction. Fair Market Value generally is determined on the date on which a contract to purchase or sell the Nonpurpose Investment becomes binding. Except as otherwise provided in this Section, an investment that is not of a type traded on an established securities market, within the meaning of section 1273 of the Code, will not be considered acquired or disposed of for a price that is equal to its Fair Market Value.

(i) *Direct United States Treasury Obligations.* The Fair Market Value of a United States Treasury obligation that is purchased directly from the United States Treasury is its purchase price.

(ii) *Certificate of Deposit.* The purchase price of a certificate of deposit that has a fixed interest rate, a fixed payment schedule, and a substantial penalty for early withdrawal may be treated as its Fair Market Value on the purchase date if the yield on the certificate of deposit is not less than the yield on reasonably comparable direct Obligations of the United States and the highest yield that is published or posted by the provider to be currently available from the provider on reasonably comparable certificates of deposit offered to the public.

(iii) *Guaranteed Investment Contracts.* The purchase price of a Guaranteed Investment Contract is treated as its Fair Market Value on the purchase date if: (A) the Issuer makes a Bona Fide Solicitation for a specified Guaranteed Investment Contract; (B) the Issuer receives at least three bids from providers for the specified Guaranteed Investment Contract that the Issuer solicited under a Bona Fide Solicitation that have no Material Financial Interest in the issue, at least one of whom is a reasonably competitive provider, i.e., a provider that has an established industry reputation as a provider of Guaranteed Investment Contracts; (C) the Issuer purchases the highest-yielding Guaranteed Investment Contract for which a qualifying bid is made (determined net of broker's fees); (D) the obligor on the Guaranteed Investment Contract provides a written certification specifying all amounts that it is paying (or expects to pay) to third parties in connection with supplying the Guaranteed Investment Contract;

and (E) the Issuer retains the Bid Records with the bond documents until three years after the last outstanding Obligation is redeemed.

(iv) *Yield Restricted Defeasance Escrow Investment.* The purchase price of a Yield Restricted Defeasance Escrow Investment is treated as its Fair Market Value on the purchase date if: (A) the Issuer makes a Bona Fide Solicitation for the purchase of the investment; (B) the Issuer receives at least three bids from providers that the Issuer solicited under a Bona Fide Solicitation that have no Material Financial Interest in the issue, at least one of whom is a reasonably competitive provider, i.e., a provider that has an established industry reputation as a provider of the type of investment being purchased; (C) the winning bid is the Lowest Cost Bona Fide Bid (including any broker's fees); (D) the provider of the investments certifies the administrative costs that it is paying (or expects to pay) to third parties in connection with supplying the investments; and (E) the Issuer retains the Bid Records with the bond documents until three years after the last Obligation is redeemed.

(v) *Material Financial Interest.* For purposes of paragraphs (iii) and (iv) the following persons or entities are deemed to have a Material Financial Interest in the issue: (A) the lead underwriter in a negotiated underwriting transaction until 15 days after the issue date; (B) any entity acting as a financial advisor with respect to the purchase of the investment at the time the bid specifications are forwarded to potential providers; and (C) a Related Party to a provider that has a Material Financial Interest in the issue.

(vi) *Bidding.* If the Issuer invests any Gross Proceeds of the Obligations in a Guaranteed Investment Contract or purchases with Gross Proceeds Yield Restricted Defeasance Escrow Investments, it will conduct, or will have conducted on its behalf, a Bona Fide Solicitation. The Issuer will require the agent to certify as to the bidding process as set forth in the form of Certificate of Bidding Agent to be furnished by Bond Counsel, in the case of a Guaranteed Investment Contract or in the case of Yield Restricted Defeasance Escrow Investments. If the bidding process is not conducted through an agent, the Issuer itself will provide a similar certificate. The Issuer will file such certification together with the Bid Records, with the documents relating to the Obligations. If the Issuer wishes to invest Gross Proceeds of the Obligations in Certificates of Deposit it will obtain from the provider a certification that the Certificate of Deposit has a fixed rate, a fixed payment schedule and a substantial penalty for early withdrawal, and the yield on the certificate of deposit is not less than (A) the yield on reasonably comparable direct Obligations of the United States and (B) the highest yield published by the provider and currently available from the provider on reasonably comparable certificates of deposit offered to the public.

