

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

March 4, 2021

PREPARED BY:

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ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

February 25, 2021

Board of Supervisors

Artisan Lakes Community Development District

Dear Board Members:

This Regular Meeting of the Board of Supervisors of the Artisan Lakes Community Development District will be held on **Thursday, March 4, 2021 at 3:30 P.M.** at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**

The venue for this meeting is the Artisan Lakes Clubhouse and was specifically chosen such that the District will be able to meet the social distance guidelines for this meeting for Board Members/Staff, while accommodating an additional five (5) audience members.

Please ensure that all in attendance bring and wear masks during the meeting.

With the limitation for people in the meeting room, the District is requesting that audience members please use the WebEx link and telephone number below to join the Board Meeting.

The venue is requiring the District to enforce the limitation on attendance for audience members.

The following WebEx link and telephone number are provided to join/watch the meeting.

Weblink:

<https://districts.webex.com/districts/onstage/g.php?MTID=e93a0c2281cc1dc09df602a40b8dcbf1c>

Access Code: 179 764 3496

Event password: Jpward

Call in information if you choose not to use the web link:

Phone: **408-418-9388** and enter the access code **179 764 3496** to join the meeting.

The link to the meeting will also be posted on the District's web site: www.Artisanlakescdd.org.

The Agenda is as Follows:

1. Call to Order & Roll Call.
2. Consideration of **Resolution 2021-6** appointing a qualified elector to fill the vacancy in Seat (3) on the Board of Supervisors pursuant to Section 190.004 (4) Florida Statutes. If the Board appoints an individual to fill the seat, the following items will also be considered for the newly appointed members.
 - I. Administration of the Oath of Office.
 - II. Administration Guide to the Sunshine Amendment and Code of Ethics for Public Employees.
 - III. Form 1 – Statement of Financial Interests.
3. Consideration of **Resolution 2021-7**, a Resolution Re-Designating the Officers of the Artisan Lakes Community Development District.
4. Consideration of **Resolution 2021-8** Approving the Proposed Fiscal Year 2022 Budget and setting the Public Hearing on **Thursday, May 4, 2021 at 3:30 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**
5. Consideration of **Resolution 2021-9** a Resolution of the Board of Supervisors of the Artisan Lakes Community Development District ratifying the Plat for Artisan Lakes Esplanade Phase V, Subphases A1, A2, A3, A4, & A5; Approving in substantial form the Plat for Artisan Lakes Esplanade Phase V, Subphases B & C; Authorizing the Chairperson to execute the Plat; Approving the conveyance of the CDD tracts.
6. Consideration of Minutes:
 - I. December 3, 2020 – Regular Meeting Minutes
7. Staff Reports
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) Financial Statement for period ending November 30, 2020 (unaudited)
 - b) Financial Statement for period ending December 31, 2020 (unaudited)
 - c) Financial Statement for period ending January 31, 2021 (unaudited)
8. Supervisor's Requests and Audience Comments
9. Adjournment

The Second Order of Business is the Consideration of Resolution 2021-6 which appoints a qualified elector to fill Seat 3. As you may recall, the District reached the threshold to conduct a qualified elector election (conducted by the Supervisor of Elections of Manatee County) in November 2020, and which during the qualifying period Two (2) seats were available. One qualified elector qualified to run for Seat 2, however no qualified elector presented themselves for Seat 3.

Until such time as the Board appoints a Qualified Elector to fill the vacancy, the incumbent Board of Supervisor shall remain in office. Chapter 190.006 indicates that within 90 days thereafter, which would be February 3, 2021 the Board would fill the vacancy. If not, the statute continues that the incumbent Board Member in that seat shall remain in office.

If the Board, is able to determine a qualified elector to fill this seat, and that individual is present at the meeting, then we will be prepared to swear in this seat.

The Third Order of Business is the Consideration of Resolution 2021-7, a Resolution Re-Designating the Officers of the Artisan Lakes Community Development District. Currently the Board officers are as follows:

| | |
|----------------------|---------------------|
| Chairman: | Travis Stagnitta |
| Vice Chairman: | Cheri Crockett Bass |
| Assistant Secretary: | Vincent Sciarrabba |
| Assistant Secretary: | Deanne Zaenglein |
| Assistant Secretary: | Peter Latessa |
| Secretary/Treasurer | James P. Ward |

The Fourth Order of Business is the Consideration of Resolution 2021-8 which approves the proposed budget for Fiscal Year 2022 and set the public hearing date, time, and location.

The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for the Thursday, May 4, 2021, at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

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

The public hearing is scheduled for Thursday, May 4, 2021, 3:30 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

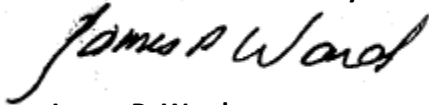
The Fifth Order of Business is the Consideration **Resolution 2021-9** a Resolution of the Board of Supervisors of the Artisan Lakes Community Development District ratifying the Plat for Artisan Lakes Esplanade Phase V, Subphases A1, A2, A3, A4, & A5; Approving in substantial form the Plat for Artisan Lakes Esplanade Phase V, Subphases B & C; Authorizing the Chairperson to execute the Plat; Approving the conveyance of the CDD tracts.

The Sixth Order of Business is the consideration of the Minutes from the Artisan Lakes Board of Supervisors December 3, 2020 Regular Meeting.

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

Sincerely yours,

Artisan Lakes Community Development District



James P. Ward
District Manager

RESOLUTION 2021-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPOINTING BOARD SUPERVISOR TO VACANT SEAT PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, by Resolution 2021-4, and pursuant to Section 190.006(3), *Florida Statutes*, the Board previously declared Board Supervisor Seat 3 vacant, effective December 3, 2020, because no “**Qualified Electors**,” as defined in Section 190.003(17), *Florida Statutes*, qualified to run for that seat; and

WHEREAS, pursuant to Section 190.006(3), *Florida Statutes*, the Board must within 90 days after seats are declared vacant, appoint Qualified Elector to fill the vacancy: and

WHEREAS, at a publicly noticed meeting, and after reviewing candidate information, the Board finds that it is in the best interests of the District to adopt this Resolution appointing a Qualified Elector to the vacant seat.

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

1. APPOINTMENT OF SUPERVISOR. The Board hereby appoints the following Qualified Elector to the vacant seat, as follows:

_____ is appointed to Seat # 3, and for the term ending November 2024.

2. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of March, 2021.

ATTEST:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Travis Stagnitta, Chairperson

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 by means of () physical presence or () online notarization this ___ day of _____, 2021, 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: _____

FORM 1

STATEMENT OF FINANCIAL INTERESTS

2020

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 :

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

****** THIS SECTION MUST BE COMPLETED ******

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2020.

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")

| |
|--|
| |
| |
| |

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

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, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 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), send it to CEForm1@leg.state.fl.us and retain a copy for your records. 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, 2020.

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, and the Pinellas County Construction Licensing Board.

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 \$35,000 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, 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 \$35,000.

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.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2020.

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.

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 any public salary or public position(s). 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 accurate fair market value.

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 (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. 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, including bank accounts owned in such a manner, 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(6), 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, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 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.

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 any public salary or public position(s), but income from these public sources 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 accurate fair market value.

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 (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. 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, including bank accounts owned in such a manner, 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, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 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.

RESOLUTION 2021-7

A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Artisan Lakes Community Development District desire to appoint the below recited person(s) to the offices specified.

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

SECTION 1: DESIGNATION OF OFFICER’S OF THE DISTRICT. The following persons are appointed to the offices shown:

| | |
|---------------------|-------------------|
| Chairman | Travis Stagnitta |
| Vice Chairman | _____ |
| Secretary | James P. Ward |
| Treasurer | James P. Ward |
| Assistant Secretary | Peter R Latessa |
| Assistant Secretary | Deanne Zaenglein |
| Assistant Secretary | Vincent Sciarabba |

SECTION 2: SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

RESOLUTION 2021-7

A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 3: 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 4: PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED this 4th day of March 2021.

ATTEST:

**ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Travis Stagnitta, Chairman

RESOLUTION 2021-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Artisan Lakes Community Development District (the "Board"), a proposed Budget for Fiscal Year 2022; and

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

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

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

SECTION 2. The proposed Budget submitted by the District Manager for Fiscal Year 2022 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

| | |
|------------------|--|
| DATE: | Thursday, May 6, 2021 |
| HOUR: | 3:30 P.M. |
| LOCATION: | Artisan Lakes Clubhouse 4725 Los Robles Court Palmetto, Florida 34221 |

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

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

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

RESOLUTION 2021-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 7. 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 8. This Resolution shall take effect immediately upon adoption. **PASSED AND ADOPTED** this 4th day of March 2021.

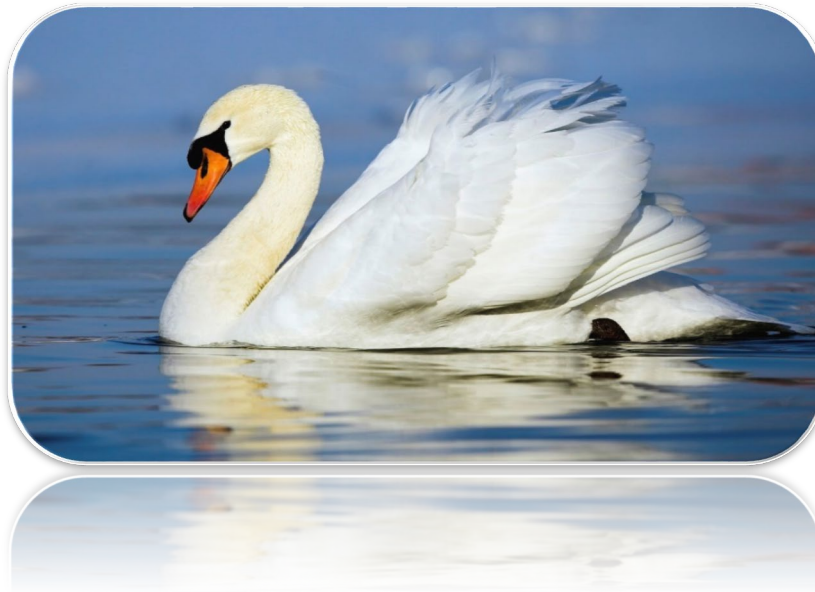
ATTEST:

**ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Travis Stagnitta, Chairperson

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC. 2301 NORTHEAST 37 STREET, FORT LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Artisan Lakes Community Development District
Debt Service Fund - Series 2013 Bonds - Budget
Fiscal Year 2022

| Description | Fiscal Year 2021 Budget | Actual at 12/31/2020 | Anticipated Year End 09/30/2021 | Fiscal Year 2022 Budget |
|---|----------------------------|-------------------------|------------------------------------|----------------------------|
| Revenues and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | |
| Revenue Account | \$ - | \$ 4 | \$ 10 | \$ - |
| Reserve Account | \$ - | \$ 6 | \$ 12 | \$ - |
| Interest Account | \$ - | \$ - | \$ - | \$ - |
| Prepayment Account | \$ - | \$ 7 | \$ 15 | \$ - |
| Special Assessment Revenue | - | - | - | - |
| Special Assessment - On-Roll | | | | |
| Series 2013 A-1 | \$ 288,954 | \$ 145,780 | \$ 288,954 | \$ 284,981 |
| Series 2013 A-3 | \$ - | \$ - | \$ - | \$ - |
| Special Assessment - Off-Roll | | | | |
| Series 2013 A-1 | \$ - | \$ - | \$ - | \$ - |
| Series 2013 A-3 | \$ 197,763 | \$ 78,639 | \$ 197,763 | \$ 180,225 |
| Special Assessment - Prepayment | | | | |
| Series 2013 A-1 | \$ - | \$ - | \$ - | \$ - |
| Series 2013 A-3 | \$ - | \$ (94,750) | \$ (94,750) | \$ - |
| Debt Proceeds | | | | |
| Series 2013 Issuance Proceeds | \$ - | \$ - | \$ - | \$ - |
| Total Revenue & Other Sources | \$ 486,717 | \$ 129,687 | \$ 392,004 | \$ 465,206 |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | | | | |
| Series 2013 A-1 | \$ 55,000 | \$ - | \$ 55,000 | \$ 55,000 |
| Series 2013 A-3 | \$ 35,000 | \$ - | \$ 35,000 | \$ 20,000 |
| Principal Debt Service - Early Redemptions | | | | |
| Series 2013 A-1 | \$ - | \$ 45,000 | \$ 45,000 | \$ - |
| Series 2013 A-3 | \$ - | \$ 1,040,000 | \$ 1,040,000 | \$ - |
| Interest Expense | | | | |
| Series 2013 A-1 | \$ 215,050 | \$ 107,350 | \$ 215,050 | \$ 211,338 |
| Series 2013 A-3 | \$ 162,763 | \$ 79,569 | \$ 162,763 | \$ 160,225 |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | \$ 18,904 | \$ - | \$ 18,904 | \$ 18,644 |
| Total Expenditures and Other Uses | \$ 486,717 | \$ 1,271,919 | \$ 1,571,717 | \$ 465,206 |
| Net Increase/(Decrease) in Fund Balance | \$ - | \$ (1,142,232) | \$ (1,179,713) | \$ - |
| Fund Balance - Beginning | \$ 1,840,215 | \$ 1,840,215 | \$ 1,840,215 | \$ 660,502 |
| Fund Balance - Ending | \$ 984,675 | \$ 697,983 | \$ 660,502 | \$ 660,502 |

**Artisan Lakes Community Development District
Debt Service Fund - Series 2013 Bonds - Budget
Fiscal Year 2022**

| Description | Fiscal Year 2021 Budget | Actual at 12/31/2020 | Anticipated Year End 09/30/2021 | Fiscal Year 2022 Budget |
|---|----------------------------|--------------------------------------|------------------------------------|----------------------------|
| Restricted Fund Balance: | | | | |
| Reserve Account Requirement | | | | |
| Series 2013 A-1 | | | \$ 272,481 | |
| Series 2013 A-3 | | | \$ 206,981 | |
| | | Total - Reserve Accounts | \$ 479,463 | |
| Restricted for November 1, 2022 Interest Payment | | | | |
| Series 2013 A-1 | | | \$ 103,813 | |
| Series 2013 A-3 | | | \$ 78,663 | |
| | | Total - Reserved for Interest | \$ 103,813 | |
| | | | \$ 583,275 | |

| Assessment Rates | FY 2021 | FY 2022 |
|------------------------|-------------|-------------|
| Series 2013 A-1 | | |
| Single Family 40' | \$ 708.80 | \$ 708.80 |
| Single Family 50' | \$ 855.99 | \$ 855.99 |
| Single Family 60' | \$ 1,063.19 | \$ 1,063.19 |
| Single Family 70' | \$ 1,240.39 | \$ 1,240.39 |
| Series 2013 A-3 | | |
| Twin Villas (30') | \$ 307.48 | \$ 307.48 |
| Single Family 40' | \$ 365.73 | \$ 365.73 |
| Single Family 50' | \$ 457.17 | \$ 457.17 |
| Single Family 60' | \$ 548.60 | \$ 548.60 |
| Single Family 70' | \$ 640.03 | \$ 640.03 |

Artisan Lakes Community Development District
General Fund - Budget
Fiscal Year 2022

Revenues and Other Sources

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

Appropriations

Legislative

| | | |
|---|----|-------|
| Board of Supervisor's Fees | \$ | 1,800 |
| <p>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.</p> | | |

Executive

| | | |
|--|----|--------|
| Professional - Management | \$ | 20,000 |
| <p>The District retains the services of a professional management company - JPWard and Associates, LLC - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to the District.</p> | | |

Financial and Administrative

| | | |
|---|----|-------|
| Audit Services | \$ | 4,200 |
| <p>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.</p> | | |

| | | |
|--|----|---|
| Accounting Services | \$ | - |
| <p>For the Maintenance of the District's books and records on a daily basis.</p> | | |

| | | |
|--|----|---|
| Assessment Roll Preparation | \$ | - |
| <p>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.</p> | | |

| | | |
|--|----|-------|
| Arbitrage Rebate Fees | \$ | 1,000 |
| <p>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.</p> | | |

Other Contractual Services

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

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

| | | |
|--|----|-------|
| Trustee Services | \$ | 9,725 |
| <p>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.</p> | | |

| | | |
|---|----|-------|
| Dissemination Agent Services | \$ | 6,000 |
| <p>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.</p> | | |

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

| | | |
|-------------------|----|-----|
| Bank Service Fees | \$ | 250 |
|-------------------|----|-----|

Artisan Lakes Community Development District
General Fund - Budget
Fiscal Year 2022

| | |
|---|-------------------------|
| Travel and Per Diem | \$ - |
| Communications and Freight Services | |
| Telephone | \$ - |
| Postage, Freight & Messenger | \$ 200 |
| Rentals and Leases | |
| Miscellaneous Equipment | \$ - |
| Computer Services (Web Site Maintenance) | \$ 2,488 |
| Insurance | \$ 5,500 |
| Subscriptions and Memberships | \$ 175 |
| Printing and Binding | \$ 750 |
| Office Supplies | \$ - |
| Legal Services | |
| General Counsel | \$ 12,800 |
| The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers". | |
| Other General Government Services | |
| Engineering Services | \$ - |
| The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities. | |
| Contingencies | \$ - |
| Reserves | |
| Operational Reserve (Future Years) | \$ 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 | \$ 5,417 |
| 4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee | |
| Total Appropriations: | \$ <u>82,805</u> |

**Artisan Lakes Community Development District
Debt Service Fund - Series 2013 A-1**

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Bond Balance |
|---------------------------|-----------------------|---------------------|--------------|---------------|---------------------|--------------|
| 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 | \$ 3,395,000 |
| 11/1/2015 | | | | \$ 117,018.75 | | \$ 3,395,000 |
| 5/1/2016 | | \$ 40,000 | 6.75% | \$ 117,018.75 | \$ 269,038 | \$ 3,355,000 |
| 11/1/2016 | | | | \$ 115,668.75 | | \$ 3,395,000 |
| 5/1/2017 | \$ 10,000.00 | \$ 40,000 | 6.75% | \$ 115,668.75 | \$ 271,338 | \$ 3,305,000 |
| 11/1/2017 | | | | \$ 113,975.00 | | \$ 3,395,000 |
| 5/1/2018 | | \$ 45,000 | 6.75% | \$ 113,975.00 | \$ 267,950 | \$ 3,260,000 |
| 11/1/2018 | | | | \$ 112,456.25 | | \$ 3,260,000 |
| 5/1/2019 | \$ 5,000.00 | \$ 50,000 | 6.75% | \$ 112,456.25 | \$ 269,913 | \$ 3,205,000 |
| 11/1/2019 | \$ 40,000.00 | | | \$ 110,593.75 | | \$ 3,165,000 |
| 5/1/2020 | | \$ 50,000 | 6.75% | \$ 109,212.50 | \$ 269,806 | \$ 3,115,000 |
| 11/1/2020 | | | | \$ 107,525.00 | | \$ 3,115,000 |
| 5/1/2021 | | \$ 55,000 | 6.75% | \$ 107,525.00 | \$ 265,050 | \$ 3,060,000 |
| 11/1/2021 | | | | \$ 105,668.75 | | \$ 3,060,000 |
| 5/1/2022 | | \$ 55,000 | 6.75% | \$ 105,668.75 | \$ 266,338 | \$ 3,005,000 |
| 11/1/2022 | | | | \$ 103,812.50 | | \$ 3,005,000 |
| 5/1/2023 | | \$ 60,000 | 6.75% | \$ 103,812.50 | \$ 262,625 | \$ 2,945,000 |
| 11/1/2023 | | | | \$ 101,787.50 | | \$ 2,945,000 |
| 5/1/2024 | | \$ 65,000 | 6.75% | \$ 101,787.50 | \$ 263,575 | \$ 2,880,000 |
| 11/1/2024 | | | | \$ 99,593.75 | | \$ 2,880,000 |
| 5/1/2025 | | \$ 70,000 | 6.75% | \$ 99,593.75 | \$ 264,188 | \$ 2,810,000 |
| 11/1/2025 | | | | \$ 97,231.25 | | \$ 2,810,000 |
| 5/1/2026 | | \$ 75,000 | 6.75% | \$ 97,231.25 | \$ 264,463 | \$ 2,735,000 |
| 11/1/2026 | | | | \$ 94,700.00 | | \$ 2,735,000 |
| 5/1/2027 | | \$ 80,000 | 6.75% | \$ 94,700.00 | \$ 264,400 | \$ 2,655,000 |
| 11/1/2027 | | | | \$ 92,000.00 | | \$ 2,655,000 |
| 5/1/2028 | | \$ 85,000 | 6.75% | \$ 92,000.00 | \$ 264,000 | \$ 2,570,000 |
| 11/1/2028 | | | | \$ 89,131.25 | | \$ 2,570,000 |
| 5/1/2029 | | \$ 90,000 | 6.75% | \$ 89,131.25 | \$ 263,263 | \$ 2,480,000 |
| 11/1/2029 | | | | \$ 86,093.75 | | \$ 2,480,000 |
| 5/1/2030 | | \$ 100,000 | 6.75% | \$ 86,093.75 | \$ 262,188 | \$ 2,380,000 |
| 11/1/2030 | | | | \$ 82,718.75 | | \$ 2,380,000 |
| 5/1/2031 | | \$ 105,000 | 6.75% | \$ 82,718.75 | \$ 265,438 | \$ 2,275,000 |
| 11/1/2031 | | | | \$ 79,175.00 | | \$ 2,275,000 |
| 5/1/2032 | | \$ 110,000 | 6.75% | \$ 79,175.00 | \$ 263,350 | \$ 2,165,000 |
| 11/1/2032 | | | | \$ 75,462.50 | | \$ 2,165,000 |
| 5/1/2033 | | \$ 120,000 | 6.75% | \$ 75,462.50 | \$ 260,925 | \$ 2,045,000 |
| 11/1/2033 | | | | \$ 71,412.50 | | \$ 2,045,000 |
| 5/1/2034 | | \$ 130,000 | 6.75% | \$ 71,412.50 | \$ 262,825 | \$ 1,915,000 |
| 11/1/2034 | | | | \$ 67,025.00 | | \$ 1,915,000 |
| 5/1/2035 | | \$ 135,000 | 7.00% | \$ 67,025.00 | \$ 264,050 | \$ 1,780,000 |
| 11/1/2035 | | | | \$ 62,300.00 | | \$ 1,780,000 |
| 5/1/2036 | | \$ 145,000 | 7.00% | \$ 62,300.00 | \$ 259,600 | \$ 1,635,000 |
| 11/1/2036 | | | | \$ 57,225.00 | | \$ 1,635,000 |
| 5/1/2037 | | \$ 160,000 | 7.00% | \$ 57,225.00 | \$ 259,450 | \$ 1,475,000 |
| 11/1/2037 | | | | \$ 51,625.00 | | \$ 1,475,000 |
| 5/1/2038 | | \$ 170,000 | 7.00% | \$ 51,625.00 | \$ 263,250 | \$ 1,305,000 |

**Artisan Lakes Community Development District
Debt Service Fund - Series 2013 A-1**

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Bond Balance |
|-------------|--------------------------|------------|----------------|--------------|------------------------|--------------|
| 11/1/2038 | | | | \$ 45,675.00 | | \$ 1,305,000 |
| 5/1/2039 | | \$ 180,000 | 7.00% | \$ 45,675.00 | \$ 261,350 | \$ 1,125,000 |
| 11/1/2039 | | | | \$ 39,375.00 | | \$ 1,125,000 |
| 5/1/2040 | | \$ 195,000 | 7.00% | \$ 39,375.00 | \$ 258,750 | \$ 930,000 |
| 11/1/2040 | | | | \$ 32,550.00 | | \$ 930,000 |
| 5/1/2041 | | \$ 210,000 | 7.00% | \$ 32,550.00 | \$ 260,100 | \$ 720,000 |
| 11/1/2041 | | | | \$ 25,200.00 | | \$ 720,000 |
| 5/1/2042 | | \$ 225,000 | 7.00% | \$ 25,200.00 | \$ 260,400 | \$ 495,000 |
| 11/1/2042 | | | | \$ 17,325.00 | | \$ 495,000 |
| 5/1/2043 | | \$ 240,000 | 7.00% | \$ 17,325.00 | \$ 259,650 | \$ 255,000 |
| 11/1/2043 | | | | \$ 8,925.00 | | \$ 255,000 |
| 5/1/2044 | | \$ 255,000 | | \$ 8,925.00 | \$ 257,850 | \$ - |

**Artisan Lakes Community Development District
Debt Service Fund - Series 2013 A-3**

| Description | Principal Prepayments | 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 | \$ 20,000.00 | \$ 30,000 | 7.25% | \$ 86,637.50 | \$ 203,275 |
| 11/1/2019 | \$ 60,000.00 | | | \$ 84,825.00 | |
| 5/1/2020 | \$ 50,000.00 | \$ 35,000 | 7.25% | \$ 82,650.00 | \$ 197,475 |
| 11/1/2020 | \$ 1,040,000.00 | | | \$ 79,568.75 | |
| 5/1/2021 | | \$ 20,000 | 7.25% | \$ 79,568.75 | \$ 194,138 |
| 11/1/2021 | | | | \$ 80,112.50 | |
| 5/1/2022 | | \$ 20,000 | 7.25% | \$ 80,112.50 | \$ 180,225 |
| 11/1/2022 | | | | \$ 78,662.50 | |
| 5/1/2023 | | \$ 20,000 | 7.25% | \$ 78,662.50 | \$ 177,325 |
| 11/1/2023 | | | | \$ 77,212.50 | |
| 5/1/2024 | | \$ 25,000 | 7.25% | \$ 77,212.50 | \$ 174,425 |
| 11/1/2024 | | | | \$ 75,581.25 | |
| 5/1/2025 | | \$ 25,000 | 7.25% | \$ 75,581.25 | \$ 176,163 |
| 11/1/2025 | | | | \$ 73,768.75 | |
| 5/1/2026 | | \$ 25,000 | 7.25% | \$ 73,768.75 | \$ 172,538 |
| 11/1/2026 | | | | \$ 71,956.25 | |
| 5/1/2027 | | \$ 30,000 | 7.25% | \$ 71,956.25 | \$ 168,913 |
| 11/1/2027 | | | | \$ 69,962.50 | |
| 5/1/2028 | | \$ 30,000 | 7.25% | \$ 69,962.50 | \$ 169,925 |
| 11/1/2028 | | | | \$ 67,787.50 | |
| 5/1/2029 | | \$ 30,000 | 7.25% | \$ 67,787.50 | \$ 165,575 |
| 11/1/2029 | | | | \$ 65,431.25 | |
| 5/1/2030 | | \$ 35,000 | 7.25% | \$ 65,431.25 | \$ 160,863 |
| 11/1/2030 | | | | \$ 62,893.75 | |
| 5/1/2031 | | \$ 40,000 | 7.25% | \$ 62,893.75 | \$ 160,788 |
| 11/1/2031 | | | | \$ 60,175.00 | |
| 5/1/2032 | | \$ 40,000 | 7.25% | \$ 60,175.00 | \$ 160,350 |
| 11/1/2032 | | | | \$ 57,275.00 | |
| 5/1/2033 | | \$ 45,000 | 7.25% | \$ 57,275.00 | \$ 154,550 |
| 11/1/2033 | | | | \$ 54,193.75 | |
| 5/1/2034 | | \$ 45,000 | 7.25% | \$ 54,193.75 | \$ 153,388 |
| 11/1/2034 | | | | \$ 50,931.25 | |
| 5/1/2035 | | \$ 50,000 | 7.25% | \$ 50,931.25 | \$ 146,863 |
| 11/1/2035 | | | | \$ 47,306.25 | |
| 5/1/2036 | | \$ 55,000 | 7.25% | \$ 47,306.25 | \$ 144,613 |
| 11/1/2036 | | | | \$ 43,500.00 | |
| 5/1/2037 | | \$ 60,000 | 7.25% | \$ 43,500.00 | \$ 142,000 |