(e) *Administrative Costs.* Except for Qualified Administrative Costs, costs or expenses paid, directly or indirectly, to purchase, carry, sell, or retire investments will not increase Payments made for investments and will not reduce Receipts from Investments.

Qualified Administrative Costs will increase the Payments for, or decrease the Receipts from, investments.

(f) *Record Keeping.* The Issuer shall keep, or cause to be kept, accurate records of the status of compliance of the Obligations with respect to compliance with the expenditure requirements at the end of each 6-month period described in Section 4(a)(ii)(C) hereof. The Issuer will keep, or cause to be kept, accurate records of each investment it makes in Investment Property acquired, directly or indirectly, with Gross Proceeds of the Obligations (other than revenues in a Bona Fide Debt Service Fund) and each expenditure it makes with Gross Proceeds of the Obligations. Such records will include all of the information necessary to compute the yield on each investment in Investment Property to the Issuer, e.g., purchase price, nominal interest rate, dated date, maturity date, type of property, frequency of periodic payments, period of compounding, yield to maturity, amount actually or constructively received on disposition, disposition date and evidence of the Fair Market Value of such property on the purchase date and disposition date (or deemed purchase or disposition date) for each item of such Investment Property.

4. Rebate Requirement.

(a) *Calculation of the Rebate Amount.* In general, the Rebate Amount, as of any date is the excess of the “future value.” as of that date, of all Receipts on Nonpurpose Investments allocated to the Obligations over the “future value.” as of that date, of all Payments on Nonpurpose Investments allocated to the Obligations. The “future value” of a Payment or Receipt at the end of any period is determined using the economic accrual method and equals the value of that Payment or Receipt when it is paid or received (or treated as paid or received), plus interest assumed to be earned and compounded over the period at a rate equal to the yield on the Obligations, using the same compounding interval and financial conventions used to compute the yield on the Obligations. Amounts earned on certain Gross Proceeds of the Obligations either may not be, or are not required to be, taken into account in determining the Rebate Amount. The earnings on Gross Proceeds excepted from the calculation of the Rebate Amount include the following:

(i) *Bona Fide Debt Service Fund.* Amounts earned on a Bona Fide Debt Service Fund for the Obligations and amounts earned on such amounts may not be taken into account if the gross earnings on the Bona Fide Debt Service Fund for the Bond Year is less than \$100,000.

(ii) *Spending Exceptions.* Earnings with respect to certain Gross Proceeds described in 4(a)(ii) of this Section are not required to be taken into account in determining the Rebate Amount if requirements of 4(a)(ii)(B), 4(a)(ii)(C) or 4(a)(ii)(D) of this Section are met with respect to such Gross Proceeds.

(A) *Special Rules.* For purposes of 4(a)(ii) of this Section the following special rules will apply.

(I) If any portion of the Obligations is treated as a separate Refunding Issue under Treasury Regulations §1.148-9(h), that portion is treated as a separate issue.

(II) The only spending exception applicable to a Refunding Issue is the *6-month Exception*.

(III) Solely for purposes of determining whether or not the expenditure requirement has been met under the *6-month Exception* for a Refunding Issue, proceeds of the refunded issue that become Transferred Proceeds of the Refunding Issue are, in general, not treated as “gross proceeds” of the Refunding Issue and need not be spent for the Refunding Issue to satisfy that spending exception. However, Transferred Proceeds of the Refunding Issue that were from excluded “gross proceeds” of the refunded issue under the special definition of “gross proceeds” described in 4(a)(ii)(A)(IX) of this Section, and Transferred Proceeds from any prior taxable issue, are treated as “gross proceeds” of the Refunding Issue under the *6-month Exception* unless those Transferred Proceeds are used in a manner that causes those amounts to be excluded from gross proceeds under the special definition described in 4(a)(ii)(A)(IX) of this Section. Transferred Proceeds excluded from Gross Proceeds for purposes of determining whether or not the expenditure requirement has been met are subject to rebate as proceeds of the Refunding Issue unless an exception to rebate applied to those proceeds as proceeds of the refunded issue.

(IV) Proceeds of the refunded issue, which for other purposes become Transferred Proceeds of the Obligations, continue to be treated as unspent proceeds of the refunded issue for purposes of applying the spending exceptions to an issue refunded by the Obligations.

(V) If the refunded issue satisfies one of the spending exceptions, the proceeds of the refunded issue that are excepted from rebate under that spending exception are not subject to rebate either as proceeds of the refunded issue or as Transferred Proceeds of the Obligations.