**Artisan Lakes Community Development District
Debt Service Fund - Series 2013 A-3**

| Description | Principal Prepayments | Principal Mandatory | Coupon Rate | Interest | Annual Debt Service |
|--------------------|----------------------------------|--------------------------------|------------------------|-----------------|--------------------------------|
| 11/1/2037 | | | | \$ 39,331.25 | |
| 5/1/2038 | | \$ 65,000 | 7.25% | \$ 39,331.25 | \$ 138,663 |
| 11/1/2038 | | | | \$ 34,800.00 | |
| 5/1/2039 | | \$ 65,000 | 7.25% | \$ 34,800.00 | \$ 134,600 |
| 11/1/2039 | | | | \$ 29,906.25 | |
| 5/1/2040 | | \$ 75,000 | 7.25% | \$ 29,906.25 | \$ 124,813 |
| 11/1/2040 | | | | \$ 24,831.25 | |
| 5/1/2041 | | \$ 80,000 | 7.25% | \$ 24,831.25 | \$ 124,663 |
| 11/1/2041 | | | | \$ 19,212.50 | |
| 5/1/2042 | | \$ 85,000 | 7.25% | \$ 19,212.50 | \$ 118,425 |
| 11/1/2042 | | | | \$ 13,231.25 | |
| 5/1/2043 | | \$ 90,000 | 7.25% | \$ 13,231.25 | \$ 111,463 |
| 11/1/2043 | | | | \$ 6,887.50 | |
| 5/1/2044 | | \$ 100,000 | 7.25% | \$ 6,887.50 | \$ 103,775 |

Artisan Lakes Community Development District
Debt Service Fund - Series 2018 Bonds - Budget
Fiscal Year 2022

| Description | Fiscal Year 2021 Budget | Actual at 12/31/2020 | Anticipated Year End 09/30/2021 | Fiscal Year 2022 Budget |
|---|----------------------------|-------------------------|------------------------------------|----------------------------|
| Revenues and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | |
| Revenue Account | \$ 200 | \$ 2 | \$ 5 | \$ 5 |
| Reserve Account | \$ - | \$ 2 | \$ 5 | \$ 5 |
| Interest Account | \$ - | \$ - | \$ - | \$ - |
| Prepayment Account | \$ - | \$ - | \$ - | \$ - |
| Capitalized Interest Account | \$ 200 | \$ - | \$ - | \$ - |
| Special Assessment Revenue | | | | |
| Special Assessment - On-Roll | \$ 500,011 | \$ 251,000 | \$ 500,011 | \$ 500,011 |
| Special Assessment - Off-Roll | \$ - | \$ - | \$ - | \$ - |
| Special Assessment - Prepayment | \$ - | \$ - | \$ - | \$ - |
| Debt Proceeds | | | | |
| Series 2018 Issuance Proceeds | \$ - | \$ - | \$ - | \$ - |
| Total Revenue & Other Sources | \$ 500,411 | \$ 251,004 | \$ 500,021 | \$ 500,021 |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | \$ 100,000 | \$ - | \$ 100,000 | \$ 110,000 |
| Principal Debt Service - Early | \$ - | \$ - | \$ - | \$ - |
| Redemptions | | | | |
| Interest Expense | \$ 343,844 | \$ 177,209 | \$ 343,844 | \$ 352,122 |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | \$ 35,001 | \$ - | \$ - | \$ 35,001 |
| Transfers Out | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures and Other Uses | \$ 478,845 | \$ 177,209 | \$ 443,844 | \$ 497,123 |
| Net Increase/(Decrease) in Fund | \$ - | \$ 73,794 | \$ 56,177 | \$ 2,898 |
| Fund Balance - Beginning | \$ 351,279 | \$ 351,279 | \$ 351,279 | \$ 407,456 |
| Fund Balance - Ending | \$ 351,279 | \$ 425,073 | \$ 407,456 | \$ 410,354 |

Restricted Fund Balance:

| | |
|--|-------------------|
| Reserve Account Requirement | \$ 137,283 |
| Restricted for November 1, 2022 Interest Payment | \$ 174,913 |
| Total - Restricted Fund Balance: | \$ 312,196 |

| Assessment Rates | FY 2021 | FY 2022 |
|-------------------|------------|------------|
| Single Family 30' | \$724.05 | \$724.05 |
| Single Family 40' | \$827.49 | \$827.49 |
| Single Family 50' | \$1,034.36 | \$1,034.36 |
| Single Family 60' | \$1,241.24 | \$1,241.24 |
| Single Family 70' | \$1,448.11 | \$1,448.11 |

**Artisan Lakes Community Development District
Debt Service Fund - Series 2018 Bonds**

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Bond Balance |
|--------------------|-----------------------|--------------|-------------|---------------|---------------------|--------------|
| Par Amount Issued: | | \$ 6,760,000 | Varies | | | |
| 5/1/2019 | | | | \$ 164,447.14 | | |
| 11/1/2019 | | | | \$ 179,396.88 | \$ 343,844 | \$ 6,760,000 |
| 5/1/2020 | | \$ 100,000 | 4.375% | \$ 179,396.88 | | \$ 6,660,000 |
| 11/1/2020 | | | | \$ 177,209.38 | \$ 458,794 | \$ 6,660,000 |
| 5/1/2021 | | \$ 105,000 | 4.375% | \$ 177,209.38 | | \$ 6,555,000 |
| 11/1/2021 | | | | \$ 174,912.50 | \$ 459,419 | \$ 6,555,000 |
| 5/1/2022 | | \$ 110,000 | 4.375% | \$ 174,912.50 | | \$ 6,445,000 |
| 11/1/2022 | | | | \$ 172,506.25 | \$ 459,825 | \$ 6,445,000 |
| 5/1/2023 | | \$ 115,000 | 4.375% | \$ 172,506.25 | | \$ 6,330,000 |
| 11/1/2023 | | | | \$ 169,990.63 | \$ 460,013 | \$ 6,330,000 |
| 5/1/2024 | | \$ 120,000 | 4.375% | \$ 169,990.63 | | \$ 6,210,000 |
| 11/1/2024 | | | | \$ 167,365.63 | \$ 459,981 | \$ 6,210,000 |
| 5/1/2025 | | \$ 125,000 | 4.875% | \$ 167,365.63 | | \$ 6,085,000 |
| 11/1/2025 | | | | \$ 164,318.75 | \$ 459,731 | \$ 6,085,000 |
| 5/1/2026 | | \$ 130,000 | 4.875% | \$ 164,318.75 | | \$ 5,955,000 |
| 11/1/2026 | | | | \$ 161,150.00 | \$ 458,638 | \$ 5,955,000 |
| 5/1/2027 | | \$ 135,000 | 4.875% | \$ 161,150.00 | | \$ 5,820,000 |
| 11/1/2027 | | | | \$ 157,859.38 | \$ 457,300 | \$ 5,820,000 |
| 5/1/2028 | | \$ 145,000 | 4.875% | \$ 157,859.38 | | \$ 5,675,000 |
| 11/1/2028 | | | | \$ 154,325.00 | \$ 460,719 | \$ 5,675,000 |
| 5/1/2029 | | \$ 150,000 | 4.875% | \$ 154,325.00 | | \$ 5,525,000 |
| 11/1/2029 | | | | \$ 150,668.75 | \$ 458,650 | \$ 5,525,000 |
| 5/1/2030 | | \$ 160,000 | 5.375% | \$ 150,668.75 | | \$ 5,365,000 |
| 11/1/2030 | | | | \$ 146,368.75 | \$ 461,338 | \$ 5,365,000 |
| 5/1/2031 | | \$ 165,000 | 5.375% | \$ 146,368.75 | | \$ 5,200,000 |
| 11/1/2031 | | | | \$ 141,934.38 | \$ 457,738 | \$ 5,200,000 |
| 5/1/2032 | | \$ 175,000 | 5.375% | \$ 141,934.38 | | \$ 5,025,000 |
| 11/1/2032 | | | | \$ 137,231.25 | \$ 458,869 | \$ 5,025,000 |
| 5/1/2033 | | \$ 185,000 | 5.375% | \$ 137,231.25 | | \$ 4,840,000 |
| 11/1/2033 | | | | \$ 132,259.38 | \$ 459,463 | \$ 4,840,000 |
| 5/1/2034 | | \$ 195,000 | 5.375% | \$ 132,259.38 | | \$ 4,645,000 |
| 11/1/2034 | | | | \$ 127,018.75 | \$ 459,519 | \$ 4,645,000 |
| 5/1/2035 | | \$ 205,000 | 5.375% | \$ 127,018.75 | | \$ 4,440,000 |
| 11/1/2035 | | | | \$ 121,509.38 | \$ 459,038 | \$ 4,440,000 |
| 5/1/2036 | | \$ 220,000 | 5.375% | \$ 121,509.38 | | \$ 4,220,000 |
| 11/1/2036 | | | | \$ 115,596.88 | \$ 463,019 | \$ 4,220,000 |
| 5/1/2037 | | \$ 230,000 | 5.375% | \$ 115,596.88 | | \$ 3,990,000 |
| 11/1/2037 | | | | \$ 109,415.63 | \$ 461,194 | \$ 3,990,000 |
| 5/1/2038 | | \$ 240,000 | 5.375% | \$ 109,415.63 | | \$ 3,750,000 |
| 11/1/2038 | | | | \$ 102,965.63 | \$ 458,831 | \$ 3,750,000 |
| 5/1/2039 | | \$ 255,000 | 5.375% | \$ 102,965.63 | | \$ 3,495,000 |
| 11/1/2039 | | | | \$ 96,112.50 | \$ 460,931 | \$ 3,495,000 |
| 5/1/2040 | | \$ 270,000 | 5.500% | \$ 96,112.50 | | \$ 3,225,000 |
| 11/1/2040 | | | | \$ 88,687.50 | \$ 462,225 | \$ 3,225,000 |
| 5/1/2041 | | \$ 285,000 | 5.500% | \$ 88,687.50 | | \$ 2,940,000 |
| 11/1/2041 | | | | \$ 80,850.00 | \$ 462,375 | \$ 2,940,000 |
| 5/1/2042 | | \$ 300,000 | 5.500% | \$ 80,850.00 | | \$ 2,640,000 |

**Artisan Lakes Community Development District
Debt Service Fund - Series 2018 Bonds**

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Bond Balance |
|-------------|--------------------------|------------|----------------|--------------|------------------------|--------------|
| 11/1/2042 | | | | \$ 72,600.00 | \$ 153,450 | \$ 2,640,000 |
| 5/1/2043 | | \$ 320,000 | 5.500% | \$ 72,600.00 | | \$ 2,320,000 |
| 11/1/2043 | | | | \$ 63,800.00 | \$ 465,200 | \$ 2,320,000 |
| 5/1/2044 | | \$ 335,000 | 5.500% | \$ 63,800.00 | | \$ 1,985,000 |
| 11/1/2044 | | | | \$ 54,587.50 | \$ 462,600 | \$ 1,985,000 |
| 5/1/2045 | | \$ 355,000 | 5.500% | \$ 54,587.50 | | \$ 1,630,000 |
| 11/1/2045 | | | | \$ 44,825.00 | \$ 464,175 | \$ 1,630,000 |
| 5/1/2046 | | \$ 375,000 | 5.500% | \$ 44,825.00 | | \$ 1,255,000 |
| 11/1/2046 | | | | \$ 34,512.50 | \$ 464,650 | \$ 1,255,000 |
| 5/1/2047 | | \$ 395,000 | 5.500% | \$ 34,512.50 | | \$ 860,000 |
| 11/1/2047 | | | | \$ 23,650.00 | \$ 464,025 | \$ 860,000 |
| 5/1/2048 | | \$ 420,000 | 5.500% | \$ 23,650.00 | | \$ 440,000 |
| 11/1/2048 | | | | \$ 12,100.00 | \$ 467,300 | \$ 440,000 |
| 5/1/2049 | | \$ 440,000 | 5.500% | \$ 12,100.00 | | \$ - |

RESOLUTION 2021-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE PLAT FOR ARTISAN LAKES ESPLANADE PHASE V, SUBPHASES A1, A2, A3, A4, & A5; APPROVING IN SUBSTANTIAL FORM THE PLAT FOR ARTISAN LAKES ESPLANADE PHASE V, SUBPHASES B & C; AUTHORIZING THE CHAIRPERSON TO EXECUTE THE PLAT; APPROVING THE CONVEYANCE OF THE CDD TRACTS; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Artisan Lakes Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure within or without the boundaries of the District; and

WHEREAS, the *Artisan Lakes Esplanade Phase V, Subphases A1, A2, A3, A4 & A5 Plat* (the "**Phase 5A Plat**"), a copy of which is attached hereto as **Exhibit A**, was recorded on February 10, 2021; and

WHEREAS, the Phase 5A Plat includes property located within the District's boundary and dedicates certain improvements and real property to the CDD; and

WHEREAS, the Board of Supervisors of the District ("**Board**") has reviewed, considered, and desires to ratify the execution and recordation of the Phase 5A Plat and finds that the execution and recordation of the Plat was in the best interest of the District, its landowners, and future residents; and

WHEREAS, the property included on the *Artisan Lakes Esplanade Phase V, Subphases B & C Plat* (the "**Phase 5B & C Plat**" and together with the Phase 5A Plat, the "**Plats**"), a copy of which is attached hereto as **Exhibit B**, is located within the District's boundary, and contemplates the dedication of certain infrastructure improvements and real property to the District; and

WHEREAS, the Board has reviewed, considered, and desires to approve the Phase 5B & C Plat in substantial form and finds that the execution of the Phase 5B & C Plat is in the best interest of the District, its landowners, and future residents; and

WHEREAS, the District desires to authorize the Chairperson, in connection with the recommendation of District Staff, to finalize and execute the Phase 5B & C Plat on the District's behalf; and

WHEREAS, in connection with the ratification of the Phase 5A Plat and the approval of the Phase 5B & C Plat, the District desires to approve the formal conveyance in fee simple of the tracts designated for ownership by the "Tract Designation Table" on each of the Plats (the "**CDD Tracts**") and authorize the Chairman, in consultation with the District Staff, to accept deeds for the conveyance of the CDD Tracts.

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

1. FINDINGS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. RATIFICATION OF THE PHASE 5A PLAT. The execution and recordation of the Phase 5A Plat, attached hereto as **Exhibit A**, is hereby ratified.

3. APPROVAL OF THE PHASE 5B & C PLAT. The Phase 5B & C Plat, attached hereto as **Exhibit B**, is hereby approved in substantial form, subject to any further revisions that may be authorized the District's Chairperson, in consultation with District Staff.

4. EXECUTION OF PHASE 5B & C PLAT. The Chairperson is authorized to review, make revisions, in consultation with District Staff, and execute the Phase 5B & C Plat, and an Assistant Secretary is authorized to attest such execution, at a time to be determined by the Chairperson, in consultation with District Staff.

5. APPROVAL OF CONVEYANCE OF CDD TRACTS. In connection with the ratification of the Phase 5A Plat and the approval of the Phase 5B & C Plat, the District hereby approves the formal conveyance in fee simple of the CDD Tracts and authorizes the Chairman, in consultation with the District Staff, to accept deeds for the conveyance of the CDD Tracts.

6. CONFLICTS. If any provision of this Resolution is held to be in conflict with another resolution of the District, the resolutions shall be read to harmony to the extent possible, and, otherwise, the terms of this Resolution shall control with respect to the subject matter addressed herein.

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

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

PASSED AND ADOPTED this 4th day of March 2021.

WITNESS:

**THE ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Travis Stagnitta, Chairman

Exhibit A: Phase 5A Plat

Exhibit B: Phase 5B & C Plat

ARTISAN LAKES ESPLANADE, PHASE V, SUBPHASES A1, A2, A3, A4 & A5

PLAT BOOK 70 PAGE 67

SHEET 1 OF 10 SHEETS

INST # 202141018716

LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

COMMUNITY RECORDINGS

THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ARTISAN LAKES (THE "DECLARATION") WAS RECORDED IN OFFICIAL RECORD BOOK 2535, PAGE 5469 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

THE COMMUNITY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESPLANADE AT ARTISAN LAKES (THE "COMMUNITY DECLARATION") WAS RECORDED IN OFFICIAL RECORD BOOK 2535, PAGE 5582 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES ARE FOR THE EXPRESSED PURPOSE OF ACCOMMODATING SURFACE, UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, AND FIVE (5) FEET IN WIDTH ALONG ALL REAR LOT LINES ARE FOR THE EXPRESSED PURPOSE OF ACCOMMODATING SURFACE, UNDERGROUND DRAINAGE, UNDERGROUND UTILITIES AND WALL MAINTENANCE, AND A TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES ARE FOR THE EXPRESSED PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

THERE ARE HEREBY EXPRESSLY RESERVED FOR FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICAL FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR TECO ENERGY, ITS SUCCESSORS AND/OR ASSIGNS AND OTHER PRIVATE UTILITY COMPANIES PROVIDING SERVICE TO THE SUBDIVISION, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF GAS FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR FRONTIER FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF COMMUNICATION FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR BRIGHT HOUSE NETWORKS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CABLE TV, CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF COMMUNICATION FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR THE ARTISAN LAKES MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION ("MASTER ASSOCIATION") AND THE ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION ("COMMUNITY ASSOCIATION") EASEMENTS, RIGHTS AND OBLIGATIONS, AS APPLICABLE, RELATED TO USE, ACCESS AND MAINTENANCE OF CERTAIN TRACTS, AS SET FORTH IN THE MASTER DECLARATION, COMMUNITY DECLARATION OR ON THIS PLAT.

THERE ARE HEREBY EXPRESSLY RESERVED FOR MANATEE COUNTY, ITS SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE VEHICULAR AND PEDESTRIAN ACCESS EASEMENT ACROSS THE PRIVATE ROAD RIGHT-OF-WAYS (TRACT "A"), TOGETHER WITH THE (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF SUCH PRIVATE ROADS, FOR THE EXPRESS PURPOSE OF INSTALLATION, MAINTENANCE AND OPERATION OF POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES AND WATER METER READING.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT:

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

I, ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 70, PAGES 67 THROUGH 76, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 12 DAY OF February, 2021.



Angelina Colonneso
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

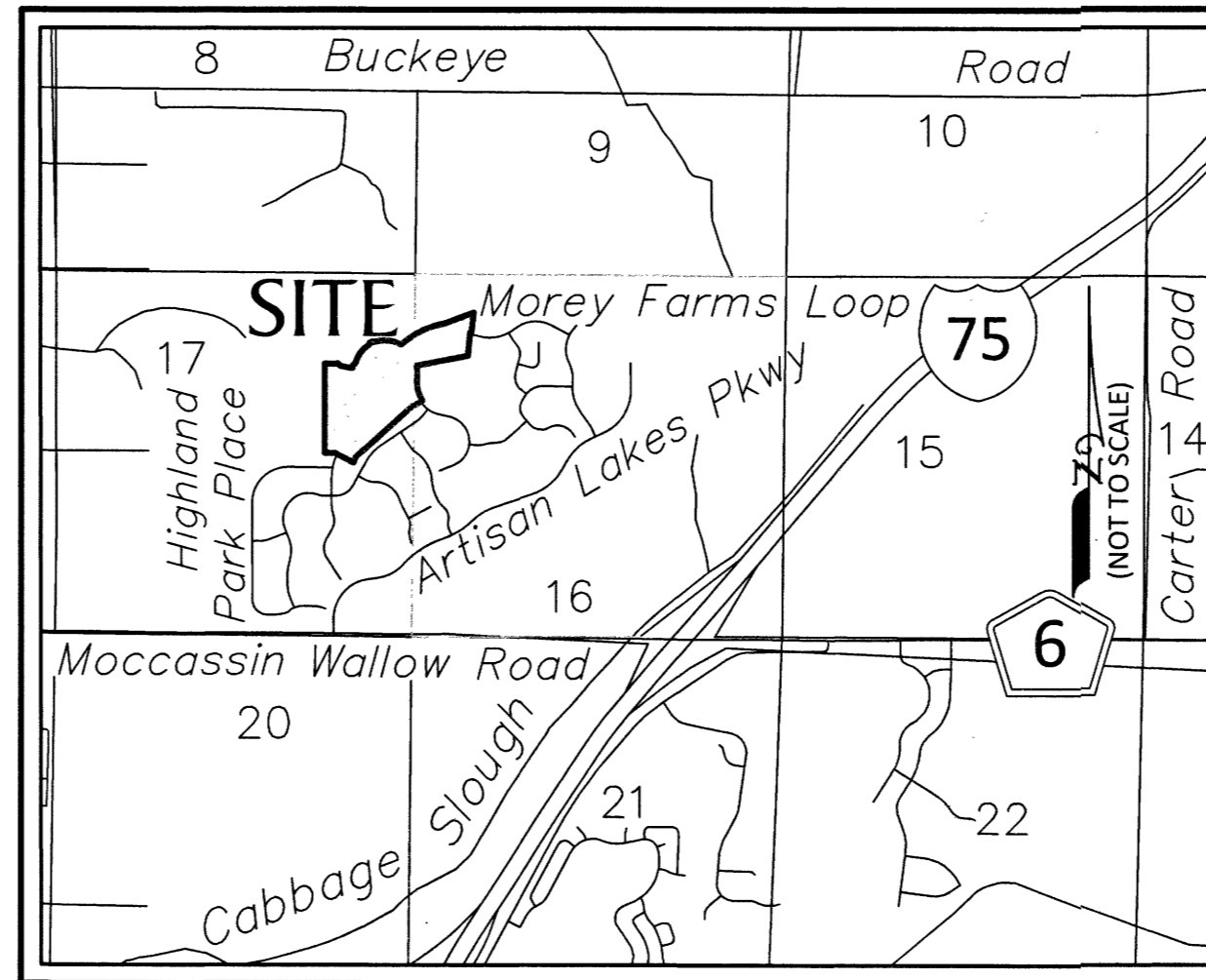
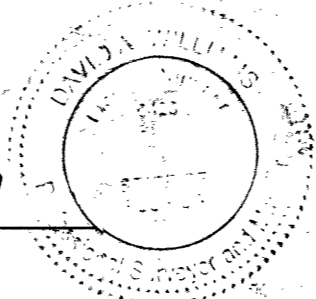
CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES; AND THE PLATTING REQUIREMENTS OF MANATEE COUNTY'S LAND DEVELOPMENT CODE; AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE INSTALLED ON NOVEMBER 18, 2020, AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION AND LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET AND CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF RECORDING, OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

GEOPOINT SURVEYING, INC. (LICENSED BUSINESS NUMBER LB7768)
213 HOBBS STREET
TAMPA, FLORIDA 33619

David Alan Williams, Jr.
DAVID ALAN WILLIAMS, JR.
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6423

DATE: 1/15/21



LOCATION MAP
MANATEE COUNTY, FLORIDA

CERTIFICATE OF ACCEPTANCE

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

THE DEDICATIONS TO 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 (THE "DISTRICT"), WERE ACCEPTED AT AN OPEN MEETING OF THE DISTRICT.

IN WITNESS WHEREOF, DISTRICT HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 19 DAY OF January, 2021.

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

BY: *Travis Stagnitta*
TRAVIS STAGNITTA, CHAIRMAN

ATTEST:
BY: *Vincent Sciarabba*
VINCENT SCIARRABBA, SECRETARY

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS:

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 19 DAY OF February, 2021.

ATTEST:
Angelina Colonneso
ANGELINA COLONNESO
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA
[Signature]
CHAIRMAN

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

Todd E. Boyle
TODD E. BOYLE
REGISTERED SURVEYOR AND MAPPER
LICENCE NUMBER 6047
MANATEE COUNTY SURVEYOR

DATE: 01/20/2021

CERTIFICATE OF OWNERSHIP AND DEDICATION

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, ANDREW "DREW" MILLER, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, THE MANAGING MEMBER OF TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., A LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED ARTISAN LAKES ESPLANADE, PHASE V, SUBPHASES A1, A2, A3, A4 & A5 TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO MANATEE COUNTY, FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - A. A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT ACROSS TRACT "A-15"; TOGETHER WITH A (10) FOOT WIDE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF SUCH TRACTS FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
 - B. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT "A-15" FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL SERVING THE SUBDIVISION.
2. TO THE 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 (THE "DISTRICT"), FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - A. A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS TRACT "A-15" FOR THE PURPOSE OF MAINTENANCE OF DRAINAGE FACILITIES THEREIN AND ACCESS TO OTHER TRACTS WITHIN THE SUBDIVISION OWNED OR TO BE OWNED BY THE DISTRICT OR OVER WHICH THE DISTRICT HAS BEEN GRANTED OR DEDICATED AN EASEMENT ON THIS PLAT OR OTHERWISE; AND
 - B. TRACTS "B-71", "B-72", "B-73", "B-74", "B-75", "B-76", "B-77" & "B-78" FOR USE FOR LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA; AND
 - C. TRACTS "C-22" & "C-23" FOR USE FOR WETLAND, WETLAND BUFFER AND DRAINAGE FACILITIES; AND
 - D. A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS THOSE AREAS ON THIS PLAT LABELED "PRIVATE DRAINAGE EASEMENT (P.D.E.)", TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED WITHIN SUCH EASEMENT AREAS.

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS 19 DAY OF January, 2021.

WITNESSES:
Travis Stagnitta
SIGNATURE
TRAVIS STAGNITTA
PRINT NAME

TAYLOR WOODROW COMMUNITIES AT
ARTISAN LAKES, L.L.C., A FLORIDA LIMITED
LIABILITY COMPANY

BY: TAYLOR MORRISON OF FLORIDA, INC.,
A FLORIDA CORPORATION, ITS MANAGING MEMBER

BY: *Andrew Drew Miller*
ANDREW "DREW" MILLER, VICE PRESIDENT

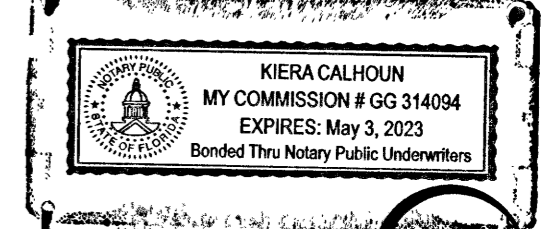
WITNESSES:
Betsy E. Martinez Bruce
SIGNATURE
Betsy E. Martinez Bruce
PRINT NAME

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF Manatee } SS

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19 DAY OF January, 2021, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION BY ANDREW "DREW" MILLER, VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., AS THE MANAGING MEMBER OF TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

Kiera Calhoun
KIERA CALHOUN
NOTARY PUBLIC, STATE OF FLORIDA
Kiera Calhoun
PRINT NAME
MY COMMISSION EXPIRES: May 3, 2023



GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurveying.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

ARTISAN LAKES ESPLANADE, PHASE V, SUBPHASES A1, A2, A3, A4 & A5

LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

ARTISAN LAKES ESPLANADE, PHASE V, SUBPHASES A1, A2, A3, A4 & A5

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Northeasterly corner of ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D, & E, according to the plat thereof, recorded in Plat Book 61, Page 119, of the Public Records of Manatee County, Florida, run thence along the Northerly boundary of said ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D, & E, the following two (2) courses: 1) N.62°39'45"W., a distance of 312.64 feet to a point on the South boundary of the Southeast 1/4 of the Northeast 1/4 of aforesaid Section 17; 2) along said South boundary of the Southeast 1/4 of the Northeast 1/4 of Section 17, N.89°18'17"W., a distance of 154.62 feet to the Southwest corner of said Southeast 1/4 of the Northeast 1/4 of Section 17; thence along the West boundary of said Southeast 1/4 of the Northeast 1/4 of Section 17, N.00°04'18"W., a distance of 1316.62 feet; thence S.89°27'41"E., a distance of 179.77 feet; thence N.59°25'52"E., a distance of 16.80 feet to a point on a non-tangent curve; thence Southeasterly, 87.35 feet along the arc of a non-tangent curve to the left having a radius of 100.00 feet and a central angle of 50°02'58" (chord bearing S.55°35'37"E., 84.60 feet) to a point of tangency; thence S.80°37'07"E., a distance of 153.73 feet; thence N.09°22'53"E., a distance of 50.00 feet; thence S.80°37'07"E., a distance of 2.33 feet to a point of curvature; thence Northeasterly, 36.49 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 83°38'03" (chord bearing N.57°33'52"E., 33.34 feet) to a point of reverse curvature; thence Northeasterly, 166.41 feet along the arc of a reverse curve to the right having a radius of 545.00 feet and a central angle of 17°29'41" (chord bearing N.24°29'41"E., 165.76 feet) to a point of compound curvature; thence Northeasterly, 188.75 feet along the arc of a compound curve to the right having a radius of 435.00 feet and a central angle of 24°51'38" (chord bearing N.45°40'20"E., 187.27 feet) to a point of reverse curvature; thence Northerly, 36.65 feet along the arc of a reverse curve to the left having a radius of 25.00 feet and a central angle of 83°59'30" (chord bearing N.16°06'24"E., 33.45 feet); thence N.64°34'29"E., a distance of 50.00 feet to a point on a non-tangent curve; thence Easterly, 36.45 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 83°31'41" (chord bearing S.67°39'11"E., 33.30 feet) to a point of reverse curvature; thence Easterly, 151.51 feet along the arc of a reverse curve to the right having a radius of 435.00 feet and a central angle of 19°57'21" (chord bearing N.80°33'39"E., 150.74 feet) to a point of tangency; thence S.89°27'41"E., a distance of 13.29 feet to a point of curvature; thence Easterly, 236.24 feet along the arc of a tangent curve to the right having a radius of 455.00 feet and a central angle of 29°44'57" (chord bearing S.74°35'12"E., 233.60 feet); thence N.51°33'00"E., a distance of 89.50 feet to a point of curvature; thence Northeasterly, 631.89 feet along the arc of a tangent curve to the right having a radius of 1265.00 feet and a central angle of 28°37'13" (chord bearing N.65°51'37"E., 625.34 feet); thence N.69°22'26"E., a distance of 469.44 feet to the Northwest corner of ARTISAN LAKES, ESPLANADE, PHASE IV, SUBPHASES A, B, C & D, according to the plat thereof, as recorded in Plat Book 65, Pages 111 through 127, inclusive, of the Public Records of Manatee County, Florida; thence along the Westerly boundary of said of ARTISAN LAKES, ESPLANADE, PHASE IV, SUBPHASES A, B, C & D the following three (3) courses: 1) S.07°01'05"W., a distance of 301.77 feet; 2) Westerly, 19.53 feet along the arc of a non-tangent curve to the left having a radius of 635.00 feet and a central angle of 01°45'43" (chord bearing N.83°51'47"W., 19.53 feet); 3) S.05°15'22"W., a distance of 344.24 feet; thence S.78°59'42"W., a distance of 775.25 feet to a point on a non-tangent curve; thence Southerly, 91.30 feet along the arc of a non-tangent curve to the right having a radius of 356.00 feet and a central angle of 14°41'38" (chord bearing S.06°37'36"E., 91.05 feet) to a point of tangency; thence S.00°43'13"W., a distance of 173.69 feet to a point of curvature; thence Southerly, 166.10 feet along the arc of a tangent curve to the left having a radius of 375.00 feet and a central angle of 25°22'40" (chord bearing S.11°58'07"E., 164.74 feet) to a point of tangency; thence S.24°39'26"E., a distance of 61.17 feet to a point of curvature; thence Southeasterly, 39.81 feet along the arc of a tangent curve to the left having a radius of 375.00 feet and a central angle of 06°04'55" (chord bearing S.27°41'54"E., 39.79 feet) to a corner on the Northerly boundary of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, according to the plat thereof, recorded in Plat Book 57, Page 65, of the Public Records of Manatee County, Florida; thence along said Northerly boundary of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, the following three (3) courses: 1) S.59°15'39"W., a distance of 194.18 feet; 2) S.48°01'18"W., a distance of 1094.91 feet; 3) S.19°59'32"W., a distance of 94.64 feet to the **POINT OF BEGINNING**.

TRACT DESIGNATION TABLE

| TRACT | USAGE | SQUARE FOOTAGE | LAND OWNERSHIP | MAINTAINED BY |
|--------------|--|----------------|---|--|
| TRACT "A-15" | PRIVATE ROADWAY, PUBLIC UTILITY EASEMENT & PRIVATE DRAINAGE EASEMENT | 215,798 | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (UTILITIES TO BE TRANSFERRED TO MANATEE COUNTY BY ARTISAN LAKES CDD WITH A BILL OF SALE) | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION, MANATEE COUNTY (UTILITIES) |
| TRACT "B-71" | LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA | 78,537 | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION |
| TRACT "B-72" | LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA | 26,744 | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION |
| TRACT "B-73" | LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA | 15,494 | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION |
| TRACT "B-74" | DRAINAGE AND LAKE | 332,108 | ARTISAN LAKES CDD | ARTISAN LAKES CDD |
| TRACT "B-75" | DRAINAGE AND LAKE | 213,268 | ARTISAN LAKES CDD | ARTISAN LAKES CDD |
| TRACT "B-76" | DRAINAGE AND LAKE | 119,717 | ARTISAN LAKES CDD | ARTISAN LAKES CDD |
| TRACT "B-77" | LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA | 11,286 | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION |
| TRACT "B-78" | LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA | 2,175 | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION |
| TRACT "C-22" | WETLAND, WETLAND BUFFER AND DRAINAGE | 271,701 | ARTISAN LAKES CDD | ARTISAN LAKES CDD |
| TRACT "C-23" | WETLAND, WETLAND BUFFER AND DRAINAGE | 30,277 | ARTISAN LAKES CDD | ARTISAN LAKES CDD |
| TRACT "F" | FUTURE DEVELOPMENT | 14,664 | RETAINED BY OWNER | RETAINED BY OWNER |

NOTES:

- 1) NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (2011 - ADJUSTMENT), AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENTS DESIGNATED "GIS 009" (PID AG9114), SCALE FACTOR 0.99997103 AND "GILLETTE" (PID AG8529), SCALE FACTOR 0.99997463.
- 2) ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.
- 3) THREE BENCHMARKS HAVE BEEN PLACED WITHIN THIS PLAT, AS SHOWN ON SHEET 3 OF THIS PLAT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) BASED ON NATIONAL GEODETIC CONTROL BENCHMARK "K565" - FOUND CONCRETE MONUMENT WITH BRASS DISK - PUBLISHED ELEVATION = 28.32' REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88). CONVERSION FROM NAVD29 TO NGVD88 = -0.95 FEET, CALCULATED FROM NGS VERTCON PROGRAM.
- 4) ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.
- 5) THIS PARCEL CONTAINS 51.162 ACRES, MORE OR LESS.
- 6) VISIBILITY TRIANGLES MUST BE MAINTAINED PER THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.
- 7) THIS PARCEL LIES IN FLOOD ZONES X PER TITLE FIRM PANEL 12081C0157E, EFFECTIVE DATE 3/17/2014.

NOTICE:

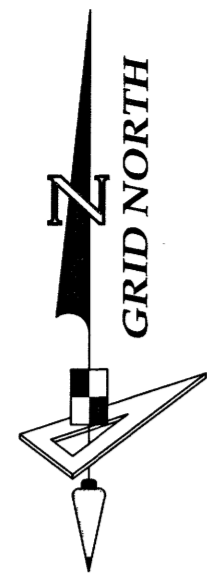
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



213 Hobbs Street
Tampa, Florida 33619
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Fax: (813) 248-2266
Licensed Business Number LB 7768

ARTISAN LAKES ESPLANADE, PHASE V, SUBPHASES A1, A2, A3, A4 & A5

LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

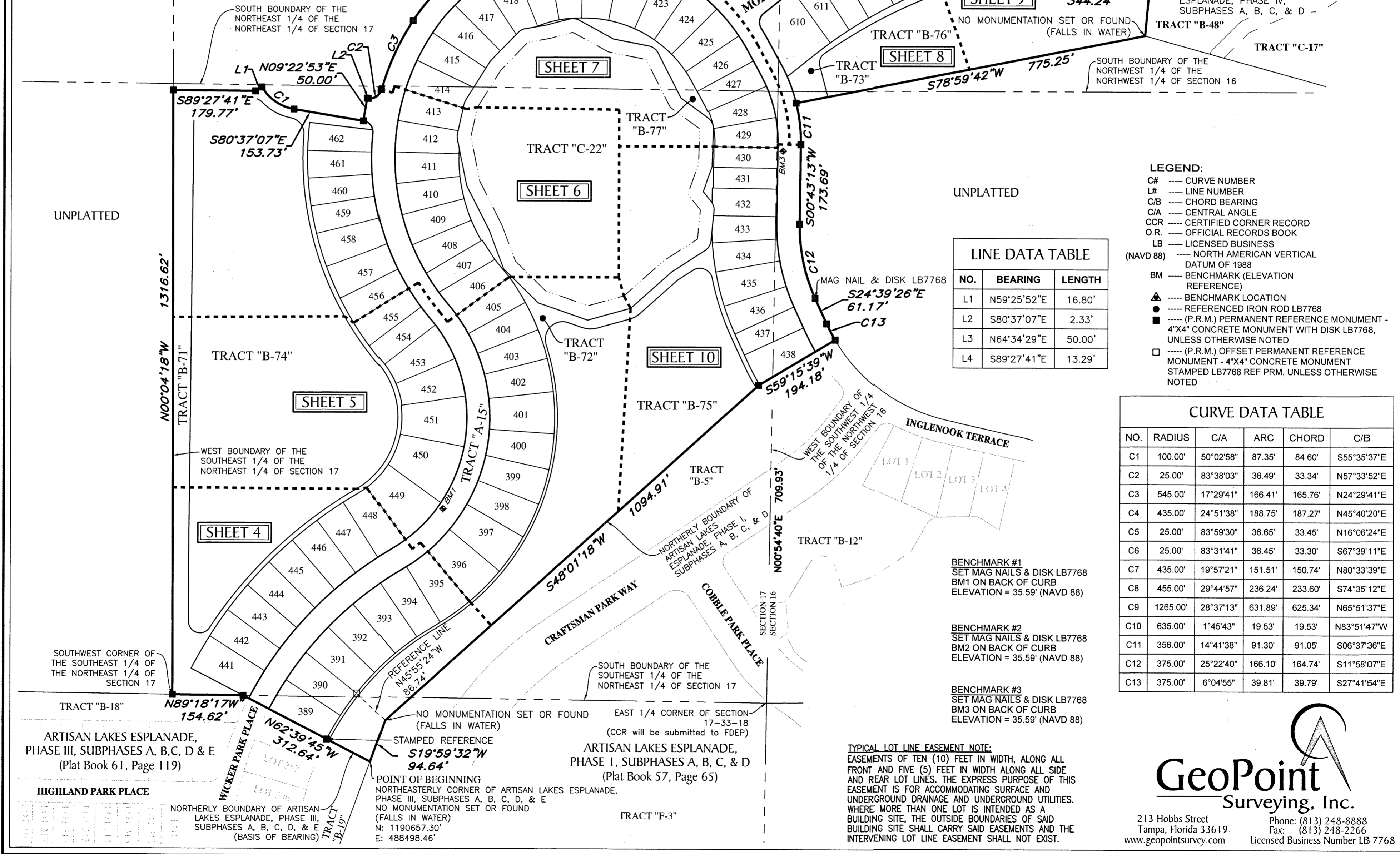
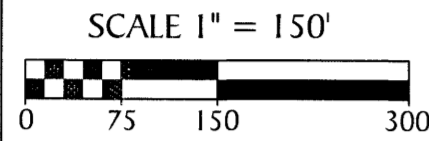


KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY OF ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D, & E, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 61, PAGE 119, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A GRID BEARING OF N.62°39'45"W.



| NO. | BEARING | LENGTH |
|-----|-------------|--------|
| L1 | N59°25'52"E | 16.80' |
| L2 | S80°37'07"E | 2.33' |
| L3 | N64°34'29"E | 50.00' |
| L4 | S89°27'41"E | 13.29' |

- LEGEND:**
- C# --- CURVE NUMBER
 - L# --- LINE NUMBER
 - C/B --- CHORD BEARING
 - C/A --- CENTRAL ANGLE
 - CCR --- CERTIFIED CORNER RECORD
 - O.R. --- OFFICIAL RECORDS BOOK
 - LB --- LICENSED BUSINESS (NAVD 88)
 - BM --- BENCHMARK (ELEVATION REFERENCE)
 - ▲ --- BENCHMARK LOCATION
 - --- REFERENCED IRON ROD LB7768
 - --- (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"X4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
 - --- (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"X4" CONCRETE MONUMENT STAMPED LB7768 REF PRM, UNLESS OTHERWISE NOTED

| NO. | RADIUS | C/A | ARC | CHORD | C/B |
|-----|----------|-----------|---------|---------|-------------|
| C1 | 100.00' | 50°02'58" | 87.35' | 84.60' | S55°35'37"E |
| C2 | 25.00' | 83°38'03" | 36.49' | 33.34' | N57°33'52"E |
| C3 | 545.00' | 17°29'41" | 166.41' | 165.76' | N24°29'41"E |
| C4 | 435.00' | 24°51'38" | 188.75' | 187.27' | N45°40'20"E |
| C5 | 25.00' | 83°59'30" | 36.85' | 33.45' | N16°06'24"E |
| C6 | 25.00' | 83°31'41" | 36.45' | 33.30' | S67°39'11"E |
| C7 | 435.00' | 19°57'21" | 151.51' | 150.74' | N80°33'39"E |
| C8 | 455.00' | 29°44'57" | 236.24' | 233.60' | S74°35'12"E |
| C9 | 1265.00' | 28°37'13" | 631.89' | 625.34' | N65°51'37"E |
| C10 | 635.00' | 1°45'43" | 19.53' | 19.53' | N83°51'47"W |
| C11 | 356.00' | 14°41'38" | 91.30' | 91.05' | S06°37'36"E |
| C12 | 375.00' | 25°22'40" | 166.10' | 164.74' | S11°58'07"E |
| C13 | 375.00' | 6°04'55" | 39.81' | 39.79' | S27°41'54"E |

BENCHMARK #1
SET MAG NAILS & DISK LB7768
BM1 ON BACK OF CURB
ELEVATION = 35.59' (NAVD 88)

BENCHMARK #2
SET MAG NAILS & DISK LB7768
BM2 ON BACK OF CURB
ELEVATION = 35.59' (NAVD 88)

BENCHMARK #3
SET MAG NAILS & DISK LB7768
BM3 ON BACK OF CURB
ELEVATION = 35.59' (NAVD 88)

TYPICAL LOT LINE EASEMENT NOTE:
EASEMENTS OF TEN (10) FEET IN WIDTH, ALONG ALL FRONT AND FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.

213 Hobbs Street
Tampa, Florida 33619
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Licensed Business Number LB 7768

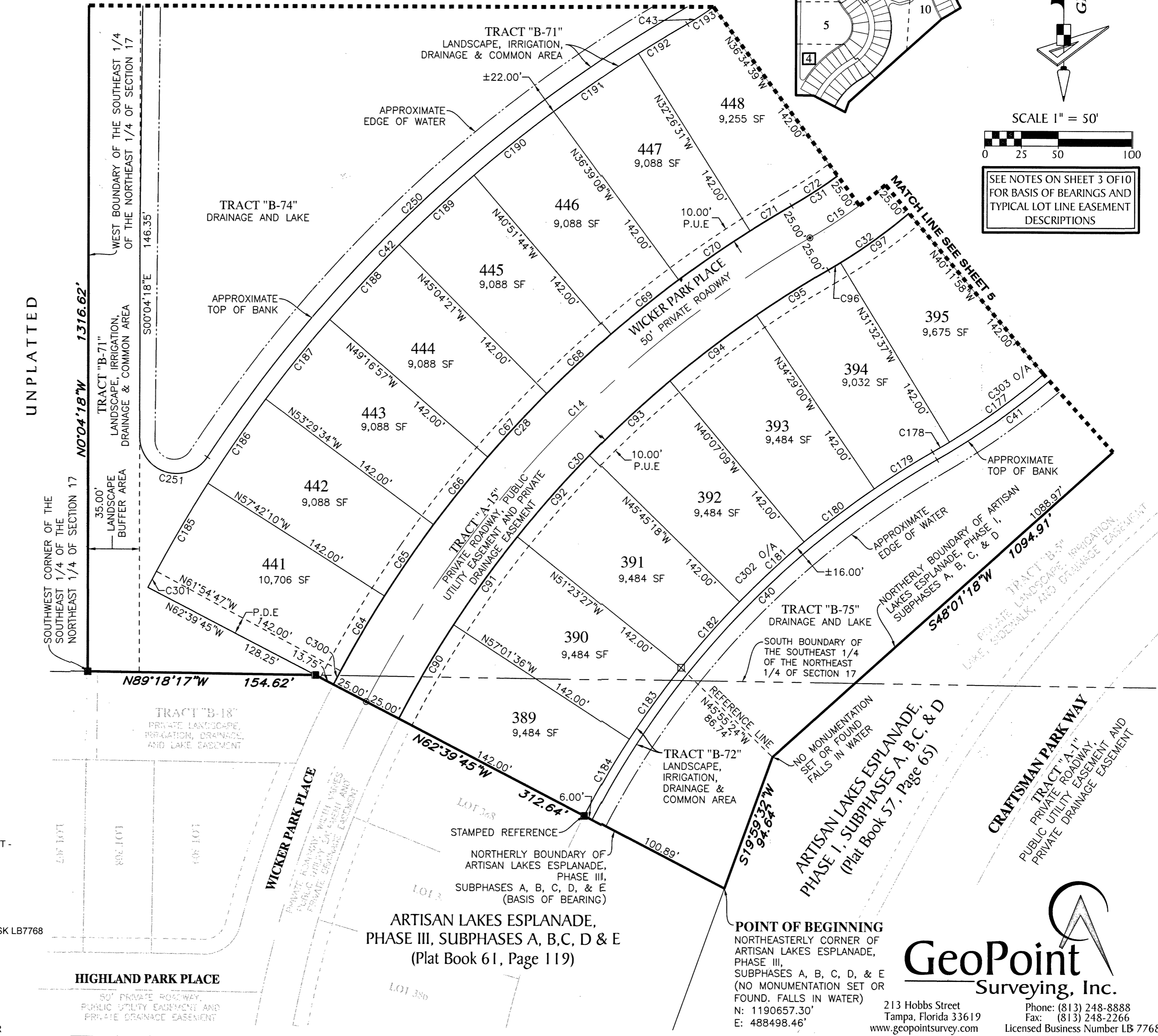
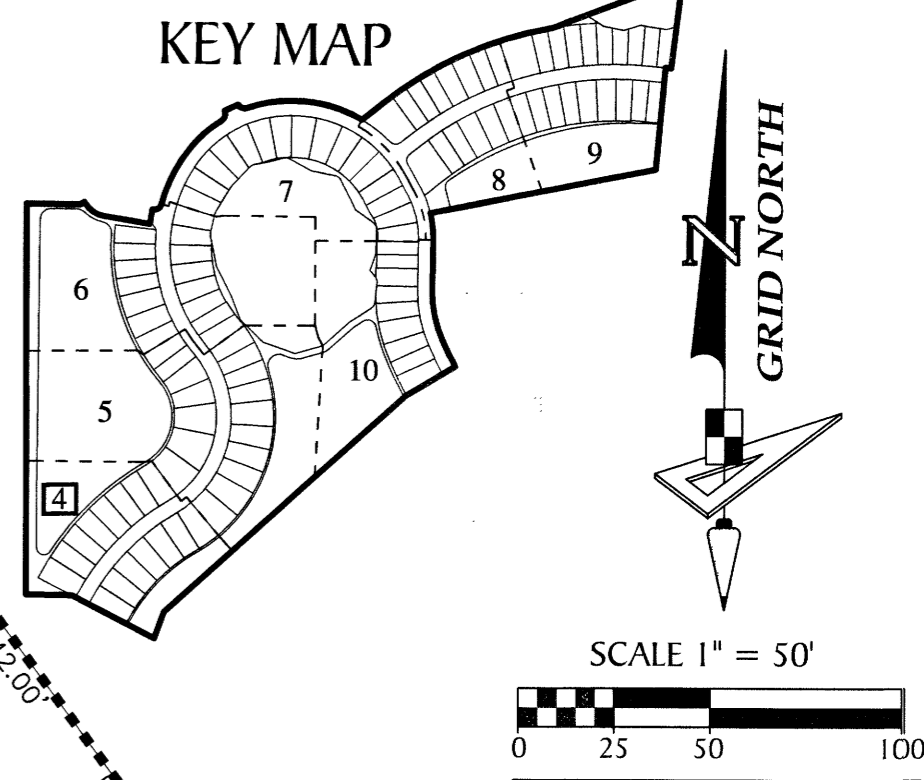
ARTISAN LAKES ESPLANADE, PHASE V, SUBPHASES A1, A2, A3, A4 & A5

LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

| CURVE DATA TABLE | | | | | |
|------------------|---------|------------|---------|---------|-------------|
| NO. | RADIUS | C/A | ARC | CHORD | C/B |
| C14 | 775.00' | 32°34'39" | 440.65' | 434.74' | S43°37'34"W |
| C15 | 355.00' | 100°20'06" | 621.67' | 545.22' | N09°44'51"E |
| C28 | 800.00' | 32°34'39" | 454.87' | 448.77' | S43°37'34"W |
| C30 | 750.00' | 32°34'39" | 426.44' | 420.72' | S43°37'34"W |
| C31 | 330.00' | 100°20'06" | 577.89' | 506.83' | N09°44'51"E |
| C32 | 380.00' | 100°20'06" | 665.45' | 583.62' | N09°44'51"E |
| C40 | 602.00' | 32°34'39" | 342.29' | 337.70' | S43°37'34"W |
| C41 | 528.00' | 77°39'47" | 715.69' | 662.15' | S21°05'01"W |
| C42 | 942.00' | 32°34'39" | 535.61' | 528.42' | S43°37'34"W |
| C43 | 188.00' | 68°14'11" | 223.90' | 210.90' | N25°47'49"E |
| C64 | 800.00' | 4°12'36" | 58.78' | 58.77' | S30°11'32"W |
| C65 | 800.00' | 4°12'36" | 58.78' | 58.77' | S34°24'08"W |
| C66 | 800.00' | 4°12'36" | 58.78' | 58.77' | S38°36'45"W |
| C67 | 800.00' | 4°12'36" | 58.78' | 58.77' | S42°49'21"W |
| C68 | 800.00' | 4°12'36" | 58.78' | 58.77' | S47°01'58"W |
| C69 | 800.00' | 4°12'36" | 58.78' | 58.77' | S51°14'34"W |
| C70 | 800.00' | 4°12'36" | 58.78' | 58.77' | S55°27'11"W |
| C71 | 800.00' | 2°21'25" | 32.91' | 32.91' | S58°44'11"W |
| C72 | 330.00' | 6°29'33" | 37.39' | 37.37' | N56°40'07"E |
| C90 | 750.00' | 5°38'09" | 73.77' | 73.74' | S30°09'19"W |
| C91 | 750.00' | 5°38'09" | 73.77' | 73.74' | S35°47'28"W |
| C92 | 750.00' | 5°38'09" | 73.77' | 73.74' | S41°25'38"W |
| C93 | 750.00' | 5°38'09" | 73.77' | 73.74' | S47°03'47"W |
| C94 | 750.00' | 5°38'09" | 73.77' | 73.74' | S52°41'56"W |
| C95 | 750.00' | 4°23'54" | 57.57' | 57.56' | S57°42'57"W |
| C96 | 380.00' | 1°27'31" | 9.67' | 9.67' | N59°11'09"E |
| C97 | 380.00' | 8°39'21" | 57.41' | 57.35' | N54°07'43"E |
| C177 | 522.00' | 8°39'21" | 78.86' | 78.79' | N54°07'43"E |
| C178 | 522.00' | 1°27'31" | 13.29' | 13.29' | N59°11'09"E |
| C179 | 608.00' | 4°23'54" | 46.67' | 46.66' | S57°42'57"W |
| C180 | 608.00' | 5°38'09" | 59.81' | 59.78' | S52°41'56"W |
| C181 | 608.00' | 5°38'09" | 59.81' | 59.78' | S47°03'47"W |
| C182 | 608.00' | 5°38'09" | 59.81' | 59.78' | S41°25'38"W |
| C183 | 608.00' | 5°38'09" | 59.81' | 59.78' | S35°47'28"W |
| C184 | 608.00' | 5°38'09" | 59.81' | 59.78' | S30°09'19"W |
| C185 | 942.00' | 4°12'36" | 69.22' | 69.20' | S30°11'32"W |
| C186 | 942.00' | 4°12'36" | 69.22' | 69.20' | S34°24'08"W |
| C187 | 942.00' | 4°12'36" | 69.22' | 69.20' | S38°36'45"W |
| C188 | 942.00' | 4°12'36" | 69.22' | 69.20' | S42°49'21"W |
| C189 | 942.00' | 4°12'36" | 69.22' | 69.20' | S47°01'58"W |
| C190 | 942.00' | 4°12'36" | 69.22' | 69.20' | S51°14'34"W |
| C191 | 942.00' | 4°12'36" | 69.22' | 69.20' | S55°27'11"W |
| C192 | 942.00' | 2°21'25" | 38.75' | 38.75' | S58°44'11"W |
| C193 | 188.00' | 6°29'33" | 21.30' | 21.29' | N56°40'07"E |
| C250 | 952.00' | 26°46'29" | 444.87' | 440.84' | N46°34'12"E |
| C251 | 25.00' | 146°44'44" | 64.03' | 47.91' | S73°26'40"E |
| C300 | 800.00' | 0°44'58" | 10.47' | 10.47' | S27°42'44"W |

| CURVE DATA TABLE | | | | | |
|------------------|---------|-----------|---------|---------|-------------|
| NO. | RADIUS | C/A | ARC | CHORD | C/B |
| C301 | 942.00' | 0°44'58" | 12.32' | 12.32' | S27°42'44"W |
| C302 | 608.00' | 32°34'39" | 345.70' | 341.06' | S43°37'34"W |
| C303 | 522.00' | 64°54'57" | 591.42' | 560.29' | N27°27'26"E |

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')



- LEGEND:**
- (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"X4" CONCRETE MONUMENT, STAMPED LB7768 REF PRM, UNLESS OTHERWISE NOTED
 - REFERENCED IRON ROD LB7768
 - (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"X4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
 - ⊙ (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.D.E. PRIVATE DRAINAGE EASEMENT
 - SF SQUARE FEET
 - NR NON RADIAL
 - O/A OVERALL
 - C/A CENTRAL ANGLE
 - C/B CHORD BEARING
 - TYP. TYPICAL
 - L# LINE NUMBER
 - C# CURVE NUMBER

GeoPoint
Surveying, Inc.