(VI) Expenditures for the governmental purpose of an issue include payments for interest, but not principal, on the issue, and for principal or interest on another issue of obligations. The

preceding sentence does not apply for purposes of the *18-month Exception* and *2-year Construction Exception* if those payments cause the issue to be a Refunding Issue.

(VII) Any failure to satisfy the final spending requirement of the *18-month Exception* or the *2-year Construction Exception* described in 4(a)(ii)(D) of this Section is disregarded if the Issuer exercises due diligence to complete the Project and the amount of the failure does not exceed the lesser of (1) 3 percent of the Issue Price of the Nonconstruction Issue in the case of the *18-month Exception* or the Construction Issue in the case of the *2-year Construction Exception* or (2) \$250,000.

(VIII) For purposes of this Section only, a Reasonably Required Reserve or Replacement Fund also includes any fund to the extent described in Treasury Regulations §1.148-5(c)(3)(i)(E) or (G).

(IX) Solely for purposes of determining whether the expenditure requirements with respect to the *6-month Exception* (as described in Section 4(a)(ii)(B)(I)) and the *18-month Exception* (as described in Section 4(a)(ii)(C)(I)) have been met, “gross proceeds” does not include (1) amounts in a Bona Fide Debt Service Fund; (2) amounts in a Reasonably Required Reserve or Replacement Fund (as defined for purposes of this Section); (3) amounts that, as of the date the Obligations are issued, are not reasonably expected to be Gross Proceeds but that become Gross Proceeds after the end of the 6-month spending period (or the 1-year spending period in the case of the Minor Portion) and the third spending period in the case of the *18-month Exception*; and (4) amounts representing repayments of Grants financed by the Obligations (if any).

(B) *6-month Exception.* Earnings with respect to Gross Proceeds of a Nonconstruction Issue or the Refunding Issue (treated as separate issues) during the 6-month period beginning on the date of issue of the Obligations (the “6-month spending period”) and earnings with respect to an amount of Gross Proceeds of the Obligations not in excess of the Minor Portion during the 1-year period beginning on the date of issue of the Obligations (the “1-year spending period”) need not be taken into account if:

(I) The “gross proceeds” (as defined in this Section) of the respective issue are allocated to expenditures for the governmental purposes of the issue within the 6-month spending period, other than Gross Proceeds not in excess of the Minor

Portion and such Minor Portion is allocated to expenditures for the governmental purposes of the issue within the 1-year spending period; and

(II) The rebate requirement is met for amounts not required to be spent within the 6-month spending period (excluding earnings on a Bona Fide Debt Service Fund) or the 1-year spending period for the Minor Portion.

(C) *18-month Exception.* Earnings with respect to Gross Proceeds of the New Money Portion of the Obligations need not be taken into account if:

(I) The “gross proceeds” (as defined in this Section) are allocated to expenditures for a governmental purpose of the New Money Portion of the Obligations in accordance with the following schedule: (1) at least fifteen percent (15%) within 6 months; (2) at least sixty percent (60%) within 12 months; and (3) one hundred percent (100%) within 18 months (the “third spending period”). The New Money Portion of the Obligations will not be regarded as failing to satisfy the spending requirement for the third spending period as a result of a Reasonable Retainage if the Reasonable Retainage is allocated to expenditures within 30 months of the issue date.

(II) The rebate requirement is met for all amounts not required to be spent in accordance with the 18-month expenditure schedule (other than earnings on a Bona Fide Debt Service Fund).

(III) All of the “gross proceeds” (as defined in this Section) of the New Money Portion of the Obligations qualify for the initial temporary period under Treasury Regulations §1.148-2(e)(2).

(IV) No portion of the New Money Portion of the Obligations is treated as meeting the exception from the rebate requirement for certain proceeds used to finance construction expenditures as provided in section 148(f)(4)(C) of Code and Treasury Regulations 1.148-7(e), as described in (D) of this Section.

(D) *2-year Construction Exception.* Amounts earned on Gross Proceeds which are Available Construction Proceeds of a Construction Issue are not required to be taken into account if Available Construction Proceeds of the Construction Issue are allocated to expenditures for the governmental purposes of the Construction Issue in accordance with the

following schedule: (I) 10 percent or more within six months after the date of issue of the New Money Portion of the Obligations; (II) 45 percent or more within 1 year after the date of issue of the New Money Portion of the Obligations; (III) 75 percent or more within 18 months after the date of issue of the New Money Portion of the Obligations; and (IV) 100 percent within 2 years after the date of issue of the New Money Portion of the Obligations (the “fourth spending period”). The Construction Issue will not be regarded as failing to satisfy the spending requirement for the fourth spending period as a result of unspent amounts for Reasonable Retainage if those amounts are allocated to expenditures within 3 years of the issue date.

(b) *Computation Dates.* The Computation Date for the calculation of the Rebate Amount required by this Section 4 for Obligations with a term of less than five years will be the latest of: (i) the date that the Obligations are discharged; (ii) 8 months after the date the Obligations were issued; or (iii) the date the Issuer no longer reasonably expects that any of the spending exceptions under Treasury Regulations §1.148-7 (as described in 4(a)(ii) of this Section) will apply to the Obligations. The Computation Dates for the calculation of the Rebate Amount required by this Section 4 for Obligations with a term of five years or more will be: (i) a date selected by the Issuer which is no later than 5 years after the issue date of the Obligations, (ii) each fifth year thereafter, and (iii) the date that the last of the Obligations are discharged (i.e., the date of the retirement of the last maturity of the Obligations).

(c) *Rebate Payments.* The Issuer will pay the Rebate Amount to the United States no later than 60 days after the Computation Date. Payment of a Rebate Amount will be filed with the Internal Revenue Service Center, Ogden, Utah 84201. Payment of a Rebate Amount will be accompanied by Form 8038-T.

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
THE ARTIAN LAKES COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE: *NOVEMBER 1, 2018*

TIME: *3:30 P.M.*

LOCATION: *Artisan Lakes Clubhouse
4725 Los Robles Court
Palmetto, Florida 34221*

Pursuant to Chapter 190, Florida Statutes, after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election is intended to comply with Section 190.006(2)(b), Florida Statutes, as amended by Chapter 2004-353, Laws of Florida.

A landowner may vote in person at the Landowner's Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (three (3) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. **Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the Landowners' Meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners' shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidates receiving votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

OFFICIAL BALLOT

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS MEETING – NOVEMBER 1, 2018

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the remaining candidate shall receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that the undersigned is executing this Official Ballot in his or her individual capacity as landowner, or in his or her capacity as an authorized representative of the entity named below as landowner, (hereinafter, "Landowner") and that Landowner is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Artisan Lakes Community Development District and described as follows:

<u>Property Description</u>	<u>Acreage</u>

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this ballot is: _____

I, _____, in my individual capacity as Landowner; or in my capacity as an authorized representative of Landowner, an entity; or as the proxy holder pursuant to the Landowners Proxy attached hereto, do cast my votes as follows:

	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
2.	_____	_____
3.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).

LANDOWNER PROXY

**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS MEETING – NOVEMBER 1, 2018**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby constitutes and appoints:

Proxy holder

For and on behalf of the undersigned to vote as proxy at the meeting of the Landowners of the Artisan Lakes Community Development District to be held at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221** said meeting published in a newspaper in Manatee County; and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may come before said meeting including, but not limited to, the election of members of the Board of Supervisors and may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally come before the meeting. Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in force from the date hereof until the conclusion of the landowners meeting and any adjournment or adjournments thereof, but may be revoked at any time by notice thereof, in writing, filed with the Secretary of the Artisan Lakes Community Development District.

Signature

Print Name

Date

Property Description **Acreage**

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this proxy is: _____

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).

Artisan Lakes Community Development District

Financial Statements

July 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 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>Series 2013 Bonds</i>	<i>5</i>

JPWard & Associates, LLC
2900 Northeast 12th Terrace
Suite 1
Oakland Park, Florida 33334