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ARTISAN LAKES ESPLANADE, PHASE V, SUBPHASES

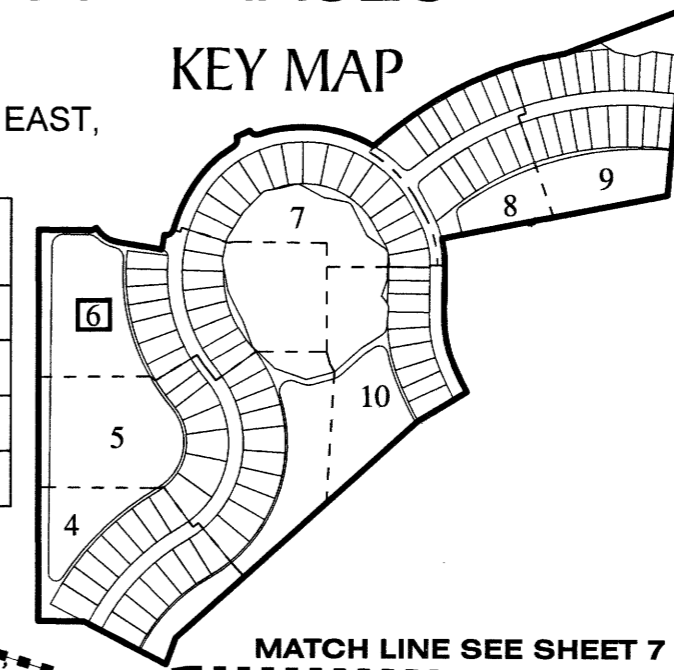
A1, A2, A3, A4 & A5

LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST,
MANATEE COUNTY, FLORIDA

PLAT BOOK 70 PAGE 72

SHEET 6 OF 10 SHEETS

KEY MAP



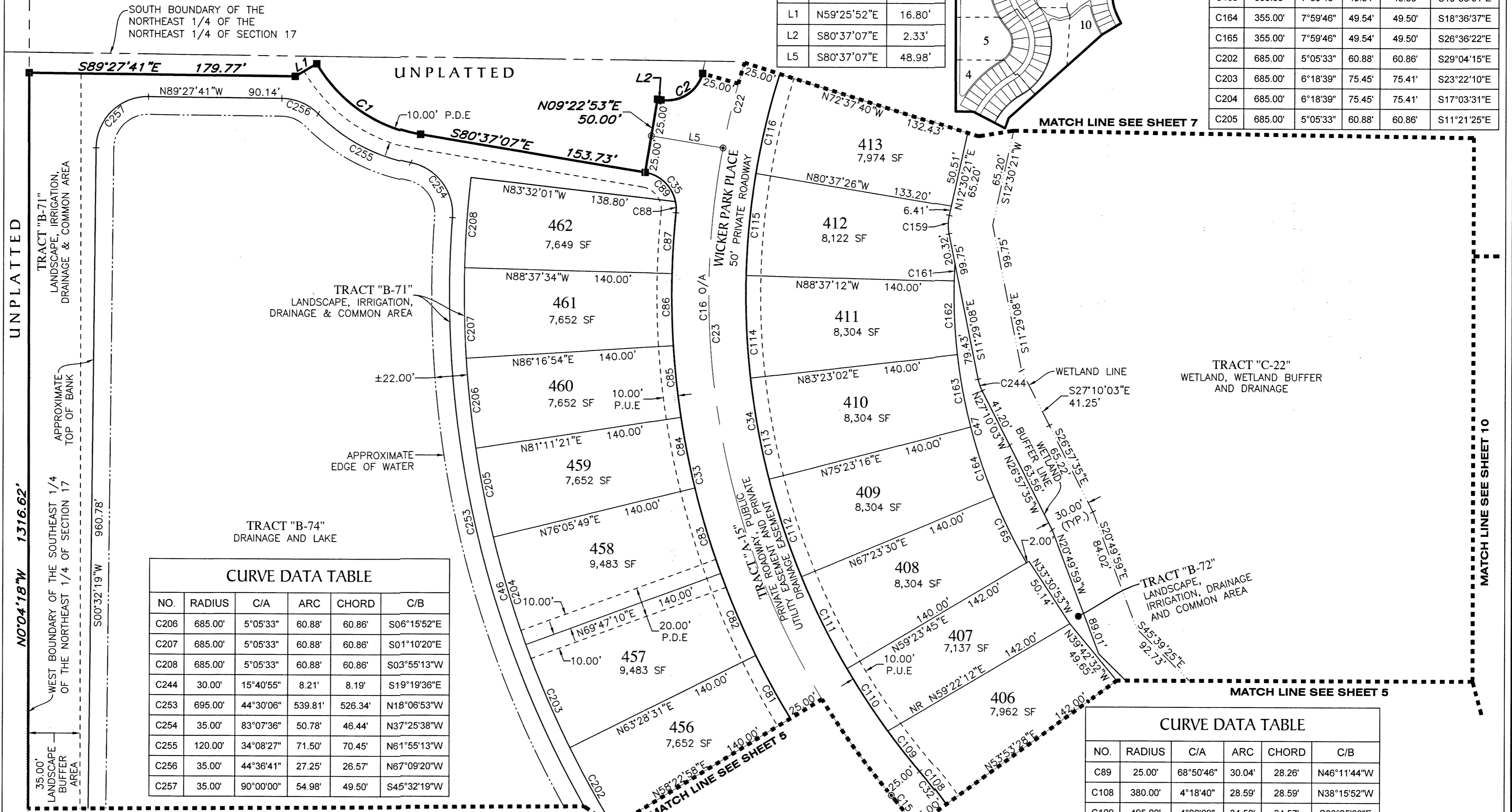
PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

LINE DATA TABLE

| NO. | BEARING | LENGTH |
|-----|-------------|--------|
| L1 | N59°25'52"E | 16.80' |
| L2 | S80°37'07"E | 2.33' |
| L5 | S80°37'07"E | 48.98' |

CURVE DATA TABLE

| NO. | RADIUS | C/A | ARC | CHORD | C/B |
|------|---------|----------|--------|--------|-------------|
| C161 | 355.00' | 1°53'53" | 11.76' | 11.76' | S02°19'45"W |
| C162 | 355.00' | 7°59'46" | 49.54' | 49.50' | S02°37'05"E |
| C163 | 355.00' | 7°59'46" | 49.54' | 49.50' | S10°36'51"E |
| C164 | 355.00' | 7°59'46" | 49.54' | 49.50' | S18°36'37"E |
| C165 | 355.00' | 7°59'46" | 49.54' | 49.50' | S26°36'22"E |
| C202 | 685.00' | 5°05'33" | 60.88' | 60.86' | S29°04'15"E |
| C203 | 685.00' | 6°18'39" | 75.45' | 75.41' | S23°22'10"E |
| C204 | 685.00' | 6°18'39" | 75.45' | 75.41' | S17°03'31"E |
| C205 | 685.00' | 5°05'33" | 60.88' | 60.86' | S11°21'25"E |



CURVE DATA TABLE

| NO. | RADIUS | C/A | ARC | CHORD | C/B |
|------|---------|-----------|---------|---------|-------------|
| C206 | 685.00' | 5°05'33" | 60.88' | 60.86' | S06°15'52"E |
| C207 | 685.00' | 5°05'33" | 60.88' | 60.86' | S01°10'20"E |
| C208 | 685.00' | 5°05'33" | 60.88' | 60.86' | S03°55'13"W |
| C244 | 30.00' | 15°40'55" | 8.21' | 8.19' | S19°19'36"E |
| C253 | 695.00' | 44°30'06" | 539.81' | 526.34' | N18°06'53"W |
| C254 | 35.00' | 83°07'36" | 50.78' | 46.44' | N37°25'38"W |
| C255 | 120.00' | 34°08'27" | 71.50' | 70.45' | N61°55'13"W |
| C256 | 35.00' | 44°36'41" | 27.25' | 26.57' | N67°09'20"W |
| C257 | 35.00' | 90°00'00" | 54.98' | 49.50' | S45°32'19"W |

CURVE DATA TABLE

| NO. | RADIUS | C/A | ARC | CHORD | C/B |
|------|---------|-----------|--------|--------|-------------|
| C89 | 25.00' | 68°50'46" | 30.04' | 28.26' | N46°11'44"W |
| C108 | 380.00' | 4°18'40" | 28.59' | 28.59' | N38°15'52"W |
| C109 | 495.00' | 4°00'09" | 34.58' | 34.57' | S38°25'08"E |
| C110 | 495.00' | 5°48'49" | 50.23' | 50.20' | S33°30'40"E |
| C111 | 495.00' | 7°59'46" | 69.08' | 69.02' | S26°36'22"E |
| C112 | 495.00' | 7°59'46" | 69.08' | 69.02' | S18°36'37"E |
| C113 | 495.00' | 7°59'46" | 69.08' | 69.03' | S10°36'51"E |
| C114 | 495.00' | 7°59'46" | 69.08' | 69.03' | S02°37'05"E |
| C115 | 495.00' | 7°59'46" | 69.08' | 69.02' | S05°22'41"W |
| C116 | 495.00' | 7°59'46" | 69.08' | 69.02' | S13°22'27"W |
| C159 | 30.00' | 23°59'29" | 12.56' | 12.47' | S00°30'36"W |

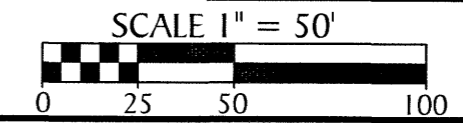
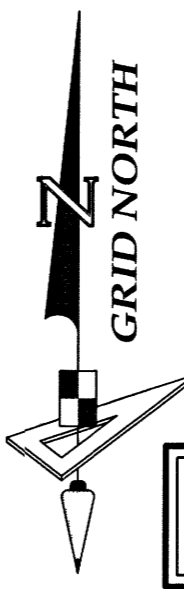
CURVE DATA TABLE

| NO. | RADIUS | C/A | ARC | CHORD | C/B |
|-----|---------|------------|---------|---------|-------------|
| C1 | 100.00' | 50°02'58" | 87.35' | 84.60' | S55°35'37"E |
| C2 | 25.00' | 83°38'03" | 36.49' | 33.34' | N57°33'52"E |
| C15 | 355.00' | 100°20'06" | 621.67' | 545.22' | N09°44'51"E |
| C16 | 520.00' | 73°39'44" | 668.54' | 623.44' | S03°35'20"E |
| C22 | 520.00' | 22°24'22" | 203.35' | 202.06' | S22°02'21"W |
| C23 | 520.00' | 51°15'22" | 465.19' | 449.83' | S14°47'31"E |
| C32 | 380.00' | 100°20'06" | 665.45' | 583.62' | N09°44'51"E |
| C33 | 545.00' | 46°06'00" | 438.51' | 426.77' | S17°22'12"E |
| C34 | 495.00' | 73°39'44" | 636.40' | 593.46' | S03°35'20"E |
| C35 | 25.00' | 86°17'54" | 37.65' | 34.20' | N37°28'10"W |

CURVE DATA TABLE

| NO. | RADIUS | C/A | ARC | CHORD | C/B |
|-----|---------|-----------|---------|---------|-------------|
| C46 | 685.00' | 46°53'11" | 560.55' | 545.04' | S16°58'37"E |
| C47 | 355.00' | 33°52'57" | 209.93' | 206.89' | S13°39'47"E |
| C81 | 545.00' | 5°05'33" | 48.44' | 48.42' | S29°04'15"E |
| C82 | 545.00' | 6°18'39" | 60.03' | 60.00' | S23°22'10"E |
| C83 | 545.00' | 6°18'39" | 60.03' | 60.00' | S17°03'31"E |
| C84 | 545.00' | 5°05'33" | 48.44' | 48.42' | S11°21'25"E |
| C85 | 545.00' | 5°05'33" | 48.44' | 48.42' | S06°15'52"E |
| C86 | 545.00' | 5°05'33" | 48.44' | 48.42' | S01°10'20"E |
| C87 | 545.00' | 4°18'21" | 40.96' | 40.95' | S03°31'37"W |
| C88 | 25.00' | 17°27'08" | 7.62' | 7.59' | N03°02'47"W |

- LEGEND:**
- MATCH LINE SEE SHEET 5
 - (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"X4" CONCRETE MONUMENT, STAMPED LB7768 REF PRM, UNLESS OTHERWISE NOTED
 - REFERENCED IRON ROD LB7768
 - (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"X4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
 - (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
 - P.U.E. ----- PUBLIC UTILITY EASEMENT
 - P.D.E. ----- PRIVATE DRAINAGE EASEMENT
 - SF ----- SQUARE FEET
 - NR ----- NON RADIAL
 - O/A ----- OVERALL
 - C/A ----- CENTRAL ANGLE
 - C/B ----- CHORD BEARING
 - TYP ----- TYPICAL
 - L# ----- LINE NUMBER
 - C# ----- CURVE NUMBER



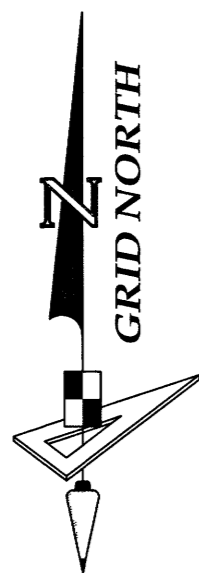
SEE NOTES ON SHEET 3 OF 10 FOR BASIS OF BEARINGS AND TYPICAL LOT LINE EASEMENT DESCRIPTIONS

GeoPoint Surveying, Inc.

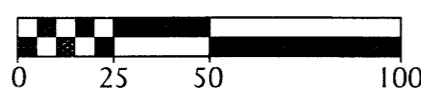
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ARTISAN LAKES ESPLANADE, PHASE V, SUBPHASES A1, A2, A3, A4 & A5

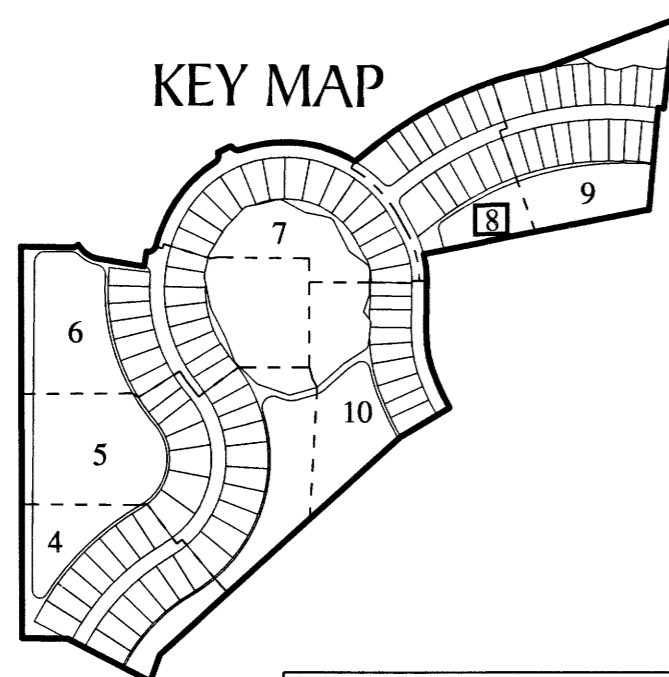
LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



SCALE 1" = 50'

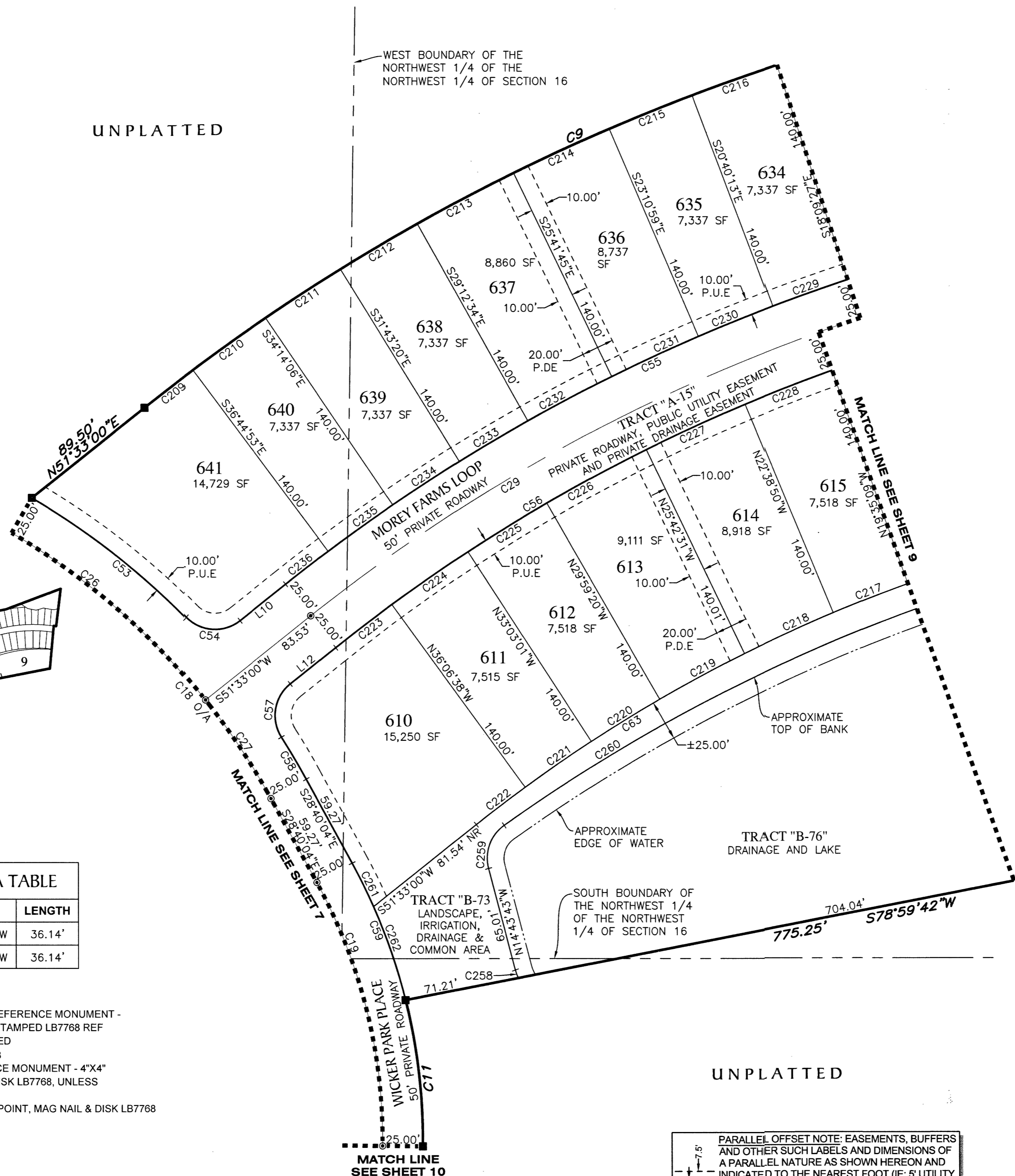


SEE NOTES ON SHEET 3 OF 10 FOR BASIS OF BEARINGS AND TYPICAL LOT LINE EASEMENT DESCRIPTIONS



| LINE DATA TABLE | | |
|-----------------|-------------|--------|
| NO. | BEARING | LENGTH |
| L10 | S51°33'00"W | 36.14' |
| L12 | S51°33'00"W | 36.14' |

- LEGEND:**
- (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, STAMPED LB7768 REF PRM, UNLESS OTHERWISE NOTED
 - REFERENCED IRON ROD LB7768
 - (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
 - ⊙ (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
 - P.U.E. --- PUBLIC UTILITY EASEMENT
 - P.D.E. --- PRIVATE DRAINAGE EASEMENT
 - SF --- SQUARE FEET
 - NR --- NON RADIAL
 - O/A --- OVERALL
 - C/A --- CENTRAL ANGLE
 - C/B --- CHORD BEARING
 - TYP. --- TYPICAL
 - L# --- LINE NUMBER
 - C# --- CURVE NUMBER



| CURVE DATA TABLE | | | | | |
|------------------|----------|-----------|---------|---------|-------------|
| NO. | RADIUS | C/A | ARC | CHORD | C/B |
| C9 | 1265.00' | 28°37'13" | 631.89' | 625.34' | N65°51'37"E |
| C11 | 356.00' | 14°41'38" | 91.30' | 91.05' | S06°37'36"E |
| C18 | 430.00' | 60°47'37" | 456.25' | 435.15' | N59°03'52"W |
| C19 | 331.00' | 29°23'17" | 169.78' | 167.92' | N13°58'25"W |
| C26 | 430.00' | 51°00'41" | 382.84' | 370.32' | N63°57'20"W |
| C27 | 430.00' | 9°46'56" | 73.42' | 73.33' | N33°33'32"W |
| C29 | 1100.00' | 43°42'22" | 839.09' | 818.90' | S73°24'11"W |
| C53 | 455.00' | 15°16'59" | 121.37' | 121.01' | N52°04'14"W |
| C54 | 25.00' | 84°01'15" | 36.66' | 33.46' | S86°26'22"E |
| C55 | 1125.00' | 43°42'22" | 858.16' | 837.51' | S73°24'11"W |
| C56 | 1075.00' | 43°42'22" | 820.02' | 800.29' | S73°24'11"W |
| C57 | 25.00' | 84°01'15" | 36.66' | 33.46' | S09°32'23"W |
| C58 | 455.00' | 3°48'11" | 30.20' | 30.20' | N30°34'09"W |
| C59 | 356.00' | 14°41'38" | 91.30' | 91.05' | N21°19'14"W |
| C63 | 935.00' | 41°30'44" | 677.43' | 662.71' | S72°18'22"W |
| C209 | 1265.00' | 1°42'07" | 37.58' | 37.58' | S52°24'04"W |
| C210 | 1265.00' | 2°30'46" | 55.48' | 55.47' | S54°30'30"W |
| C211 | 1265.00' | 2°30'46" | 55.48' | 55.47' | S57°01'17"W |
| C212 | 1265.00' | 2°30'46" | 55.48' | 55.47' | S59°32'03"W |
| C213 | 1265.00' | 3°03'39" | 67.58' | 67.57' | S62°19'15"W |
| C214 | 1265.00' | 2°57'57" | 65.48' | 65.47' | S65°20'03"W |
| C215 | 1265.00' | 2°30'46" | 55.48' | 55.47' | S68°04'24"W |
| C216 | 1265.00' | 2°30'46" | 55.48' | 55.47' | S70°35'10"W |
| C217 | 935.00' | 3°03'41" | 49.96' | 49.95' | S68°53'00"W |
| C218 | 935.00' | 3°40'27" | 59.96' | 59.95' | S65°30'57"W |
| C219 | 935.00' | 3°40'04" | 59.85' | 59.84' | S61°50'42"W |
| C220 | 935.00' | 3°03'41" | 49.96' | 49.95' | S58°28'50"W |
| C221 | 935.00' | 3°03'37" | 49.94' | 49.93' | S55°25'11"W |
| C222 | 935.00' | 2°20'22" | 38.18' | 38.18' | S52°43'11"W |
| C223 | 1075.00' | 2°20'22" | 43.89' | 43.89' | S52°43'11"W |
| C224 | 1075.00' | 3°03'37" | 57.42' | 57.41' | S55°25'11"W |
| C225 | 1075.00' | 3°03'41" | 57.44' | 57.43' | S58°28'50"W |
| C226 | 1075.00' | 3°44'51" | 70.31' | 70.30' | S61°53'05"W |
| C227 | 1075.00' | 3°35'39" | 67.44' | 67.43' | S65°33'20"W |
| C228 | 1075.00' | 3°03'41" | 57.44' | 57.43' | S68°53'00"W |
| C229 | 1125.00' | 2°30'46" | 49.34' | 49.34' | S70°35'10"W |
| C230 | 1125.00' | 2°30'46" | 49.34' | 49.34' | S68°04'24"W |
| C231 | 1125.00' | 3°01'20" | 59.34' | 59.33' | S65°18'21"W |
| C232 | 1125.00' | 3°00'16" | 58.99' | 58.98' | S62°17'34"W |
| C233 | 1125.00' | 2°30'46" | 49.34' | 49.34' | S59°32'03"W |
| C234 | 1125.00' | 2°30'46" | 49.34' | 49.34' | S57°01'17"W |
| C235 | 1125.00' | 2°30'46" | 49.34' | 49.34' | S54°30'30"W |
| C236 | 1125.00' | 1°42'07" | 33.42' | 33.42' | S52°24'04"W |
| C258 | 30.00' | 10°05'19" | 5.28' | 5.28' | S19°46'22"E |
| C259 | 25.00' | 69°20'49" | 30.26' | 28.44' | S19°56'41"W |
| C260 | 1062.58' | 35°48'31" | 664.09' | 653.34' | N72°31'22"E |
| C261 | 356.00' | 4°49'24" | 29.97' | 29.96' | N26°15'21"W |
| C262 | 356.00' | 9°52'14" | 61.33' | 61.25' | N18°54'32"W |

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

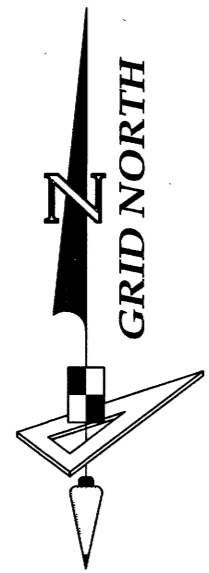
GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

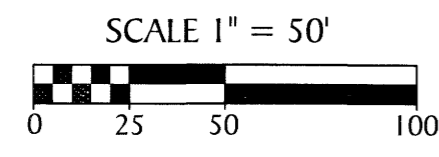
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

ARTISAN LAKES ESPLANADE, PHASE V, SUBPHASES A1, A2, A3, A4 & A5

LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



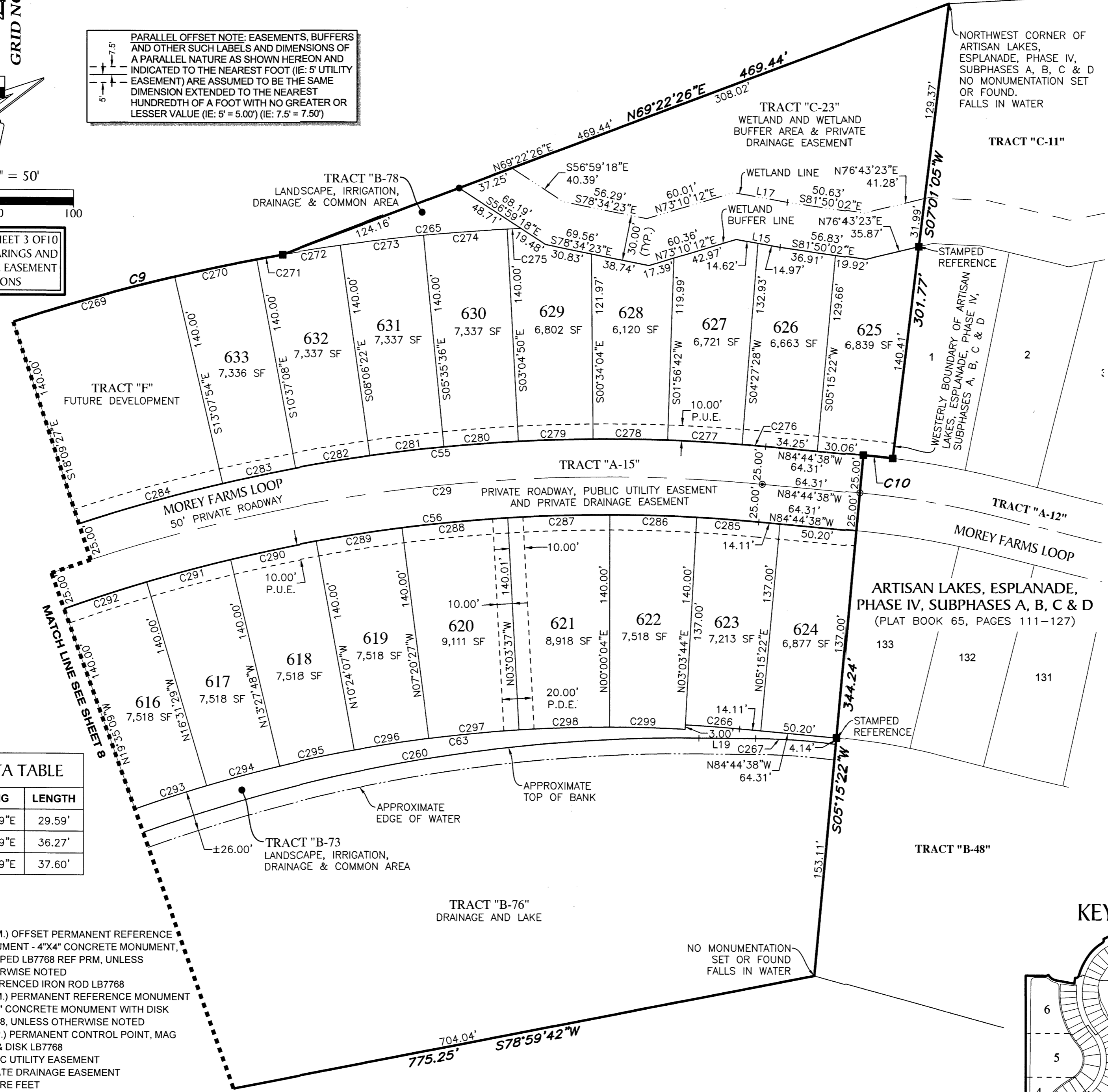
PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')