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

Governmental Funds				
	General Fund	Series 2013	Account Groups General Long Term Debt	Totals (Memorandum Only)
Assets				
Cash and Investments				
General Fund - Invested Cash	\$ 114,426	\$ -	\$ -	\$ 114,426
Debt Service Fund				
Interest Account				-
Series 2013 A-1	-	-	-	-
Series 2013 A-2	-	-	-	-
Series 2013 A-3	-	-	-	-
Sinking Account				-
Series 2013 A-1	-	-	-	-
Series 2013 A-2	-	-	-	-
Series 2013 A-3	-	-	-	-
Reserve Account				-
Series 2013 A-1	-	273,913	-	273,913
Series 2013 A-2	-	80,856	-	80,856
Series 2013 A-3	-	206,981	-	206,981
Revenue				-
Series 2013 A-1 and A-2	-	313,655	-	313,655
Series 2013 A-3	-	7,361	-	7,361
Prepayment Account				-
Series 2013 A-1	-	-	-	-
Series 2013 A-2	-	198,795	-	198,795
Due from Other Funds				-
General Fund	-	-	-	-
Debt Service Fund(s)				-
Assessments Receivable				-
Amount Available in Debt Service Funds			1,081,562	1,081,562
Amount to be Provided by Debt Service Funds			5,318,438	5,318,438
Total Assets	\$ 114,426	\$ 1,081,562	\$ 6,400,000	\$ 7,595,988

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

	Governmental Funds			Totals (Memorandum Only)
	General Fund	Series 2013	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 2013 A-1	-	-	\$45,000	-
Series 2013 A-2	-	-	\$15,000	-
Series 2013 A-3	-	-	\$30,000	-
Long Term	-	-	-	-
Series 2013 A-1	-	-	\$3,260,000	-
Series 2013 A-2	-	-	\$660,000	-
Series 2013 A-3	-	-	\$2,390,000	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,400,000</u>	<u>\$ -</u>
Fund Equity and Other Credits				
Investment in General Fixed Assets	-	-	-	-
Fund Balance				
Restricted				
Beginning: October 1, 2017 (Audited)	-	1,357,504	-	1,357,504
Results from Current Operations	-	(275,942)	-	(275,942)
Unassigned				
Beginning: October 1, 2017 (Audited)	82,544	-	-	82,544
Results from Current Operations	31,882	-	-	31,882
Total Fund Equity and Other Credits	<u>\$ 114,426</u>	<u>\$ 1,081,562</u>	<u>\$ -</u>	<u>\$ 1,195,988</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 114,426</u>	<u>\$ 1,081,562</u>	<u>\$ 6,400,000</u>	<u>\$ 1,195,988</u>

Prepared by:

JPWARD and Associates, LLC

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 73	0%
Interest													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	-	3,548	16,675	17,136	901	193	465	181	132	74	39,305	35,595	110%
Special Assessments - Off-Roll	38,517	-	-	-	-	-	-	-	-	-	38,517	38,517	0%
Developer Contribution													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 38,517	\$ 3,548	\$ 16,675	\$ 17,136	\$ 901	\$ 193	\$ 465	\$ 181	\$ 132	\$ 74	77,822	\$ 74,185	105%
Expenditures and Other Uses													
Executive													
Professional Management	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	16,667	20,000	83%
Financial and Administrative													
Audit Services	-	-	-	-	-	-	-	-	3,900	-	3,900	4,100	95%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	1,000	-	500	-	-	-	1,500	500	300%
Other Contractual Services													
Legal Advertising	-	1,689	-	-	159	-	-	73	-	-	1,921	2,500	77%
Trustee Services	5,886	-	-	-	-	-	-	-	-	-	5,886	8,250	71%
Dissemination Agent Services	-	-	-	-	-	-	500	-	-	-	500	5,000	10%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	14	11	13	2	4	10	7	10	10	11	93	360	26%
Communications & Freight Services													
Postage, Freight & Messenger	7	-	195	7	79	-	-	16	-	120	423	750	56%
Computer Services - Website Development													
Insurance	4,500	-	-	-	-	1,050	-	100	-	100	1,250	800	156%
Printing & Binding													
	-	140	-	-	-	84	-	-	-	253	477	750	64%
Subscription & Memberships													
	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	163	660	-	1,471	-	-	2,281	211	2,973	7,759	13,000	60%
Legal - Boundary Amendment	-	-	-	-	-	-	-	202	597	90	889	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Other General Government Services													
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserves													
Operational Reserves (Future Years)							-	-	-	-	-	10,000	0%
Other Fees and Charges													
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	12,073	3,846	2,534	1,676	4,379	2,811	2,674	4,348	6,385	5,213	45,939	74,185	62%
<hr/>													
Total Expenditures and Other Uses:	\$ 12,073	\$ 3,846	\$ 2,534	\$ 1,676	\$ 4,379	\$ 2,811	\$ 2,674	\$ 4,348	\$ 6,385	\$ 5,213	\$ 45,939	\$ 74,185	62%
<hr/>													
Net Increase/ (Decrease) in Fund Balance	26,444	(298)	14,141	15,460	(3,479)	(2,618)	(2,209)	(4,167)	(6,252)	(5,140)	31,883	(73)	
Fund Balance - Beginning	82,544	108,988	108,691	122,831	138,292	134,813	132,195	129,986	125,819	119,567	82,544	-	
Fund Balance - Ending	\$ 108,988	\$ 108,691	\$ 122,831	\$ 138,292	\$ 134,813	\$ 132,195	\$ 129,986	\$ 125,819	\$ 119,567	\$ 114,427	114,427	\$ (73)	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2018