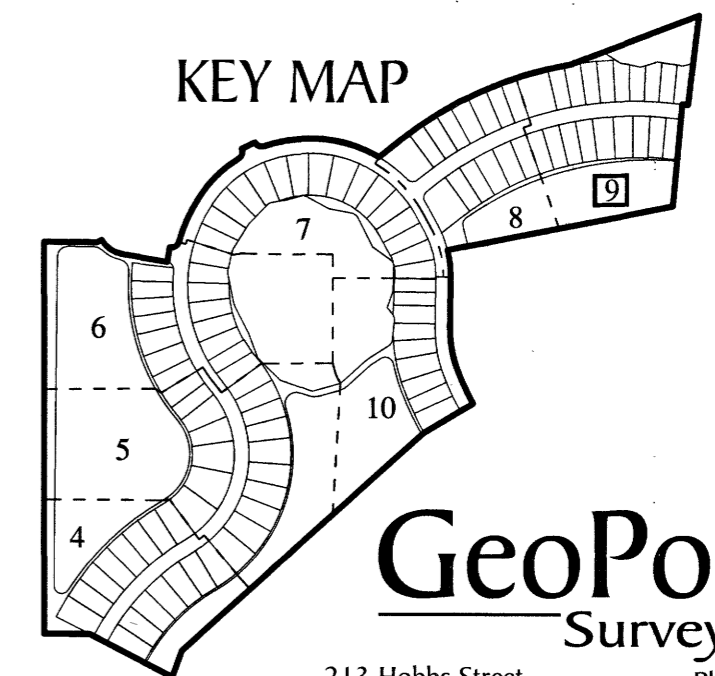
SEE NOTES ON SHEET 3 OF 10 FOR BASIS OF BEARINGS AND TYPICAL LOT LINE EASEMENT DESCRIPTIONS

| NO. | BEARING | LENGTH |
|-----|-------------|--------|
| L15 | S79°49'59"E | 29.59' |
| L17 | S79°49'59"E | 36.27' |
| L19 | S89°32'29"E | 37.60' |

- LEGEND:**
- (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, STAMPED LB7768 REF PRM, UNLESS OTHERWISE NOTED
 - REFERENCED IRON ROD LB7768
 - (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
 - ⊙ (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
 - P.U.E. ----- PUBLIC UTILITY EASEMENT
 - P.D.E. ----- PRIVATE DRAINAGE EASEMENT
 - SF ----- SQUARE FEET
 - NR ----- NON RADIAL
 - O/A ----- OVERALL
 - C/A ----- CENTRAL ANGLE
 - C/B ----- CHORD BEARING
 - TYP. ----- TYPICAL
 - L# ----- LINE NUMBER
 - C# ----- CURVE NUMBER



| NO. | RADIUS | C/A | ARC | CHORD | C/B |
|------|----------|-----------|---------|---------|-------------|
| C9 | 1265.00' | 28°37'13" | 631.89' | 625.34' | N65°51'37"E |
| C10 | 635.00' | 1°45'43" | 19.53' | 19.53' | N83°51'47"W |
| C29 | 1100.00' | 43°42'22" | 839.09' | 818.90' | S73°24'11"W |
| C55 | 1125.00' | 43°42'22" | 858.16' | 837.51' | S73°24'11"W |
| C56 | 1075.00' | 43°42'22" | 820.02' | 800.29' | S73°24'11"W |
| C63 | 935.00' | 41°30'44" | 677.43' | 662.71' | S72°18'22"W |
| C260 | 1062.58' | 35°48'31" | 664.09' | 653.34' | N72°31'22"E |
| C265 | 1265.00' | 7°09'39" | 158.10' | 158.00' | S83°45'03"W |
| C266 | 938.00' | 2°11'37" | 35.91' | 35.91' | N85°50'27"W |
| C267 | 439.00' | 6°55'52" | 53.11' | 53.07' | N86°04'33"W |
| C269 | 1265.00' | 5°01'32" | 110.96' | 110.92' | S74°21'19"W |
| C270 | 1265.00' | 2°30'46" | 55.48' | 55.47' | S78°07'29"W |
| C271 | 1265.00' | 0°47'22" | 17.43' | 17.43' | S79°46'33"W |
| C272 | 1265.00' | 1°43'24" | 38.05' | 38.05' | S81°01'56"W |
| C273 | 1265.00' | 2°30'46" | 55.48' | 55.47' | S83°09'01"W |
| C274 | 1265.00' | 2°30'46" | 55.48' | 55.47' | S85°39'47"W |
| C275 | 1265.00' | 0°24'42" | 9.09' | 9.09' | S87°07'31"W |
| C276 | 1125.00' | 0°47'53" | 15.67' | 15.67' | N85°08'35"W |
| C277 | 1125.00' | 2°30'46" | 49.34' | 49.34' | N86°47'55"W |
| C278 | 1125.00' | 2°30'46" | 49.34' | 49.34' | N89°18'41"W |
| C279 | 1125.00' | 2°30'46" | 49.34' | 49.34' | S88°10'33"W |
| C280 | 1125.00' | 2°30'46" | 49.34' | 49.34' | S85°39'47"W |
| C281 | 1125.00' | 2°30'46" | 49.34' | 49.34' | S83°09'01"W |
| C282 | 1125.00' | 2°30'46" | 49.34' | 49.34' | S80°38'15"W |
| C283 | 1125.00' | 2°30'46" | 49.34' | 49.34' | S78°07'29"W |
| C284 | 1125.00' | 5°01'32" | 98.68' | 98.65' | S74°21'19"W |
| C285 | 1075.00' | 2°11'37" | 41.16' | 41.16' | N85°50'27"W |
| C286 | 1075.00' | 3°03'41" | 57.44' | 57.43' | N88°28'06"W |
| C287 | 1075.00' | 3°35'39" | 67.44' | 67.43' | S88°12'14"W |
| C288 | 1075.00' | 3°44'51" | 70.31' | 70.30' | S84°31'59"W |
| C289 | 1075.00' | 3°03'41" | 57.44' | 57.43' | S81°07'43"W |
| C290 | 1075.00' | 3°03'41" | 57.44' | 57.43' | S78°04'02"W |
| C291 | 1075.00' | 3°03'41" | 57.44' | 57.43' | S75°00'22"W |
| C292 | 1075.00' | 3°03'41" | 57.44' | 57.43' | S71°56'41"W |
| C293 | 935.00' | 3°03'41" | 49.96' | 49.95' | S71°56'41"W |
| C294 | 935.00' | 3°03'41" | 49.96' | 49.95' | S75°00'22"W |
| C295 | 935.00' | 3°03'41" | 49.96' | 49.95' | S78°04'02"W |
| C296 | 935.00' | 3°03'41" | 49.96' | 49.95' | S81°07'43"W |
| C297 | 935.00' | 3°40'04" | 59.85' | 59.84' | S84°29'35"W |
| C298 | 935.00' | 3°40'27" | 59.96' | 59.95' | S88°09'50"W |
| C299 | 935.00' | 3°03'41" | 49.96' | 49.95' | N88°28'06"W |



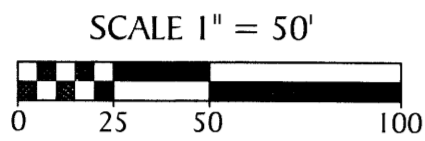
GeoPoint
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213 Hobbs Street
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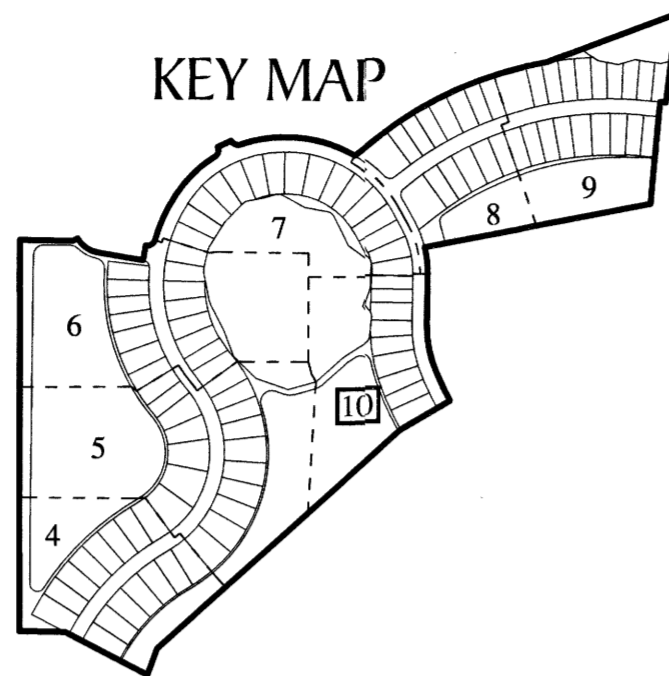
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

ARTISAN LAKES ESPLANADE, PHASE V, SUBPHASES A1, A2, A3, A4 & A5

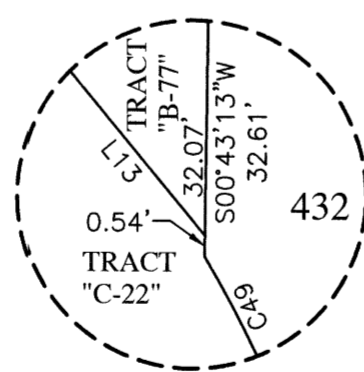
LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



SEE NOTES ON SHEET 3 OF 10 FOR BASIS OF BEARINGS AND TYPICAL LOT LINE EASEMENT DESCRIPTIONS



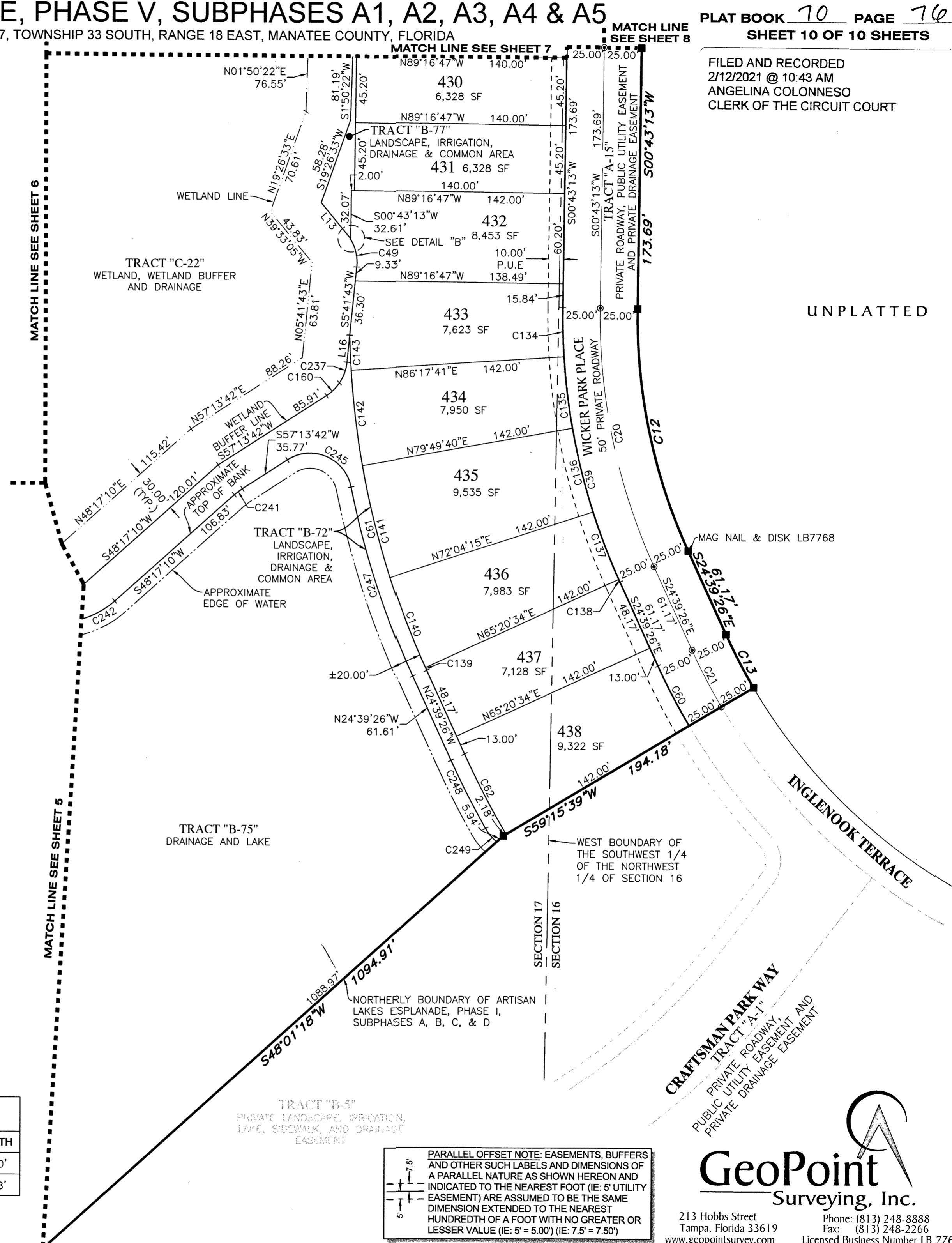
| NO. | RADIUS | C/A | ARC | CHORD | C/B |
|------|---------|------------|---------|---------|-------------|
| C12 | 375.00' | 25°22'40" | 166.10' | 164.74' | S11°58'07"E |
| C13 | 375.00' | 6°04'55" | 39.81' | 39.79' | S27°41'54"E |
| C20 | 400.00' | 25°22'40" | 177.17' | 175.73' | S11°58'07"E |
| C21 | 400.00' | 6°04'55" | 42.46' | 42.44' | S27°41'54"E |
| C39 | 425.00' | 25°22'40" | 188.24' | 186.71' | S11°58'07"E |
| C49 | 30.00' | 36°31'22" | 19.12' | 18.80' | S12°33'58"E |
| C60 | 425.00' | 6°04'55" | 45.11' | 45.09' | S27°41'54"E |
| C61 | 567.00' | 23°19'27" | 230.82' | 229.23' | S12°59'43"E |
| C62 | 567.00' | 6°04'55" | 60.19' | 60.16' | S27°41'54"E |
| C134 | 425.00' | 4°25'32" | 32.83' | 32.82' | S01°29'33"E |
| C135 | 425.00' | 6°28'01" | 47.97' | 47.94' | S06°56'19"E |
| C136 | 425.00' | 7°45'25" | 57.54' | 57.49' | S14°03'02"E |
| C137 | 425.00' | 6°27'17" | 47.88' | 47.85' | S21°09'23"E |
| C138 | 425.00' | 0°16'25" | 2.03' | 2.03' | S24°31'14"E |
| C139 | 567.00' | 0°12'18" | 2.03' | 2.03' | S24°33'17"E |
| C140 | 567.00' | 6°31'23" | 64.55' | 64.52' | S21°11'26"E |
| C141 | 567.00' | 7°45'25" | 76.76' | 76.70' | S14°03'02"E |
| C142 | 567.00' | 6°28'01" | 64.00' | 63.96' | S06°56'19"E |
| C143 | 567.00' | 2°22'20" | 23.47' | 23.47' | S02°31'09"E |
| C160 | 30.00' | 23°17'47" | 12.20' | 12.11' | S45°34'48"W |
| C237 | 30.00' | 28°14'12" | 14.78' | 14.64' | S19°48'49"W |
| C241 | 43.00' | 8°56'32" | 6.71' | 6.70' | S52°45'26"W |
| C242 | 57.00' | 26°04'10" | 25.93' | 25.71' | S61°19'15"W |
| C245 | 28.00' | 111°17'46" | 54.39' | 46.23' | N67°07'25"W |
| C247 | 577.00' | 13°10'54" | 132.75' | 132.45' | N18°03'59"W |
| C248 | 577.00' | 5°03'28" | 50.93' | 50.92' | N27°11'10"W |
| C249 | 32.00' | 20°56'11" | 11.69' | 11.63' | N40°11'00"W |



DETAIL "B"
NOT TO SCALE

| NO. | BEARING | LENGTH |
|-----|-------------|--------|
| L13 | S39°33'05"E | 31.00' |
| L16 | S05°41'43"W | 18.18' |

- LEGEND:**
- (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, STAMPED LB7768 REF PRM, UNLESS OTHERWISE NOTED
 - REFERENCED IRON ROD LB7768
 - (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
 - ⊙ (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.D.E. PRIVATE DRAINAGE EASEMENT
 - SF SQUARE FEET
 - NR NON RADIAL
 - O/A OVERALL
 - C/A CENTRAL ANGLE
 - C/B CHORD BEARING
 - TYP. TYPICAL
 - L# LINE NUMBER
 - C# CURVE NUMBER



FILED AND RECORDED
2/12/2021 @ 10:43 AM
ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT

UNPLATTED

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

CRAFTSMAN PARK WAY
TRACT "A-1"
PRIVATE ROADWAY, PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT



213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

ARTISAN LAKES ESPLANADE PHASE V, SUBPHASES B & C

LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of said Section 16; thence along the North boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 16, N.89°59'37"E., a distance of 339.97 feet; thence S.00°00'36"E., a distance of 70.23 feet; thence Southwesterly, 433.62 feet along the arc of a non-tangent curve to the left having a radius of 387.00 feet and a central angle of 64°11'53" (chord bearing S.32°34'29"W., 411.29 feet); thence S.00°28'32"W., a distance of 47.11 feet; thence Southerly, 138.06 feet along the arc of a tangent curve to the right having a radius of 293.00 feet and a central angle of 26°59'49" (chord bearing S.13°58'27"W., 136.78 feet); thence Southerly, 61.03 feet along the arc of a reverse curve to the left having a radius of 82.00 feet and a central angle of 42°38'33" (chord bearing S.06°09'05"W., 59.63 feet); thence S.15°10'11"E., a distance of 30.54 feet; thence Southeasterly, 31.42 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.60°10'11"E., 28.28 feet); thence N.74°49'49"E., a distance of 97.83 feet; thence Easterly, 36.92 feet along the arc of a tangent curve to the right having a radius of 55.00 feet and a central angle of 38°27'35" (chord bearing S.85°56'24"E., 36.23 feet); thence Easterly, 87.26 feet along the arc of a reverse curve to the left having a radius of 65.00 feet and a central angle of 76°55'09" (chord bearing N.74°49'49"E., 80.86 feet); thence Northeasterly, 36.92 feet along the arc of a reverse curve to the right having a radius of 55.00 feet and a central angle of 38°27'35" (chord bearing N.55°36'01"E., 36.23 feet); thence N.74°49'49"E., a distance of 62.59 feet; thence Southeasterly, 75.04 feet along the arc of a tangent curve to the right having a radius of 50.80 feet and a central angle of 84°38'05" (chord bearing S.62°51'09"E., 68.40 feet); thence S.20°32'07"E., a distance of 65.10 feet to the Northerly boundary of ARTISAN LAKES, ESPLANADE PHASE V, SUBPHASES A1, A2, A3, A4 & A5, according to the plat thereof, recorded in Plat Book 70, Pages 67 through 76, inclusively, of the Public Records of Manatee County, Florida, thence along said Northerly boundary the following eighteen (18) courses: 1) S.69°22'26"W., a distance of 70.35 feet; 2) Southwesterly, 631.89 feet along the arc of a non-tangent curve to the left having a radius of 1265.00 feet and a central angle of 28°37'13" (chord bearing S.65°51'37"W., 625.34 feet); 3) S.51°33'00"W., a distance of 89.50 feet; 4) Westerly, 236.24 feet along the arc of a non-tangent curve to the left having a radius of 455.00 feet and a central angle of 29°44'57" (chord bearing N.74°35'12"W., 233.60 feet); 5) N.89°27'41"W., a distance of 13.29 feet; 6) Westerly, 151.51 feet along the arc of a tangent curve to the left having a radius of 435.00 feet and a central angle of 19°57'21" (chord bearing S.80°33'39"W., 150.74 feet); 7) Westerly, 36.45 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 83°31'41" (chord bearing N.67°39'11"W., 33.30 feet); 8) S.64°34'29"W., a distance of 50.00 feet; 9) Southerly, 36.65 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 83°59'30" (chord bearing S.16°06'24"W., 33.45 feet); 10) Southwesterly, 188.75 feet along the arc of a reverse curve to the left having a radius of 435.00 feet and a central angle of 24°51'38" (chord bearing S.45°40'20"W., 187.27 feet); 11) Southwesterly, 166.41 feet along the arc of a compound curve to the left having a radius of 545.00 feet and a central angle of 17°29'41" (chord bearing S.24°29'41"W., 165.76 feet); 12) Southwesterly, 36.49 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 83°38'03" (chord bearing S.57°33'52"W., 33.34 feet); 13) N.80°37'07"W., a distance of 2.33 feet; 14) S.09°22'53"W., a distance of 50.00 feet; 15) N.80°37'07"W., a distance of 153.73 feet; 16) Northwesterly, 87.35 feet along the arc of a tangent curve to the right having a radius of 100.00 feet and a central angle of 50°02'58" (chord bearing N.55°35'37"W., 84.60 feet); 17) S.59°25'52"W., a distance of 16.80 feet; 18) N.89°27'41"W., a distance of 179.77 feet to the Northwest corner of said ARTISAN LAKES, ESPLANADE, PHASE V, SUBPHASES A1, A2, A3, A4 & A5, also being a point on the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 17; thence along said East boundary, N.00°04'18"W., a distance of 1343.88 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 17; thence along the North boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 17, S.89°31'32"E., a distance of 1343.85 feet to the **POINT OF BEGINNING**.

TRACT DESIGNATION TABLE

| TRACT | USAGE | SQUARE FOOTAGE | LAND OWNERSHIP | MAINTAINED BY |
|--------------|--|----------------|---|--|
| TRACT "A-16" | PRIVATE ROADWAY, PUBLIC UTILITY EASEMENT & PRIVATE DRAINAGE EASEMENT | 194,533 | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (UTILITIES TO BE TRANSFERRED TO MANATEE COUNTY BY ARTISAN LAKES CDD WITH A BILL OF SALE) | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION, MANATEE COUNTY (UTILITIES) |
| TRACT "B-79" | DRAINAGE AND LAKE | 241,802 | RETAINED BY OWNER | RETAINED BY OWNER |
| TRACT "B-80" | LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA | 129,108 | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION |
| TRACT "B-81" | DRAINAGE AND LAKE | 48,286 | ARTISAN LAKES CDD | ARTISAN LAKES CDD |
| TRACT "B-82" | DRAINAGE AND LAKE | 118,114 | ARTISAN LAKES CDD | ARTISAN LAKES CDD |
| TRACT "B-83" | LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA | 14,897 | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION |
| TRACT "B-84" | LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA | 29,745 | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION | ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION |
| TRACT "B-85" | LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA | 74,638 | RETAINED BY OWNER | RETAINED BY OWNER |
| TRACT "C-24" | WETLAND, WETLAND BUFFER AND DRAINAGE | 23,583 | ARTISAN LAKES CDD | ARTISAN LAKES CDD |

NOTES:

- 1) NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (2011 - ADJUSTMENT), AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENTS DESIGNATED "GIS 009" (PID AG9114), SCALE FACTOR 0.99997103 AND "GILLETTE" (PID AG8529), SCALE FACTOR 0.99997463.
- 2) ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.
- 3) TWO BENCHMARKS HAVE BEEN PLACED WITHIN THIS PLAT, AS SHOWN ON SHEET 3 OF THIS PLAT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) BASED ON NATIONAL GEODETIC CONTROL BENCHMARK "____", PID DE8835 - FOUND CONCRETE MONUMENT WITH BRASS DISK - PUBLISHED ELEVATION = _____' REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88). CONVERSION FROM NGVD88 TO NAVD29 = + _____ FEET, CALCULATED FROM NGS VERTCON PROGRAM.
- 4) ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.
- 5) THIS PARCEL CONTAINS 39.298 ACRES, MORE OR LESS.
- 6) VISIBILITY TRIANGLES MUST BE MAINTAINED PER THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.
- 7) THIS PARCEL LIES IN FLOOD ZONES X AND A PER TITLE FIRM PANEL 12081C0157E, EFFECTIVE DATE 3/17/2014.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

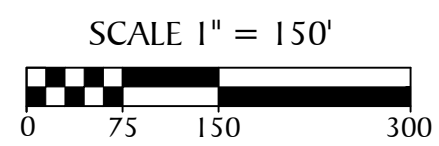
ARTISAN LAKES ESPLANADE PHASE V, SUBPHASES B & C

LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.



TYPICAL LOT LINE EASEMENT NOTE:
EASEMENTS OF TEN (10) FEET IN WIDTH, ALONG ALL FRONT AND FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.