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ (3,567)	N/A
Interest Income	479	573	441	629	948	957	1,230	1,588	1,120	1,159	9,124		N/A
Special Assessment Revenue													
Special Assessments - On-Roll	-	27,575	129,597	133,182	7,001	1,499	3,611	1,408	1,028	572	305,473	\$ 276,517	110%
Special Assessments - Off-Roll	-	-	-	-	-	171,631	-	-	-	-	171,631		
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Series 2013 Bonds A-2								\$ -	\$ -	\$ -	-	\$ 112,813	0%
Series 2013 Bonds A-3								\$ -	\$ -	\$ -	-	\$ 205,450	0%
Special Assessments - Prepayments													
Series 2013 Bonds A-1											-		N/A
Series 2013 Bonds A-2	51,205	78,313	97,892	84,337	-	-	100,904	16,566	-	81,325	510,542		0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 51,683	\$ 106,461	\$ 227,930	\$ 218,148	\$ 7,949	\$ 174,087	105,745	\$ 19,562	\$ 2,148	\$ 83,057	996,770	\$ 591,213	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -	45,000	\$ 45,000	100%
Series 2013 Bonds A-2								\$ 15,000	-	-	15,000	\$ 20,000	75%
Series 2013 Bonds A-3								\$ 30,000	-	-	30,000	\$ 30,000	100%
Principal Debt Service - Early Redemptions													
Series 2013 Bonds A-1	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Series 2013 Bonds A-2	-	400,000	-	-	-	-	-	300,000	-	-	700,000	-	N/A
Series 2013 Bonds A-3	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2013 Bonds A-1	-	113,975	-	-	-	-	-	113,975	-	-	227,950	227,950	100%
Series 2013 Bonds A-2		46,406						32,906			79,313	92,813	85%
Series 2013 Bonds A-3		87,725						87,725			175,450	175,450	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 648,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 624,606	\$ -	\$ -	1,272,713	\$ 591,213	N/A
Net Increase/ (Decrease) in Fund Balance	51,683	(541,646)	227,930	218,148	7,949	174,087	105,745	(605,044)	2,148	83,057	(275,942)	3,567	
Fund Balance - Beginning	1,357,504	1,409,187	867,542	1,095,472	1,313,620	1,321,569	1,495,656	1,601,401	996,357	998,505	1,357,504	-	
Fund Balance - Ending	\$ 1,409,187	\$ 867,542	\$ 1,095,472	\$ 1,313,620	\$ 1,321,569	\$ 1,495,656	1,601,401	996,357	\$ 998,505	\$ 1,081,562	1,081,562	\$ 3,567	

RESOLUTION 2018-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DECLARING AN EQUIVALENT ASSESSMENT UNIT (“EAU”) FACTOR FOR A NEW PRODUCT TYPE, AND IN CONNECTION WITH THE PREVIOUSLY LEVIED 2013 ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, on December 19, 2013, the District adopted Resolution 2014-7 and in doing so authorized the acquisition, construction and/or installation of the District’s “**2013 Project**,” which consisted of, generally stated, certain stormwater management systems and sewer and water distribution systems for the portion of the District that is known as “**Esplanade**,” as well as a portion of Artisan Lakes Parkway and certain offsite utilities; and

WHEREAS, to finance a portion of the 2013 Project, and on December 23, 2013, the District issued its \$3,430,000 Capital Improvement Revenue Bonds, Series 2013A-1 (“**2013A-1 Bonds**”), \$2,585,000 Capital Improvement Revenue Bonds, Series 2013A-2 (“**2013A-2 Bonds**”), and \$2,500,000 Capital Improvement Revenue Bonds, Series 2013A-3 (“**2013A-3 Bonds**”) (collectively, “**2013 Bonds**”); and