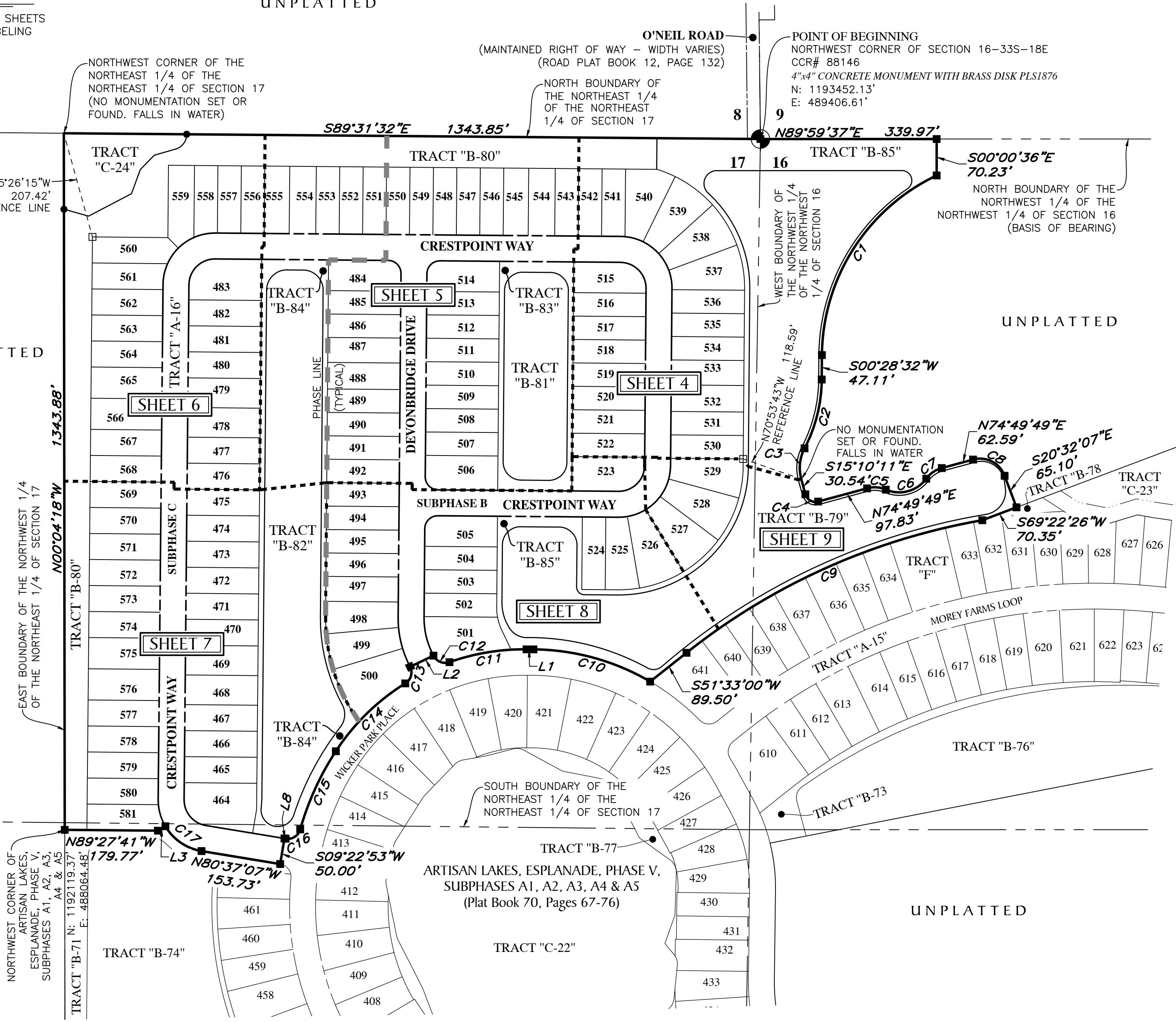
BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, HAVING A GRID BEARING OF N.89°59'37"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, AS ESTABLISHED FROM A RTK GPS NETWORK.

| NO. | RADIUS | CENTRAL ANGLE | ARC | CHORD | CHORD BEARING |
|-----|----------|---------------|---------|---------|---------------|
| C1 | 387.00' | 64°11'53" | 433.62' | 411.29' | S32°34'29"W |
| C2 | 293.00' | 26°59'49" | 138.06' | 136.78' | S13°58'27"W |
| C3 | 82.00' | 42°38'33" | 61.03' | 59.63' | S06°09'05"W |
| C4 | 20.00' | 90°00'00" | 31.42' | 28.28' | S60°10'11"E |
| C5 | 55.00' | 38°27'35" | 36.92' | 36.23' | S85°56'24"E |
| C6 | 65.00' | 76°55'09" | 87.26' | 80.86' | N74°49'49"E |
| C7 | 55.00' | 38°27'35" | 36.92' | 36.23' | N55°36'01"E |
| C8 | 50.80' | 84°38'05" | 75.04' | 68.40' | S62°51'09"E |
| C9 | 1265.00' | 28°37'13" | 631.89' | 625.34' | S65°51'37"W |
| C10 | 455.00' | 29°44'57" | 236.24' | 233.60' | N74°35'12"W |
| C11 | 435.00' | 19°57'21" | 151.51' | 150.74' | S80°33'39"W |
| C12 | 25.00' | 83°31'41" | 36.45' | 33.30' | N67°39'11"W |
| C13 | 25.00' | 83°59'30" | 36.65' | 33.45' | S16°06'24"W |
| C14 | 435.00' | 24°51'38" | 188.75' | 187.27' | S45°40'20"W |
| C15 | 545.00' | 17°29'41" | 166.41' | 165.76' | S24°29'41"W |
| C16 | 25.00' | 83°38'03" | 36.49' | 33.34' | S57°33'52"W |
| C17 | 100.00' | 50°02'58" | 87.35' | 84.60' | N55°35'37"W |

- LEGEND:**
- C# ----- CURVE NUMBER
 - L# ----- LINE NUMBER
 - C/B ----- CHORD BEARING
 - C/A ----- CENTRAL ANGLE
 - CCR ----- CERTIFIED CORNER RECORD
 - O.R. ----- OFFICIAL RECORDS BOOK
 - LB ----- LICENSED BUSINESS
 - (NAVD 88) ----- NORTH AMERICAN VERTICAL DATUM OF 1988
 - BM ----- BENCHMARK (ELEVATION REFERENCE)
 - ▲ ----- BENCHMARK LOCATION
 - ----- REFERENCED IRON ROD LB7768
 - ----- (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
 - ----- (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT LB7768, UNLESS OTHERWISE NOTED
 - ----- (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768

| NO. | BEARING | LENGTH |
|-----|---------------|--------|
| L1 | N 89°27'41" W | 13.29' |
| L2 | S 64°34'29" W | 50.00' |
| L3 | S 59°25'52" W | 16.80' |
| L8 | N 80°37'07" W | 2.33' |

UNPLATTED



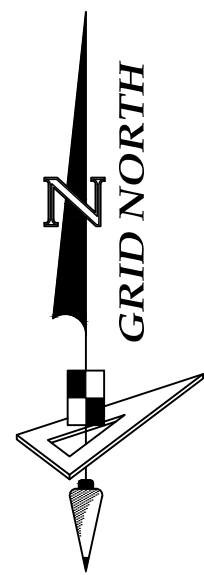
BENCHMARK #1
BM1 ON _____
ELEVATION = ---' (NAVD 88)

BENCHMARK #2
BM2 ON _____
ELEVATION = ---' (NAVD 88)

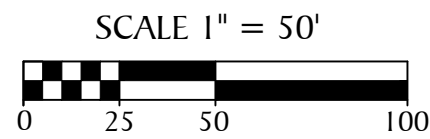
GeoPoint Surveying, Inc.
213 Hobbs Street
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Phone: (813) 248-8888
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ARTISAN LAKES ESPLANADE PHASE V, SUBPHASES B & C

LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



SEE NOTES ON SHEET 3 OF 9 FOR BASIS OF BEARINGS AND TYPICAL LOT LINE EASEMENT DESCRIPTIONS

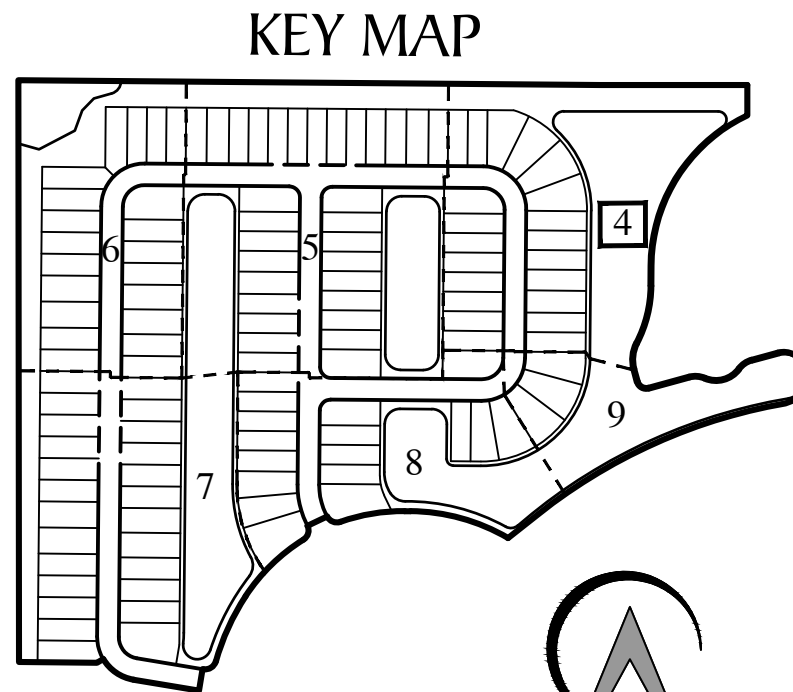
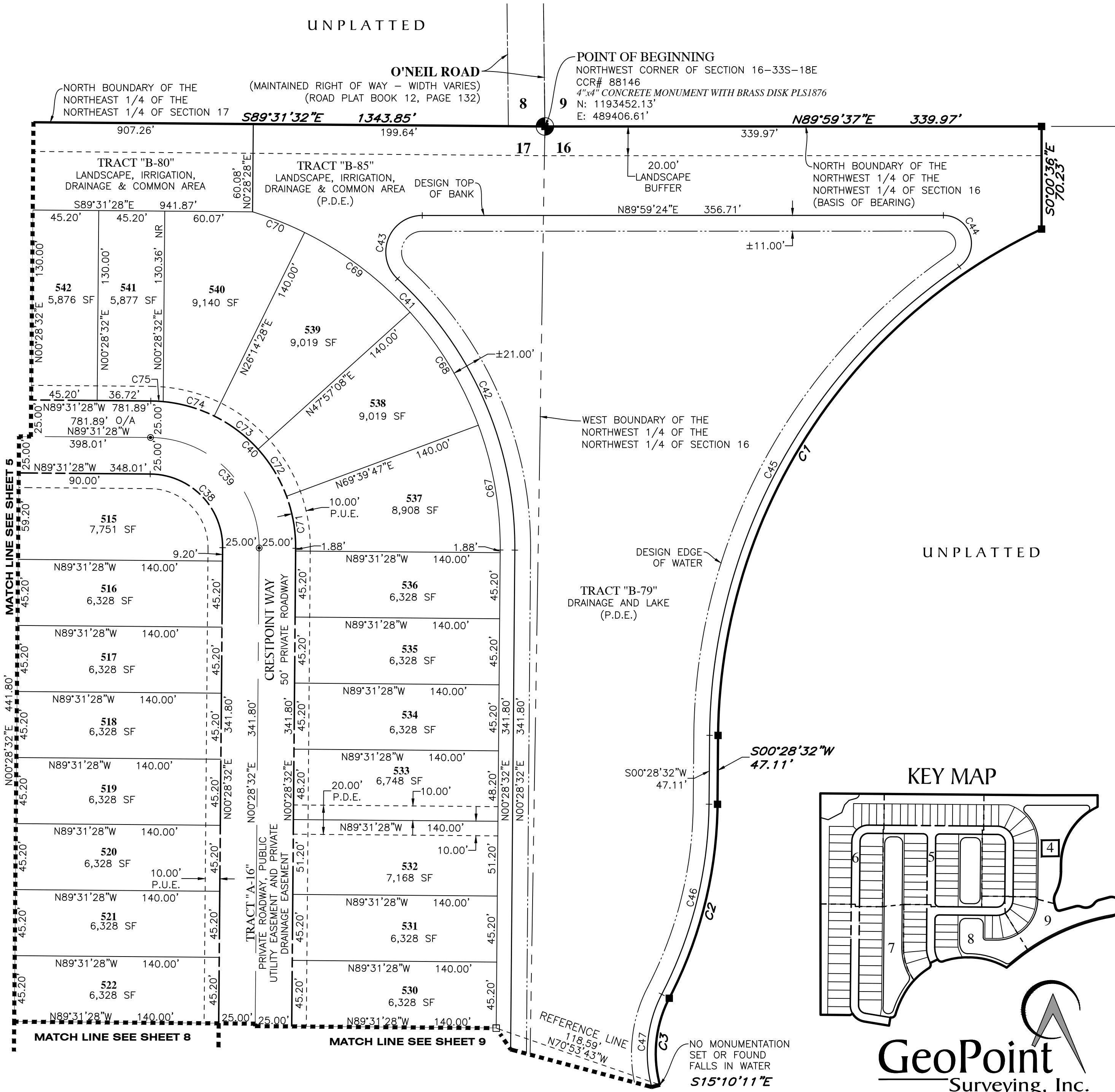


| CURVE DATA TABLE | | | | | |
|------------------|---------|---------------|---------|---------|---------------|
| NO. | RADIUS | CENTRAL ANGLE | ARC | CHORD | CHORD BEARING |
| C1 | 387.00' | 64°11'53" | 433.62' | 411.29' | S32°34'29"W |
| C2 | 293.00' | 26°59'49" | 138.06' | 136.78' | S13°58'27"W |
| C3 | 82.00' | 42°38'33" | 61.03' | 59.63' | S06°09'05"W |
| C38 | 50.00' | 90°00'00" | 78.54' | 70.71' | N44°31'28"W |
| C39 | 75.00' | 90°00'00" | 117.81' | 106.07' | N44°31'28"W |
| C40 | 100.00' | 90°00'00" | 157.08' | 141.42' | N44°31'28"W |
| C41 | 240.00' | 73°24'08" | 307.47' | 286.87' | N36°13'32"W |
| C42 | 250.00' | 47°43'43" | 208.26' | 202.29' | N23°23'19"W |
| C43 | 25.00' | 137°14'34" | 59.88' | 46.56' | S21°22'07"W |
| C44 | 19.20' | 145°36'44" | 48.80' | 36.68' | N17°12'14"W |
| C45 | 392.80' | 55°07'35" | 377.93' | 363.52' | S28°02'20"W |
| C46 | 287.20' | 26°59'49" | 135.33' | 134.08' | N13°58'27"E |
| C47 | 87.80' | 42°38'33" | 65.35' | 63.85' | S06°09'05"W |
| C67 | 240.00' | 20°48'45" | 87.18' | 86.70' | N09°55'50"W |
| C68 | 240.00' | 21°42'40" | 90.94' | 90.40' | N31°11'33"W |
| C69 | 240.00' | 21°42'40" | 90.94' | 90.40' | N52°54'12"W |
| C70 | 240.00' | 9°10'03" | 38.40' | 38.36' | N68°20'34"W |
| C71 | 100.00' | 20°48'45" | 36.32' | 36.13' | N09°55'50"W |
| C72 | 100.00' | 21°42'40" | 37.89' | 37.67' | N31°11'33"W |
| C73 | 100.00' | 21°42'40" | 37.89' | 37.67' | N52°54'12"W |
| C74 | 100.00' | 20°53'54" | 36.47' | 36.27' | N74°12'29"W |
| C75 | 100.00' | 4°52'01" | 8.49' | 8.49' | N87°05'27"W |

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

LEGEND:

- (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT LB7768, UNLESS OTHERWISE NOTED
- REFERENCED IRON ROD LB7768
- (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
- ⊙ (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- P.D.E. ----- PRIVATE DRAINAGE EASEMENT
- SF ----- SQUARE FEET
- NR ----- NON RADIAL
- O/A ----- OVERALL
- L# ----- LINE NUMBER
- C# ----- CURVE NUMBER
- TYP. ----- TYPICAL
- CCR ----- CERTIFIED CORNER RECORD



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Surveying, Inc.

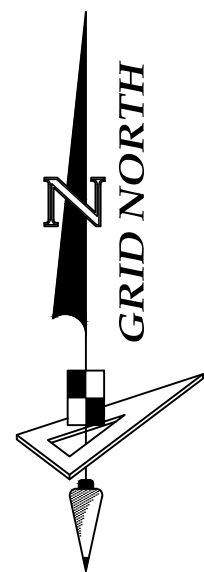
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

ARTISAN LAKES ESPLANADE PHASE V, SUBPHASES B & C

LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

UNPLATTED

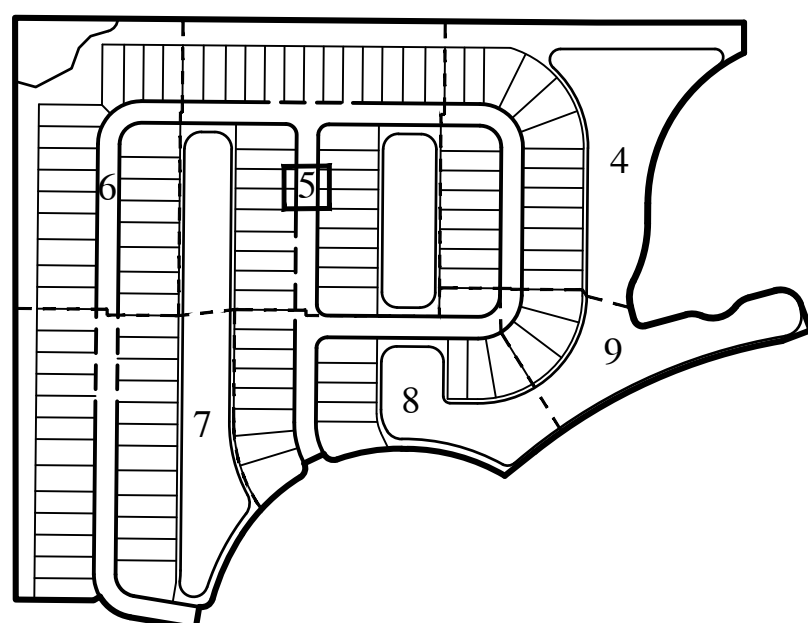


SCALE 1" = 50'



SEE NOTES ON SHEET 3 OF 9 FOR BASIS OF BEARINGS AND TYPICAL LOT LINE EASEMENT DESCRIPTIONS

KEY MAP



CURVE DATA TABLE

| NO. | RADIUS | CENTRAL ANGLE | ARC | CHORD | CHORD BEARING |
|-----|--------|---------------|--------|--------|---------------|
| C54 | 25.00' | 90°00'00" | 39.27' | 35.36' | S45°28'32"W |
| C55 | 25.00' | 90°00'00" | 39.27' | 35.36' | N44°31'28"W |
| C56 | 35.00' | 90°00'00" | 54.98' | 49.50' | N44°31'28"W |
| C57 | 35.00' | 90°00'00" | 54.98' | 49.50' | S45°28'32"W |
| C58 | 35.00' | 90°00'00" | 54.98' | 49.50' | S44°31'28"E |
| C59 | 35.00' | 90°00'00" | 54.98' | 49.50' | N45°28'32"E |
| C60 | 39.00' | 90°00'00" | 61.26' | 55.15' | N44°31'28"W |
| C62 | 39.00' | 89°56'13" | 61.22' | 55.12' | S45°30'26"W |
| C63 | 25.00' | 90°00'00" | 39.27' | 35.36' | S44°31'28"E |

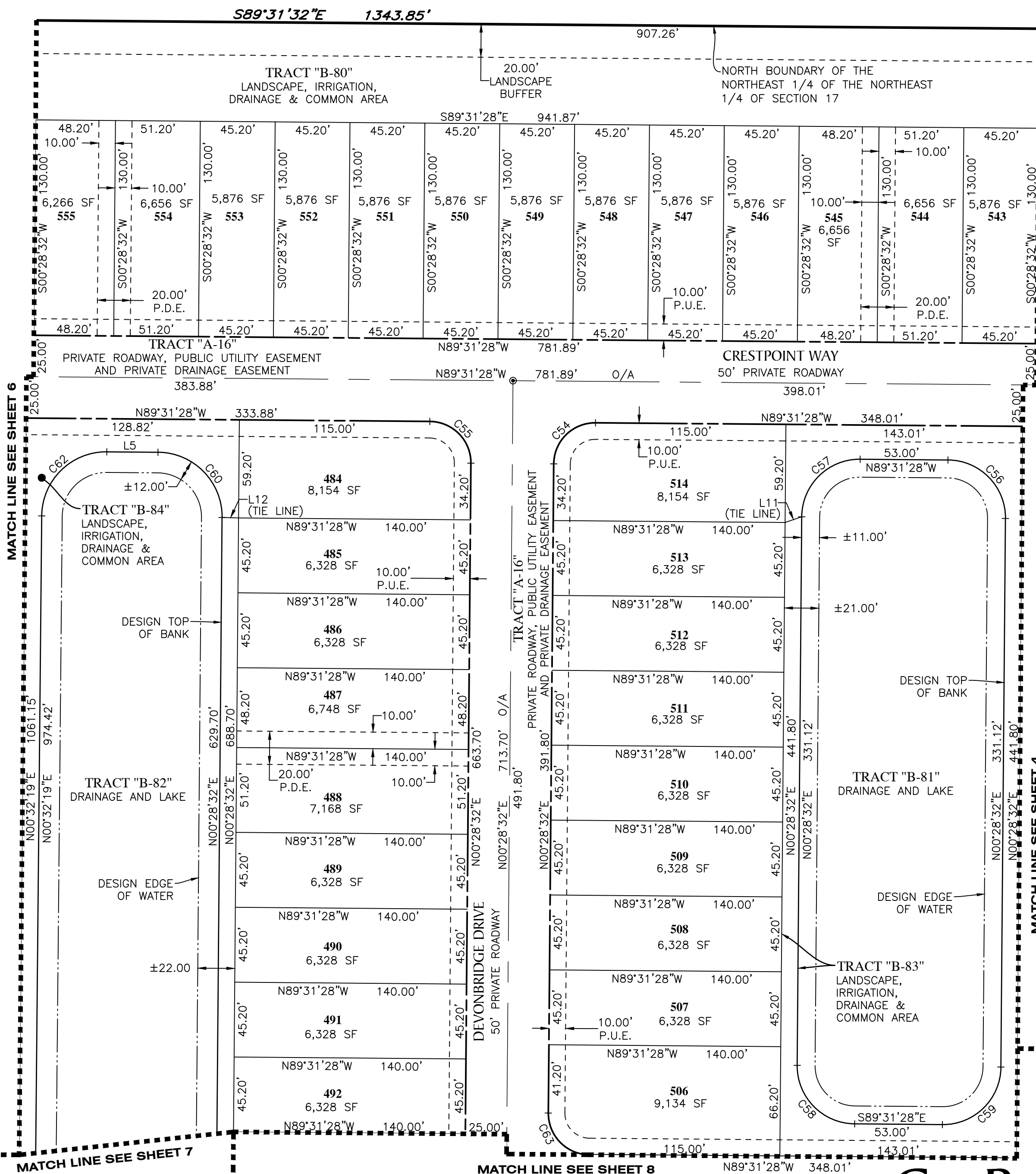
PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00") (IE: 7.5' = 7.50")

LEGEND:

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- SF ----- SQUARE FEET
- NR ----- NON RADIAL
- O/A ----- OVERALL
- L# ----- LINE NUMBER
- C# ----- CURVE NUMBER
- TYP. ----- TYPICAL
- CCR ----- CERTIFIED CORNER RECORD

LINE DATA TABLE

| NO. | BEARING | LENGTH |
|-----|---------------|--------|
| L5 | N 89°31'28" W | 30.89' |
| L11 | N 71°05'26" E | 10.61' |
| L12 | N 88°22'43" W | 10.00' |

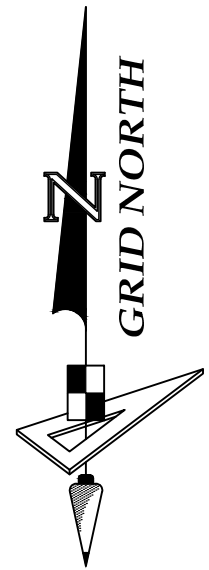


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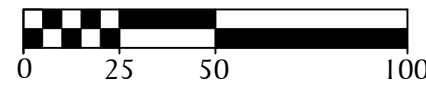
ARTISAN LAKES ESPLANADE PHASE V, SUBPHASES B & C

LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

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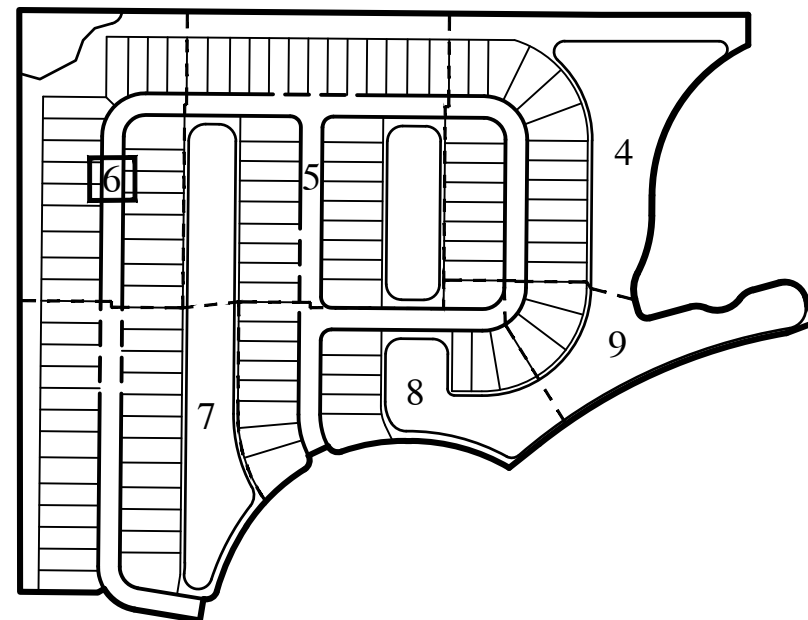


SCALE 1" = 50'



SEE NOTES ON SHEET 3 OF 9 FOR BASIS OF BEARINGS AND TYPICAL LOT LINE EASEMENT DESCRIPTIONS

KEY MAP



LINE DATA TABLE

| NO. | BEARING | LENGTH |
|-----|---------------|--------|
| L6 | S 44°50'14" E | 28.60' |
| L7 | S 74°28'50" E | 45.90' |

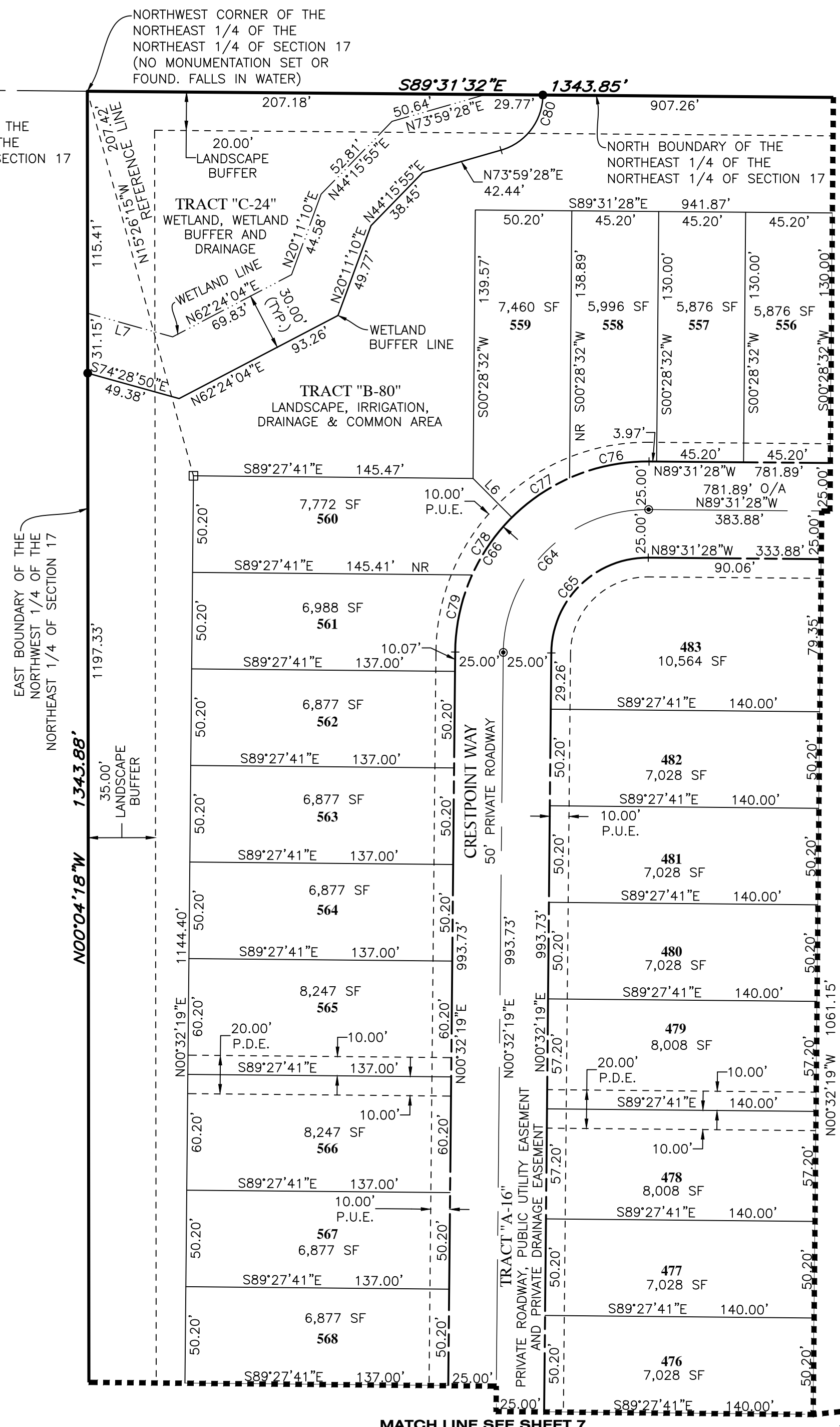
CURVE DATA TABLE

| NO. | RADIUS | CENTRAL ANGLE | ARC | CHORD | CHORD BEARING |
|-----|---------|---------------|---------|---------|---------------|
| C64 | 75.00' | 89°56'13" | 117.73' | 106.01' | S45°30'26"W |
| C65 | 50.00' | 89°56'13" | 78.48' | 70.67' | S45°30'26"W |
| C66 | 100.00' | 89°56'13" | 156.97' | 141.34' | S45°30'26"W |
| C76 | 100.00' | 24°20'49" | 42.49' | 42.17' | S78°18'08"W |
| C77 | 100.00' | 20°57'57" | 36.59' | 36.39' | S55°38'44"W |
| C78 | 100.00' | 20°57'47" | 36.59' | 36.38' | S34°40'52"W |
| C79 | 100.00' | 23°39'39" | 41.30' | 41.00' | S12°22'09"W |
| C80 | 30.00' | 73°38'39" | 38.56' | 35.96' | N37°10'09"E |

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

LEGEND:

- ----- (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT LB7768, UNLESS OTHERWISE NOTED
- ----- REFERENCED IRON ROD LB7768
- ----- (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
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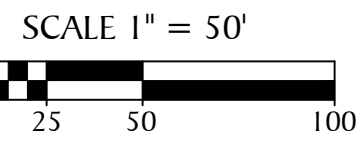
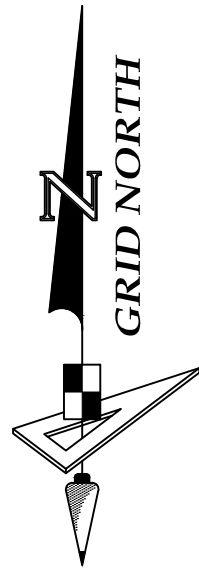
MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 5



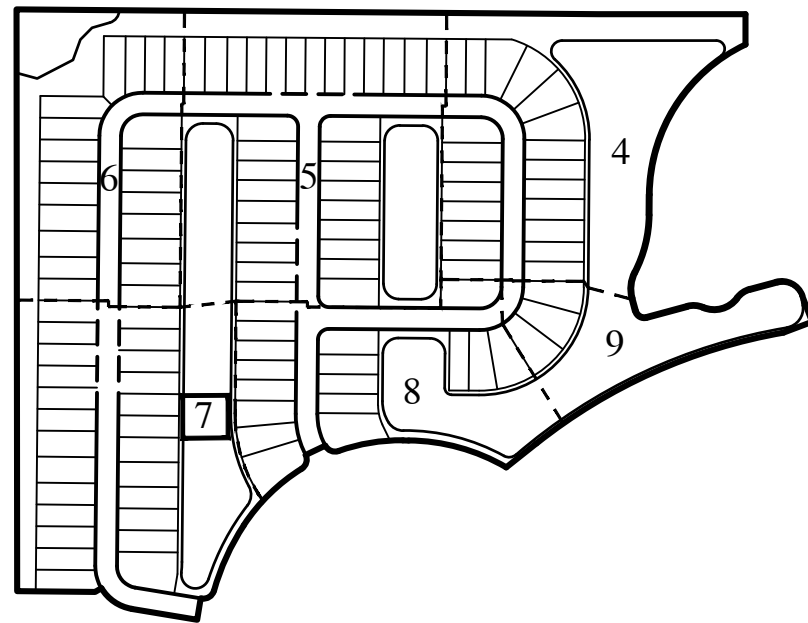
ARTISAN LAKES ESPLANADE PHASE V, SUBPHASES B & C

LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



SEE NOTES ON SHEET 3 OF 9 FOR BASIS OF BEARINGS AND TYPICAL LOT LINE EASEMENT DESCRIPTIONS

KEY MAP



UNPLATTED

LINE DATA TABLE

| NO. | BEARING | LENGTH |
|-----|---------------|--------|
| L3 | S 59°25'52" W | 16.80' |
| L8 | N 80°37'07" W | 2.33' |

CURVE DATA TABLE

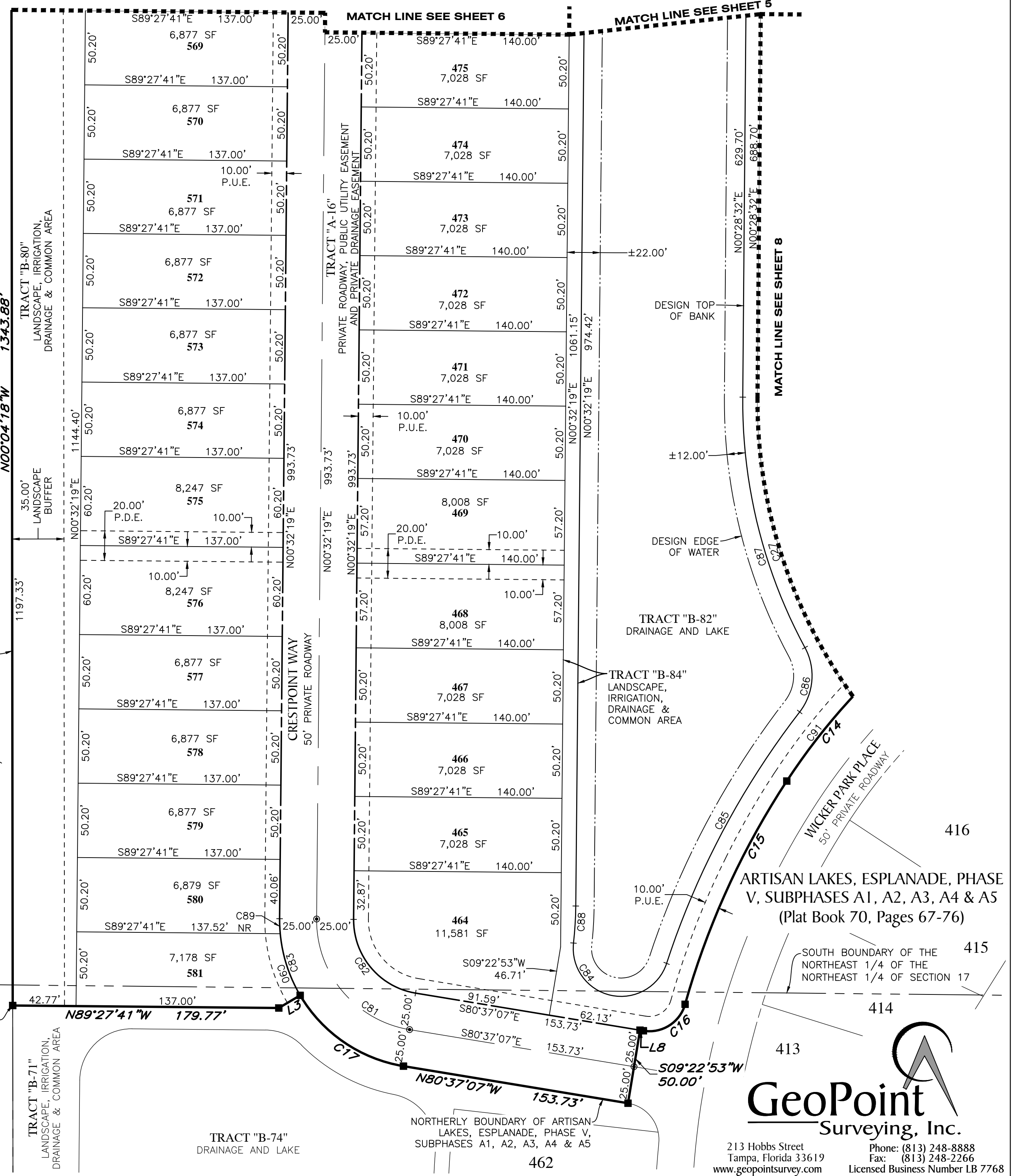
| NO. | RADIUS | CENTRAL ANGLE | ARC | CHORD | CHORD BEARING |
|-----|---------|---------------|---------|---------|---------------|
| C14 | 435.00' | 24°51'38" | 188.75' | 187.27' | S45°40'20"W |
| C15 | 545.00' | 17°29'41" | 166.41' | 165.76' | S24°29'41"W |
| C16 | 25.00' | 83°38'03" | 36.49' | 33.34' | S57°33'52"W |
| C17 | 100.00' | 50°02'58" | 87.35' | 84.60' | N55°35'37"W |
| C27 | 340.00' | 36°20'57" | 215.70' | 212.10' | S17°41'57"E |
| C81 | 75.00' | 81°09'26" | 106.23' | 97.57' | S40°02'24"E |
| C82 | 50.00' | 81°09'26" | 70.82' | 65.05' | S40°02'24"E |
| C83 | 100.00' | 31°06'28" | 54.29' | 53.63' | S15°00'54"E |
| C84 | 32.36' | 168°25'40" | 95.13' | 64.40' | S77°41'05"E |
| C85 | 565.00' | 19°35'11" | 193.14' | 192.20' | N27°53'41"E |
| C86 | 40.00' | 66°03'18" | 46.12' | 43.60' | N04°39'37"E |
| C87 | 350.00' | 28°50'34" | 176.19' | 174.34' | N13°56'45"W |
| C88 | 240.00' | 5°59'26" | 25.09' | 25.08' | S03°32'02"W |
| C89 | 100.00' | 5°49'16" | 10.16' | 10.16' | S02°22'18"E |
| C90 | 100.00' | 25°17'12" | 44.13' | 43.78' | S17°55'32"E |
| C91 | 435.00' | 9°34'15" | 72.66' | 72.58' | S38°01'39"W |

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

LEGEND:

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- REFERENCED IRON ROD LB7768
- (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
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- CCR ----- CERTIFIED CORNER RECORD

NORTHWEST CORNER OF ARTISAN LAKES, ESPLANADE, PHASE V, SUBPHASES A1, A2, A3, A4 & A5
N: 1192119.37'
E: 488064.48'

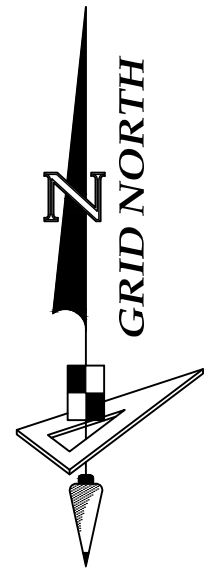


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Surveying, Inc.

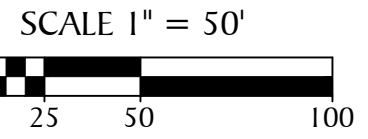
213 Hobbs Street
Tampa, Florida 33619
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Phone: (813) 248-8888
Fax: (813) 248-2266
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ARTISAN LAKES ESPLANADE PHASE V, SUBPHASES B & C

LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



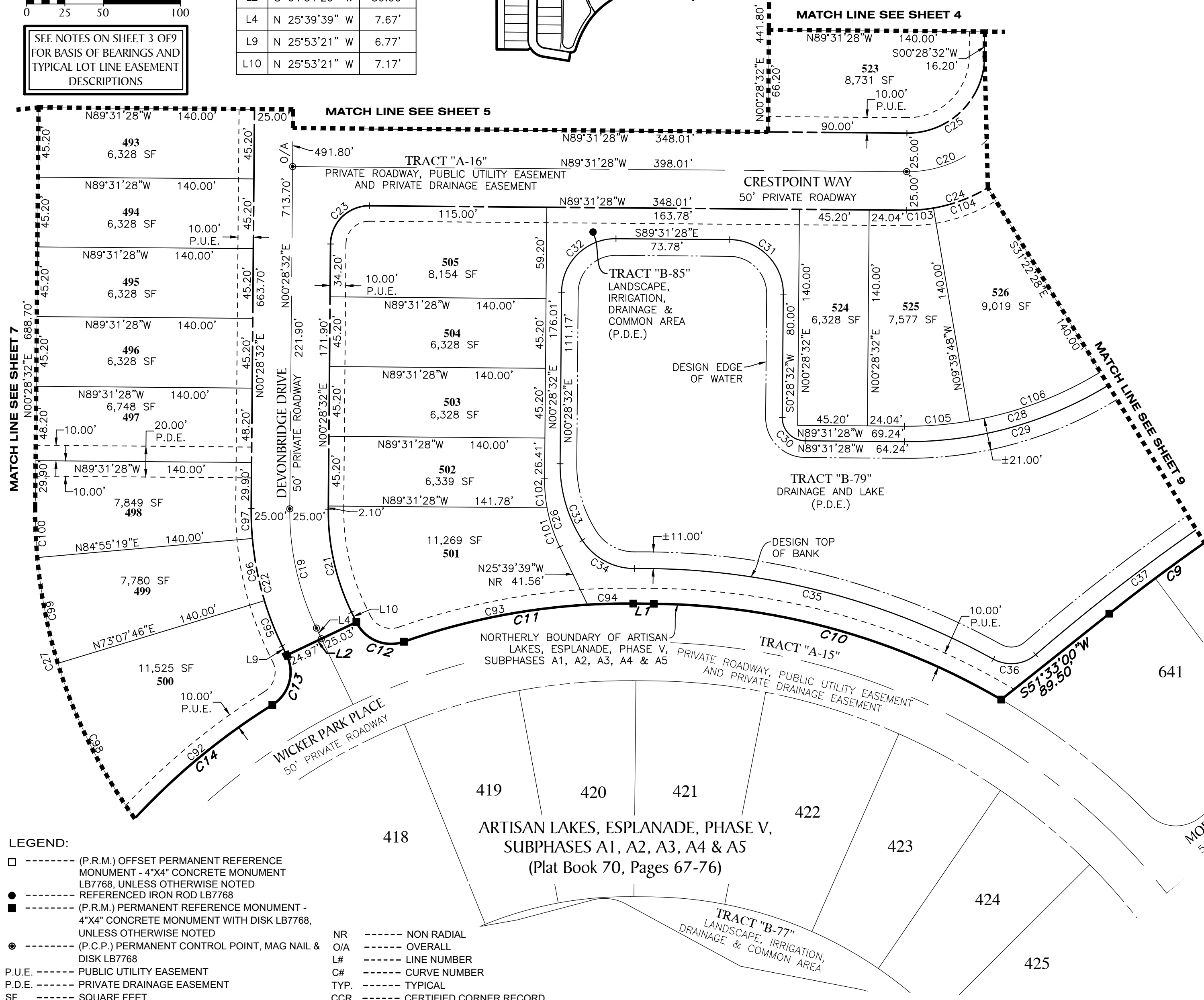
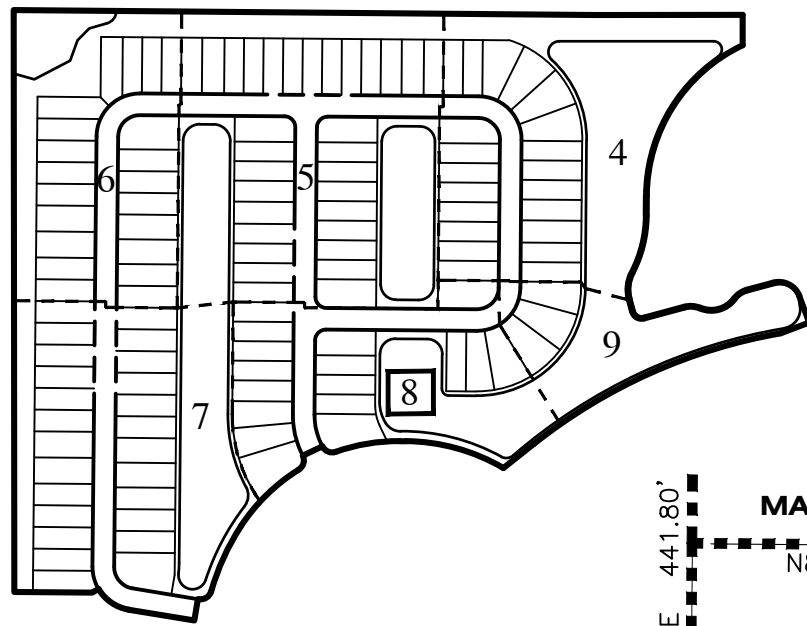
PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')



SEE NOTES ON SHEET 3 OF 9 FOR BASIS OF BEARINGS AND TYPICAL LOT LINE EASEMENT DESCRIPTIONS

| NO. | BEARING | LENGTH |
|-----|---------------|--------|
| L1 | N 89°27'41" W | 13.29' |
| L2 | S 64°34'29" W | 50.00' |
| L4 | N 25°39'39" W | 7.67' |
| L9 | N 25°53'21" W | 6.77' |
| L10 | N 25°53'21" W | 7.17' |

KEY MAP



| NO. | RADIUS | CENTRAL ANGLE | ARC | CHORD | CHORD BEARING |
|------|----------|---------------|---------|---------|---------------|
| C9 | 1265.00' | 28°37'13" | 631.89' | 625.34' | S65°51'37"W |
| C10 | 455.00' | 29°44'57" | 236.24' | 233.60' | N74°35'12"W |
| C11 | 435.00' | 19°57'21" | 151.51' | 150.74' | S80°33'39"W |
| C12 | 25.00' | 83°31'41" | 36.45' | 33.30' | N67°39'11"W |
| C13 | 25.00' | 83°59'30" | 36.65' | 33.45' | S16°06'24"W |
| C14 | 435.00' | 24°51'38" | 188.75' | 187.27' | S45°40'20"W |
| C19 | 175.00' | 26°08'11" | 79.83' | 79.14' | S12°35'34"E |
| C20 | 75.00' | 90°00'00" | 117.81' | 106.07' | N45°28'32"E |
| C21 | 150.00' | 26°21'53" | 69.02' | 68.42' | S12°42'24"E |
| C22 | 200.00' | 26°21'53" | 92.03' | 91.22' | S12°42'24"E |
| C23 | 25.00' | 90°00'00" | 39.27' | 35.36' | S45°28'32"W |
| C24 | 100.00' | 90°00'00" | 157.08' | 141.42' | N45°28'32"E |
| C25 | 50.00' | 90°00'00" | 78.54' | 70.71' | N45°28'32"E |
| C26 | 100.00' | 26°08'11" | 45.62' | 45.22' | S12°35'34"E |
| C27 | 340.00' | 36°20'57" | 215.70' | 212.10' | S17°41'57"E |
| C28 | 240.00' | 90°00'00" | 376.99' | 339.41' | N45°28'32"E |
| C29 | 250.00' | 90°00'00" | 392.70' | 353.55' | N45°28'32"E |
| C30 | 15.00' | 90°00'00" | 23.56' | 21.21' | S44°31'28"E |
| C31 | 35.00' | 90°00'00" | 54.98' | 49.50' | N44°31'28"W |
| C32 | 35.00' | 90°00'00" | 54.98' | 49.50' | S45°28'32"W |
| C33 | 90.00' | 33°21'47" | 52.41' | 51.67' | S16°12'21"E |
| C34 | 40.00' | 57°37'11" | 40.23' | 38.55' | S61°41'51"E |
| C35 | 472.80' | 29°22'21" | 242.38' | 239.73' | N75°49'16"W |
| C36 | 24.20' | 69°44'12" | 29.45' | 27.67' | N83°59'48"E |
| C37 | 1275.00' | 31°26'47" | 699.78' | 691.03' | S64°51'06"W |
| C92 | 435.00' | 15°17'23" | 116.08' | 115.74' | S50°27'28"W |
| C93 | 435.00' | 16°02'50" | 121.83' | 121.43' | S78°36'23"W |
| C94 | 435.00' | 3°54'31" | 29.68' | 29.67' | S88°35'04"W |
| C95 | 200.00' | 9°01'07" | 31.48' | 31.45' | S21°22'47"E |
| C96 | 200.00' | 11°47'33" | 41.16' | 41.09' | S10°58'27"E |
| C97 | 200.00' | 5°33'13" | 19.39' | 19.38' | S02°18'04"E |
| C98 | 340.00' | 19°00'12" | 112.77' | 112.25' | S26°22'19"E |
| C99 | 340.00' | 11°47'33" | 69.98' | 69.85' | S10°58'27"E |
| C100 | 340.00' | 5°33'13" | 32.96' | 32.94' | S02°18'04"E |
| C101 | 100.00' | 15°18'12" | 26.71' | 26.63' | S18°00'33"E |
| C102 | 100.00' | 10°49'59" | 18.91' | 18.88' | S04°56'27"E |
| C103 | 100.00' | 10°08'21" | 17.70' | 17.67' | N85°24'22"E |
| C104 | 100.00' | 21°42'40" | 37.89' | 37.67' | N69°28'52"E |
| C105 | 240.00' | 10°08'21" | 42.47' | 42.42' | N85°24'22"E |
| C106 | 240.00' | 21°42'40" | 90.94' | 90.40' | N69°28'52"E |

- LEGEND:
- (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT LB7768, UNLESS OTHERWISE NOTED
 - (P.R.M.) PERMANENT REFERENCE MONUMENT - REFERENCED IRON ROD LB7768
 - (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
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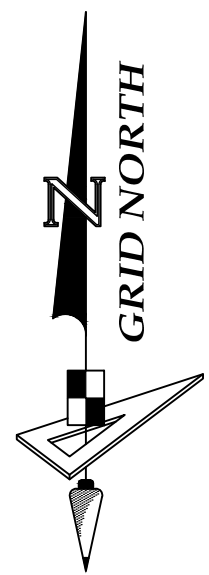
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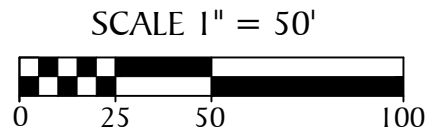
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ARTISAN LAKES ESPLANADE PHASE V, SUBPHASES B & C

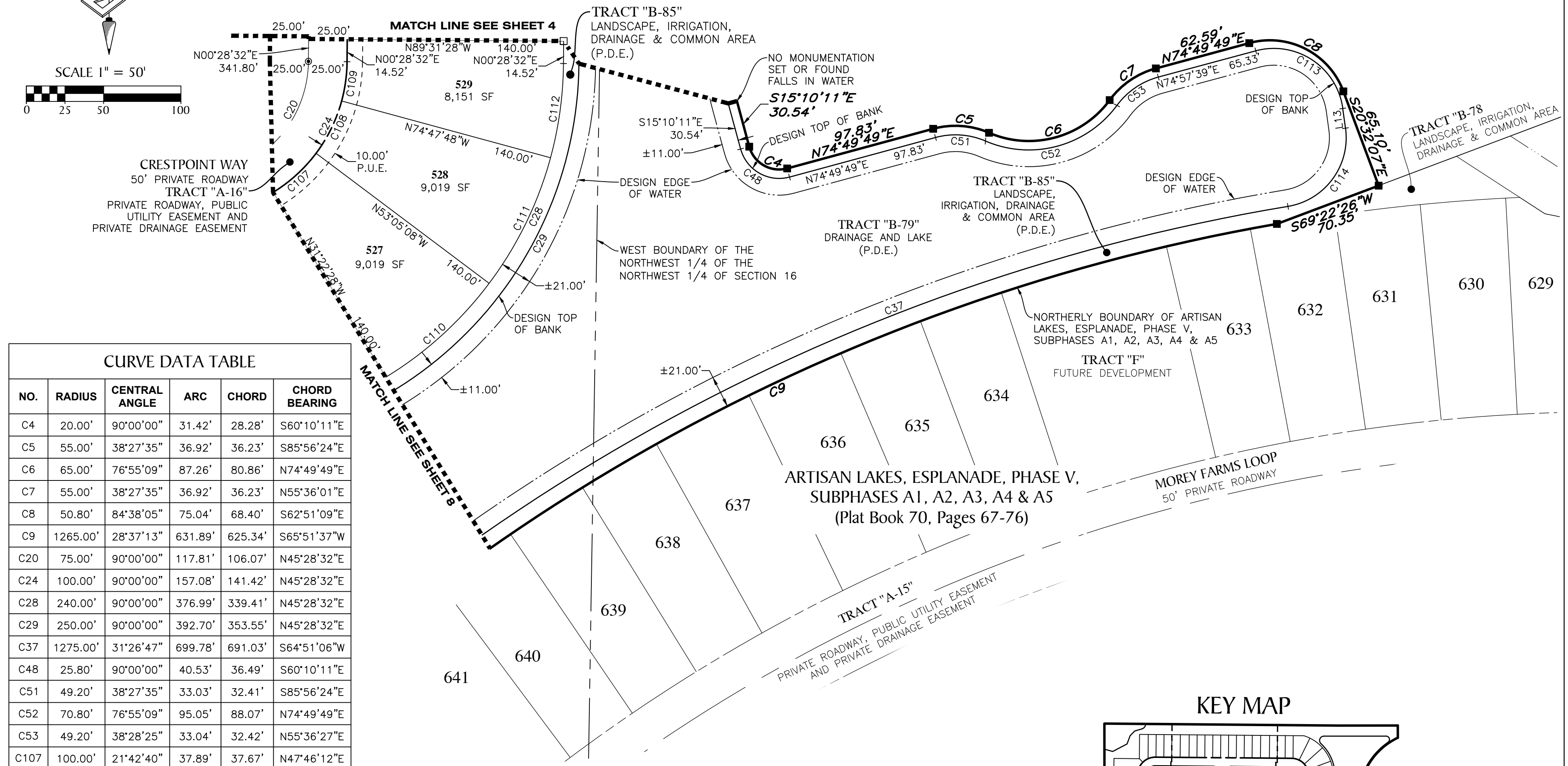
LYING IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



SEE NOTES ON SHEET 3 OF 9 FOR BASIS OF BEARINGS AND TYPICAL LOT LINE EASEMENT DESCRIPTIONS



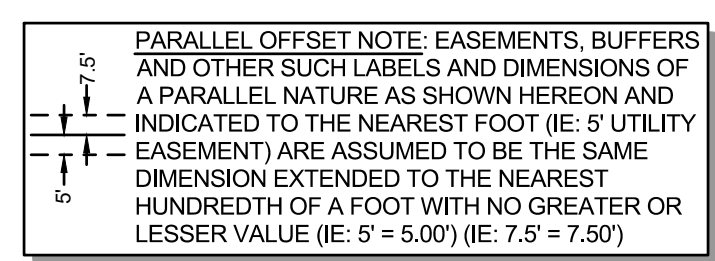
UNPLATTED



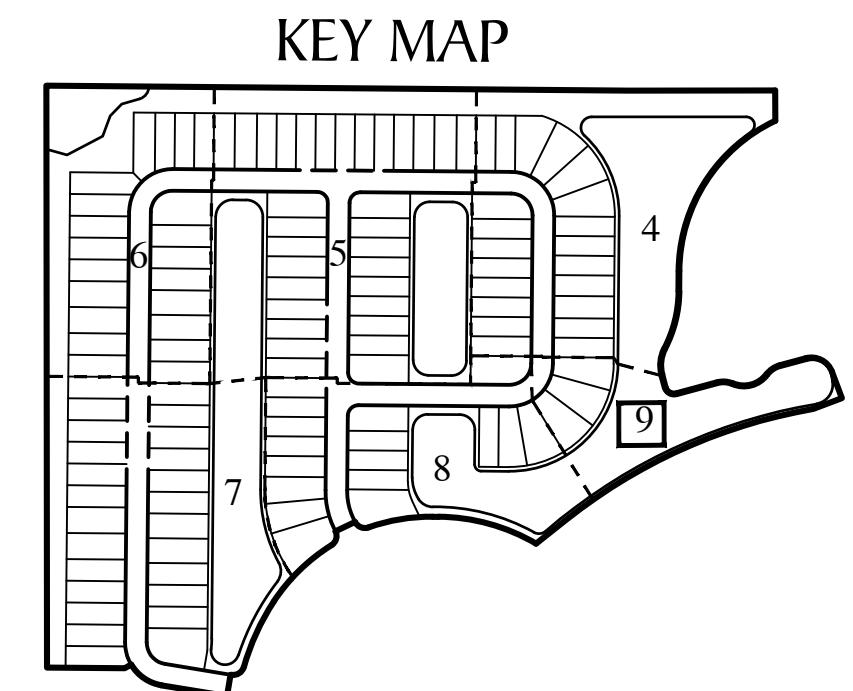
| NO. | RADIUS | CENTRAL ANGLE | ARC | CHORD | CHORD BEARING |
|------|----------|---------------|---------|---------|---------------|
| C4 | 20.00' | 90°00'00" | 31.42' | 28.28' | S60°10'11"E |
| C5 | 55.00' | 38°27'35" | 36.92' | 36.23' | S85°56'24"E |
| C6 | 65.00' | 76°55'09" | 87.26' | 80.86' | N74°49'49"E |
| C7 | 55.00' | 38°27'35" | 36.92' | 36.23' | N55°36'01"E |
| C8 | 50.80' | 84°38'05" | 75.04' | 68.40' | S62°51'09"E |
| C9 | 1265.00' | 28°37'13" | 631.89' | 625.34' | S65°51'37"W |
| C20 | 75.00' | 90°00'00" | 117.81' | 106.07' | N45°28'32"E |
| C24 | 100.00' | 90°00'00" | 157.08' | 141.42' | N45°28'32"E |
| C28 | 240.00' | 90°00'00" | 376.99' | 339.41' | N45°28'32"E |
| C29 | 250.00' | 90°00'00" | 392.70' | 353.55' | N45°28'32"E |
| C37 | 1275.00' | 31°26'47" | 699.78' | 691.03' | S64°51'06"W |
| C48 | 25.80' | 90°00'00" | 40.53' | 36.49' | S60°10'11"E |
| C51 | 49.20' | 38°27'35" | 33.03' | 32.41' | S85°56'24"E |
| C52 | 70.80' | 76°55'09" | 95.05' | 88.07' | N74°49'49"E |
| C53 | 49.20' | 38°28'25" | 33.04' | 32.42' | N55°36'27"E |
| C107 | 100.00' | 21°42'40" | 37.89' | 37.67' | N47°46'12"E |
| C108 | 100.00' | 21°42'40" | 37.89' | 37.67' | N26°03'32"E |
| C109 | 100.00' | 14°43'40" | 25.70' | 25.63' | N07°50'22"E |
| C110 | 240.00' | 21°42'40" | 90.94' | 90.40' | N47°46'12"E |
| C111 | 240.00' | 21°42'40" | 90.94' | 90.40' | N26°03'32"E |
| C112 | 240.00' | 14°43'40" | 61.69' | 61.52' | N07°50'22"E |
| C113 | 45.00' | 97°08'00" | 76.29' | 67.48' | S56°28'21"E |
| C114 | 45.00' | 88°28'50" | 69.49' | 62.79' | S36°20'04"W |

- LEGEND:**
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| NO. | BEARING | LENGTH |
|-----|---------------|--------|
| L13 | S 07°54'21" E | 12.84' |



ARTISAN LAKES, ESPLANADE, PHASE V, SUBPHASES A1, A2, A3, A4 & A5 (Plat Book 70, Pages 67-76)



GeoPoint
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Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

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

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

(This space reserved for Clerk)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ___ day of _____, 2021, by and between **Taylor Woodrow Communities at Artisan Lakes, L.L.C.**, a Florida limited liability company (“**Grantor**”), whose mailing address is 4900 N. Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251, and **Artisan Lakes Community Development District**, a community development district formed pursuant to Chapter 190, Florida Statutes (“**Grantee**”), whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH

THAT GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Manatee County, Florida:

Tracts B-74, B-75, B-76, C-22, and C-23, as identified on the “Artisan Lakes Esplanade, Phase V, Subphases A1, A2, A3, A4, & A5” plat, recorded in Plat Book 70, pages 67 et seq. of the Official Records of Manatee County, Florida.