WHEREAS, to secure the repayment of the 2013 Bonds, and as part of Resolution 2014-7, the District levied and imposed debt service special assessments (“**2013 Assessments**”) on benefitted lands within Esplanade; and

WHEREAS, the portion of the 2013 Assessments securing the 2013A-1 Bonds and 2013A-2 Bonds have now been fully secured by the first platted units within Esplanade; and

WHEREAS, the portion of the 2013 Assessments (“**2013A-3 Assessments**”) securing the 2013A-3 Bonds is levied on the balance of the developable lands in Esplanade; and

WHEREAS, as contemplated at the time of the issuance of the 2013 Bonds, the District now desires to issue additional bonds to finance the further development of Esplanade, and to secure such additional bonds with the levy of additional debt service assessments (“**2018 Assessments**”), which 2018 Assessments would be levied on the lands that are also subject to the 2013A-3 Assessments; and

WHEREAS, the District also now desires to establish 0.7 as the new equivalent assessment unit factor for a new product type, the Single Family 30’ unit, that was not previously contemplated when the 2013A-3 Assessments were levied; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (“**2018 Project**”) described in the District’s *2018 Supplement to Report of the District Engineer - Phase 1 Capital Improvement Plan*, dated August 1, 2018, which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the 2018 Project by the levy of the 2018 Assessments; and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the 2018 Project and to impose, levy and collect the 2018 Assessments; and

WHEREAS, as set forth in the *Special Assessment Methodology, Series 2018 –Esplanade at Artisan Lakes*, dated August 1, 2018, which is attached hereto as **Exhibit B**, incorporated herein by reference, on file with the District’s Manager at c/o JPWard & Associates LLC, 819 NE 23rd Drive, Suite 3, Wilton Manors, Florida 33305 (“**District Records Office**”), and available at <http://artisanlakescdd.org/>, the District hereby finds and determines as a preliminary matter that:

- benefits from the 2018 Project would accrue to the property improved,
- the amount of those benefits will exceed the amount of the 2018 Assessments, and
- the 2018 Assessments are fairly and reasonably allocated;

WHEREAS, also as set forth in **Exhibit B**, the District’s Board further finds and determines that an EAU of 0.7 is a fair and reasonable factor to assign to the Single Family 30’ unit as part of the 2013A-3 Assessments.

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

Section 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

Section 2. DECLARATION OF 2018 ASSESSMENTS. The Board hereby declares that it has determined to make the 2018 Project and to defray all or a portion of the cost thereof by the 2018 Assessments.

Section 3. DECLARATION OF EAU FACTOR FOR NEW PRODUCT TYPE, RELATING TO 2013A-3 ASSESSMENTS. The Board hereby declares that it has determined to assign an EAU factor of 0.7 to the Single Family 30' unit as part of the 2013A-3 Assessments.

Section 4. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the 2018 Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

Section 5. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

- A. The total estimated cost of the 2018 Project is \$7,874,094.92 (“Estimated Cost”).
- B. The 2018 Assessments will defray approximately \$9,170,000.00, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis and over a thirty-year period, the 2018 Assessments will defray no more than \$605,336.50 per year, again as set forth in **Exhibit B**.
- C. The manner in which the 2018 Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The 2018 Assessments shall be paid in not more than (30) thirty yearly installments. The 2018 Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the 2018 Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the 2018 Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 6. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The 2018 Assessments securing the 2018 Project shall be levied on certain lots and lands within the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

Section 7. ASSESSMENT PLAT. Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the 2018 Project and the estimated cost of the 2018 Project, all of which shall be open to inspection by the public.

Section 8. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

Section 9. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE:	October 10, 2018
TIME:	3: 30 P.M.
LOCATION:	Artisan Lakes Clubhouse 4725 Los Robles Court Palmetto, Florida 33241

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program (including but not limited to the allocation of 2013A-3 Assessments to the Single Family 30' unit type) for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Manatee County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District

Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

Section 10. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee County and to provide such other notice as may be required by law or desired in the best interests of the District.

Section 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 12. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of September, 2018.

ATTEST:

**ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Bachman, Chairman

Exhibit A: *2018 Supplement to Report of the District Engineer - Phase 1 Capital Improvement Plan, dated August 1, 2018*

Exhibit B: *Special Assessment Methodology, Series 2018 – Esplanade at Artisan Lakes, dated August 1, 2018*