And for the purposes stated on the plat, and subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor.

Grantor warrants that it has complied with the provisions of Section 196.295, Florida Statutes.

RESERVATION OF EASEMENT

Grantor hereby reserves unto itself and its successors and assigns, and, to the extent required, Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping and related aesthetic features, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property including, but not limited to, sidewalks, trails and related features; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon, and provided, however, that such reserved rights shall not be exercised in a manner inconsistent with the District's obligations set forth in any applicable District trust indentures and/or related financing documents.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESSES

Taylor Woodrow Communities at Artisan Lakes, L.L.C.,
a Florida limited liability company

BY: Taylor Morrison of Florida, Inc., a Florida
corporation

By: _____
Name: _____
Title: _____

By: _____
Name: Andrew "Drew" Miller
Title: Vice President

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by Andrew "Drew" Miller, as Vice President of TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, as the Managing Member of TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida limited liability company. on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

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

10 The Regular Meeting of the Board of Supervisors of the Artisan Lakes Community Development District
11 was held on Thursday, December 3, 2020 at 3:30 P.M., at the Artisan Lakes Clubhouse, 4725 Los Robles
12 Court, Palmetto, Florida 34221.
13
14
15

16
17
18
19
20
21

Present and constituting a quorum:

| | |
|-------------------|---------------------|
| Travis Stagnitta | Chairperson |
| Cheri Bass | Vice Chairperson |
| Deanne Zaenglein | Assistant Secretary |
| Peter Latessa | Assistant Secretary |
| Vincent Sciarabba | Assistant Secretary |

22
23
24

Also present were:

| | |
|----------------|---------------------|
| James P. Ward | District Manager |
| Wes Haber | District Counsel |
| Victor Barbosa | Waldrop Engineering |

25
26
27
28

Audience:

Drew Miller

29
30
31
32
33

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

34
35
36
37
38
39

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

40
41
42
43

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

44
45
46
47
48

District Manager James P. Ward called the meeting to order at approximately 3:30 p.m. He noted all audience members would be joining by audio or video call; therefore, the meeting would be conducted more formally than usual. He conducted roll call; all Members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Administration of Oath

Administration of Oath of Office for Deanne Zaenglein, who was elected to Seat 2 of the Board of Supervisors at the November 3, 2020 election

Mr. Ward indicated Ms. Deanne Zaenglein was elected at the November 3, 2020 election and would be administered the Oath of Office. He explained he was a notary public with the State of Florida and

49 authorized to administer the Oath. He administered the Oath of Office to Ms. Zaenglein and asked Ms.
 50 Zaenglein to sign the Oath of Office and return the signed Oath to himself for notarization and to be
 51 made part of the public record. He noted Ms. Zaenglein’s term started November 16, 2020 and she had
 52 already completed her Oath of Office as required by the State, but CDD’s utilized a different form of
 53 Oath; therefore, he has sworn her in according to the CDD oath at this time.

54
 55

56 **THIRD ORDER OF BUSINESS** **Consideration of Letter of Resignation**

57

58 **Consideration of acceptance of a Letter of Resignation from Tracy Briones, whose term is set to expire**
 59 **November 2022, from Seat 1 of the Board of Supervisors of the Artisan Lakes Community**
 60 **Development District effective November 20, 2020**

61

62 Mr. Ward indicated Ms. Briones’s resignation was effective as of the date of her letter which was
 63 November 20, 2020. He asked the Board to accept this Letter of Resignation for purposes of inclusion in
 64 the record only.

65

66 **On MOTION made by Mr. Vince Sciarrabba, seconded by Mr. Peter**
 67 **Latessa, and with all in favor, the Letter of Resignation was accepted**
 68 **for purposes of inclusion in the record.**

69

- 70 **I. Appointment of Individual for fill Seat 1, whose term will expire November 2022.**
- 71 **II. Oath of Office.**
- 72 **III. Guide to the Sunshine Law and Code of Ethics for Public Employees.**
- 73 **IV. Form 1 – Statement of Financial Interests.**

74

75 *Mr. Ward: The way in which this Statute works, specifically for this Seat, which is Seat 1, Tracy’s term*
 76 *expires 11/2022, so the Board will have the opportunity to appoint an individual to fill the unexpired*
 77 *term of Tracy Briones simply by motion, second, and an appointment of an individual to do that. You*
 78 *may discuss that amongst yourselves, decide. I know Taylor Morrison has recommended Travis Stagnitta*
 79 *who is with us today as the representative to fill Tracy’s seat for the balance of the term, but it is solely*
 80 *up to you. If you want to appoint Travis, simply a motion and a second would be in order for that.*

81

82 **On MOTION made by Mr. Vince Sciarrabba, seconded by Mr. Peter**
 83 **Latessa, and with all in favor, Mr. Travis Stagnitta was appointed to fill**
 84 **Seat 1, whose term will expire November 2022.**

85

86 Mr. Ward administered the Oath of Office to Mr. Stagnita and asked Mr. Stagnitta to sign the Oath of
 87 Office and return the signed Oath to himself for notarization and to be made part of the public record.
 88 Mr. Ward discussed the Form 1 – Statement of Financial Interests and noted Mr. Stagnitta should call
 89 himself (Mr. Ward) with any questions regarding Form 1. He encouraged Mr. Stagnitta not to forget to
 90 file this Form 1 or risk incurring fees for late filing.

91

92

93 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2021-4**

94

95 **Consideration of Resolution 2021-4, a Resolution of the Board of Supervisors of the Artisan Lakes**
 96 **Community Development District declaring a vacancy in Seat 3 of the Board of Supervisors pursuant**
 97 **to sections 190.006(3)(b) Florida Statutes**
 98

99 *Mr. Ward: Seat 3 is Cheri’s seat. That term expired November 2020. The way in which this statute*
 100 *works is Ms. Bass will sit in that seat until such time as the Board appoints a qualified elector to fill it*
 101 *since that was up for election in November. A qualified elector is a person who has United States*
 102 *Citizenship, a resident of the State of Florida, must be a resident of Artisan Lakes and registered to vote*
 103 *here in Manatee County. Those are the qualifications that are needed for that seat. The first step in the*
 104 *process is for you to declare the seat vacant pursuant to the statute and then the next item, as I said, is*
 105 *you will consider appointing someone today. If not, we don’t have to do that today. Cheri will sit in that*
 106 *seat until such time as we find someone to fill that seat. The first thing I will do is ask for a motion to*
 107 *adopt Resolution 2021-4.*
 108

109 **On MOTION made by Mr. Vince Sciarrabba, seconded by Mr. Peter**
 110 **Latessa, and with all in favor, Resolution 2021-4 was adopted, and the**
 111 **Chair was authorized to sign.**

112
 113
 114 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2021-5**
 115

116 **Consideration of Resolution 2021-5 appointing a qualified elector to fill the vacancy in Seat (3) on the**
 117 **Board of Supervisors pursuant to Section 190.004 (4) Florida Statutes. If the Board appoints an**
 118 **individual to fill the seat, the following items will also be considered for the newly appointed**
 119 **members**
 120

121 *Mr. Ward: This is the first time that you have seen this Resolution. I don’t expect you to adopt today,*
 122 *but I will keep this on the Agenda until such time as we are able to find an individual who lives within the*
 123 *community and is a qualified elector pursuant to the statute to fill the seat. Unless you have any*
 124 *discussion among yourselves at this particular point we can move past this item.*
 125

126 Discussion ensued regarding possible candidates and communicating with Mr. Ward regarding possible
 127 candidates.
 128

129 Mr. Ward indicated this Item would be deferred until a future meeting.
 130
 131

132 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2021-5**
 133

134 **Consideration of Resolution 2021-5, a Resolution Re-Designating the Officers of the Artisan Lakes**
 135 **Community Development District**
 136

137 Mr. Ward indicated this Resolution (previously 2021-6) would become Resolution 2021-5 due to the
 138 previous Item being deferred.
 139

140 *Mr. Ward: Tracy was your Chairperson, Cheri is the Vice Chair and Mr. Latessa is an Assistant Secretary,*
 141 *as is Mr. Sciarrabba. I serve as your Secretary and Treasurer. We will leave it up to you who you would*

142 *like to fill the seats.* He indicated the Board was entitled to make changes as it deemed appropriate. It
 143 was decided to appoint Travis Stagnita as the Chairperson and retain all other Board positions.

144
 145 **On MOTION made by Mr. Peter Latessa, seconded by Mr. Vince**
 146 **Sciarrabba, and with all in favor, Resolution 2021-5 was adopted as**
 147 **above, and the Chair was authorized to sign.**

148
 149

150 **SEVENTH ORDER OF BUSINESS** **Consideration of Minutes**

151
 152 **October 1, 2020 – Regular Meeting Minutes**

153
 154 Mr. Ward stated the next order of business was consideration of the October 1, 2020 Regular Meeting
 155 Minutes. He asked if there were any additions, corrections, or deletions to these Minutes; hearing
 156 none, he called for a motion

157
 158 **On MOTION made by Mr. Vince Sciarrabba, seconded by Ms. Cheri**
 159 **Bass, and with all in favor, the October 1, 2020 Regular Meeting**
 160 **Minutes were approved.**

161
 162

163 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

164
 165 **I. District Attorney**

166
 167 Mr. Ward indicated Mr. Wes Haber was filling in for Mr. Earlywine who was on sabbatical. He asked
 168 if Mr. Haber had a report. Mr. Haber responded in the negative.

169
 170 **II. District Engineer**

171
 172 Mr. Ward indicated Mr. Victor Barbosa with Waldrop Engineering was present as District Engineer.
 173 He asked if Mr. Barbosa had a report.

174
 175 *Mr. Victor Barbosa: I just wanted to let the Board know we are working, at the direction of the*
 176 *District Manager, we are working on some ownership exhibits that will identify items such as*
 177 *stormwater ponds, wetlands, and so forth, that the District is responsible for, owns, and maintains.*
 178 *We hope to have that by the next meeting to present to the Board.* He asked if there were any
 179 questions; there were none.

180
 181 **III. District Manager**

- 182
 183 **a) Financial Statement for period ending September 30, 2020 (unaudited)**
 184 **b) Financial Statement for period ending October 31, 2020 (unaudited)**

185
 186 No report.

187
 188

189 **NINTH ORDER OF BUSINESS**

Audience Comments and Supervisor’s Requests

190

191 Mr. Ward asked if there were any audience comments; there were none. He asked if there were any
192 Supervisor’s requests; there were none.

193

194

195 **TENTH ORDER OF BUSINESS**

Adjournment

196

197 Mr. Ward adjourned the meeting at approximately 3:45 p.m.

198

199 **On MOTION made by Mr. Vince Sciarrabba, seconded by Mr. Travis**
200 **Stagnitta, and with all in favor, the meeting was adjourned.**

201

202

203 **ATTEST:**

Artisan Lakes Community Development District

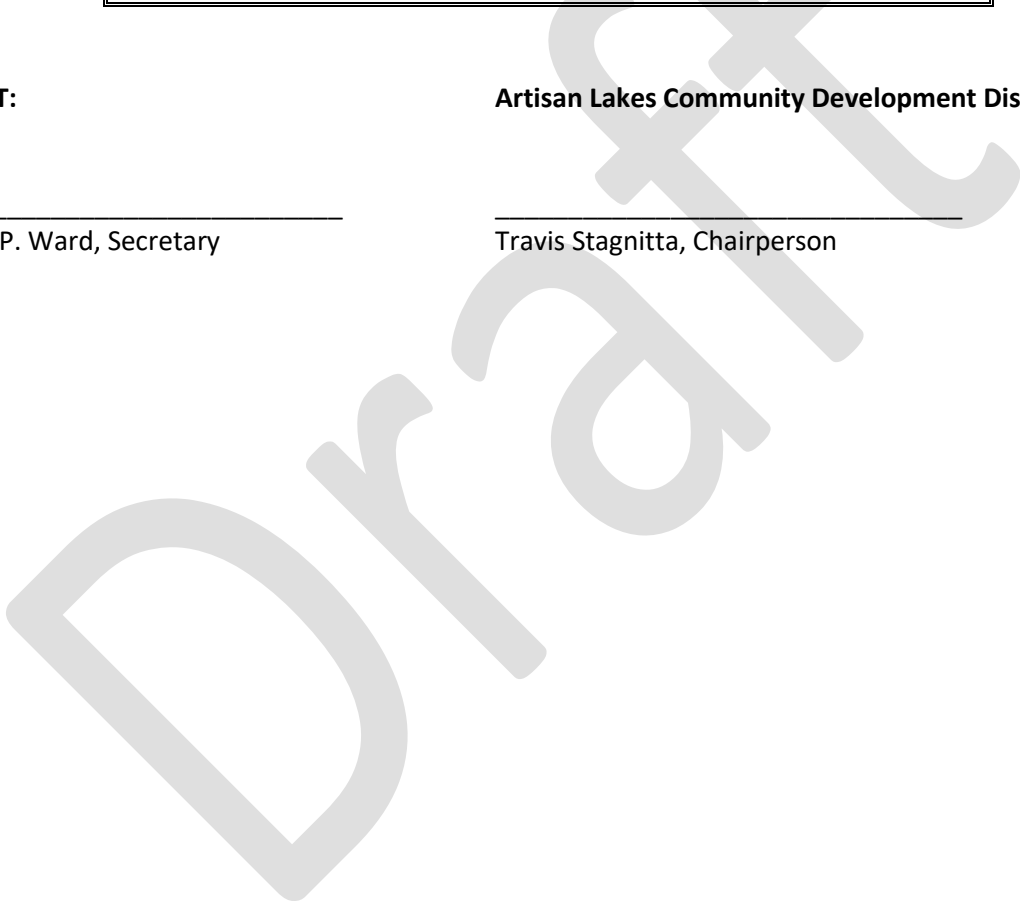
204

205

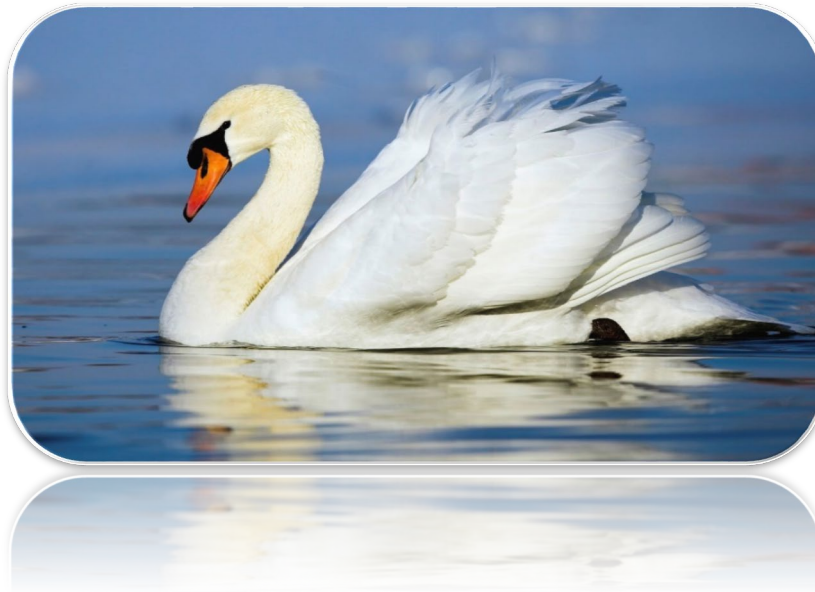
206

207 James P. Ward, Secretary

Travis Stagnitta, Chairperson



ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2020

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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Artisan Lakes Community Development District

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

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 2020**

| | Governmental Funds | | | | Capital Project Fund | Account Groups General Long Term Debt | Totals (Memorandum Only) |
|------------------------------|--------------------|-------------|-------------|-------------|----------------------|---|--------------------------------|
| | General Fund | Series 2013 | Series 2018 | Series 2018 | | | |
| Assets | | | | | | | |
| Cash and Investments | | | | | | | |
| General Fund - Invested Cash | \$ 124,422 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 124,422 |
| Debt Service Fund | | | | | | | |
| Interest Account | | | | | | | |
| Series 2013 A-1 | - | 0 | - | - | - | - | 0 |
| Series 2013 A-2 | - | - | - | - | - | - | - |
| Series 2013 A-3 | - | - | - | - | - | - | - |
| Series 2018 | - | - | 0 | - | - | - | 0 |
| Sinking Account | | | | | | | |
| Series 2013 A-1 | - | - | - | - | - | - | - |
| Series 2013 A-2 | - | - | - | - | - | - | - |
| Series 2013 A-3 | - | - | - | - | - | - | - |
| Series 2018 | - | - | - | - | - | - | - |
| Reserve Account | | | | | | | |
| Series 2013 A-1 | - | 268,463 | - | - | - | - | 268,463 |
| Series 2013 A-2 | - | - | - | - | - | - | - |
| Series 2013 A-3 | - | 103,655 | - | - | - | - | 103,655 |
| Series 2018 | - | - | 137,155 | - | - | - | 137,155 |
| Revenue | | | | | | | |
| Series 2013 A-1 and A-2 | - | 191,671 | - | - | - | - | 191,671 |
| Series 2013 A-3 | - | 6 | - | - | - | - | 6 |
| Series 2018 | - | - | 56,806 | - | - | - | 56,806 |
| Prepayment Account | | | | | | | |
| Series 2013 A-1 | - | - | - | - | - | - | - |
| Series 2013 A-2 | - | - | - | - | - | - | - |
| Series 2013 A-3 | - | 10 | - | - | - | - | 10 |
| Series 2018 | - | - | 94 | - | - | - | 94 |
| Capitalized Interest Account | | | | - | - | - | - |
| Construction Account | | | | | 6 | | 6 |
| Cost of Issuance Account | | | | | - | | - |

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 2020**

| | Governmental Funds | | | | Account Groups General Long Term Debt | Totals (Memorandum Only) |
|--|--------------------|-----------------------------------|-------------------|-------------------------------------|---|--------------------------------|
| | General Fund | Debt Service Funds Series 2013 | Series 2018 | Capital Project Fund Series 2018 | | |
| Due from Other Funds | | | | | | |
| General Fund | - | 849 | 1,462 | - | - | 2,311 |
| Debt Service Fund(s) | - | - | - | - | - | - |
| Accounts Receivable | - | - | - | - | - | - |
| Assessments Receivable | - | - | - | - | - | - |
| Amount Available in Debt Service Funds | - | - | - | - | 564,654 | 564,654 |
| Amount to be Provided by Debt Service Funds | - | - | - | - | 11,585,346 | 11,585,346 |
| Total Assets | \$ 124,422 | \$ 564,654 | \$ 195,518 | \$ 6 | \$ 12,150,000 | \$ 13,034,600 |
| Liabilities | | | | | | |
| Accounts Payable & Payroll Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Due to Other Funds | - | - | - | - | - | - |
| General Fund | - | - | - | - | - | - |
| Debt Service Fund(s) | 2,311 | - | - | - | - | 2,311 |
| Bonds Payable | | | | | | |
| Current Portion | | | | | | |
| Series 2013 A-1 | | | | | \$50,000 | 50,000 |
| Series 2013 A-2 | | | | | \$0 | - |
| Series 2013 A-3 | | | | | \$35,000 | 35,000 |
| Series 2018 | | | | | \$100,000 | 100,000 |
| Long Term | | | | | | |
| Series 2013 A-1 | | | | | \$3,110,000 | 3,110,000 |
| Series 2013 A-2 | | | | | \$0 | - |
| Series 2013 A-3 | | | | | \$2,195,000 | 2,195,000 |
| Series 2018 | | | | | \$6,660,000 | 6,660,000 |
| Total Liabilities | \$ 2,311 | \$ - | \$ - | \$ - | \$ 12,150,000 | \$ 12,152,311 |

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 2020**

| | Governmental Funds | | | | Account Groups General Long Term Debt | Totals (Memorandum Only) |
|---|--------------------|-----------------------------------|-------------------|-------------------------------------|---|--------------------------------|
| | General Fund | Debt Service Funds Series 2013 | Series 2018 | Capital Project Fund Series 2018 | | |
| Fund Equity and Other Credits | | | | | | |
| Investment in General Fixed Assets | - | - | - | - | - | - |
| Fund Balance | | | | | | |
| Restricted | | | | | | |
| Beginning: October 1, 2020 (Unaudited) | - | 1,840,215 | 351,279 | - | - | 2,191,493 |
| Results from Current Operations | - | (1,275,560) | (155,761) | 6 | - | (1,431,316) |
| Unassigned | | | | | | |
| Beginning: October 1, 2020 (Unaudited) | 135,303 | - | - | - | - | 135,303 |
| Results from Current Operations | (13,192) | - | - | - | - | (13,192) |
| Total Fund Equity and Other Credits | \$ 122,111 | \$ 564,654 | \$ 195,518 | \$ 6 | \$ - | \$ 882,288 |
| Total Liabilities, Fund Equity and Other Credits | \$ 124,422 | \$ 564,654 | \$ 195,518 | \$ 6 | \$ 12,150,000 | \$ 13,034,600 |

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2020

| Description | October | November | Year to Date | Total Annual Budget | % of Budget |
|--|---------------|-----------------|-----------------|---------------------|-------------|
| Revenue and Other Sources | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest | | | | | |
| Interest - General Checking | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | |
| Special Assessments - On-Roll | 328 | 3,276 | 3,604 | 78,148 | 5% |
| Special Assessments - Off-Roll | - | - | - | - | 0% |
| Developer Contribution | | | - | - | N/A |
| Intragovernmental Transfer In | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 328 | \$ 3,276 | \$ 3,604 | \$ 78,148 | 5% |
| Expenditures and Other Uses | | | | | |
| Executive | | | | | |
| Professional Management | 1,667 | 1,667 | 3,333 | 20,000 | 17% |
| Financial and Administrative | | | | | |
| Audit Services | - | - | - | 4,100 | 0% |
| Accounting Services | - | - | - | - | N/A |
| Assessment Roll Services | - | - | - | - | N/A |
| Arbitrage Rebate Services | - | - | - | 1,000 | 0% |
| Other Contractual Services | | | | | |
| Legal Advertising | 123 | - | 123 | 5,000 | 2% |
| Trustee Services | 5,886 | - | 5,886 | 9,725 | 61% |
| Dissemination Agent Services | - | - | - | 6,000 | 0% |
| Property Appraiser Fees | - | - | - | - | N/A |
| Bank Service Fees | 9 | 10 | 18 | 360 | 5% |
| Communications & Freight Services | | | | | |
| Postage, Freight & Messenger | 50 | - | 50 | 750 | 7% |

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2020

| Description | October | November | Year to Date | Total Annual Budget | % of Budget |
|--|-------------------|-------------------|------------------|------------------------|----------------|
| Computer Services - Website Development | 50 | 50 | 100 | 2,488 | 4% |
| Insurance | 4,864 | - | 4,864 | 5,000 | 97% |
| Printing & Binding | 156 | - | 156 | 750 | 21% |
| Subscription & Memberships | 175 | - | 175 | 175 | 100% |
| Legal Services | | | | | |
| Legal - General Counsel | - | 2,091 | 2,091 | 12,800 | 16% |
| Legal - Boundary Amendment | - | - | - | - | N/A |
| Other General Government Services | | | | | |
| Engineering Services | - | - | - | - | N/A |
| Contingencies | - | - | - | - | N/A |
| Other Current Charges | - | - | - | - | N/A |
| Reserves | | | | | |
| Operational Reserves (Future Years) | | | - | 10,000 | 0% |
| Other Fees and Charges | - | - | - | - | N/A |
| Discounts/Collection Fees | | | - | - | |
| Sub-Total: | 12,979 | 3,817 | 16,796 | 78,148 | 21% |
| Total Expenditures and Other Uses: | \$ 12,979 | \$ 3,817 | \$ 16,796 | \$ 78,148 | 21% |
| Net Increase/ (Decrease) in Fund Balance | (12,651) | (541) | (13,192) | - | |
| Fund Balance - Beginning | 135,303 | 122,652 | 135,303 | - | |
| Fund Balance - Ending | \$ 122,652 | \$ 122,111 | 122,111 | \$ - | |

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2020

| Description | October | November | Year to Date | Total Annual Budget | % of Budget |
|---|---------------------|---------------------|---------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | |
| Carryforward | \$ - | \$ - | - | \$ - | N/A |
| Interest Income | 5 | 9 | 14 | - | N/A |
| Special Assessment Revenue | | | | | |
| Special Assessments - On-Roll | | | | | |
| Series 2013 Bonds A-1 | 1,134 | 11,322 | 12,455 | \$ 270,050 | 5% |
| Series 2013 Bonds A-2 | - | - | - | \$ - | N/A |
| Series 2013 Bonds A-3 | - | - | - | \$ - | N/A |
| Special Assessments - Off-Roll | | | | | |
| Series 2013 Bonds A-1 | - | - | - | \$ - | N/A |
| Series 2013 Bonds A-2 | - | - | - | \$ - | N/A |
| Series 2013 Bonds A-3 | 78,639 | - | 78,639 | \$ 197,763 | 40% |
| Special Assessments - Prepayments | | | | | |
| Series 2013 Bonds A-1 | - | - | - | - | N/A |
| Series 2013 Bonds A-2 | - | - | - | - | N/A |
| Series 2013 Bonds A-3 | (94,750) | - | (94,750) | - | - |
| Intragovernmental Transfer In | - | - | - | - | 0% |
| Total Revenue and Other Sources: | \$ (14,972) | \$ 11,331 | \$ (3,642) | \$ 467,813 | -1% |
| Expenditures and Other Uses | | | | | |
| Debt Service | | | | | |
| Principal Debt Service - Mandatory | | | | | |
| Series 2013 Bonds A-1 | \$ - | \$ - | \$ - | \$ 55,000 | 0% |
| Series 2013 Bonds A-2 | - | - | - | \$ - | N/A |
| Series 2013 Bonds A-3 | - | - | - | \$ 35,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | |
| Series 2013 Bonds A-1 | - | 45,000 | 45,000 | - | N/A |
| Series 2013 Bonds A-2 | - | - | - | - | N/A |
| Series 2013 Bonds A-3 | - | 1,040,000 | 1,040,000 | - | N/A |
| Interest Expense | | | | | |
| Series 2013 Bonds A-1 | - | 107,350 | 107,350 | 215,050 | 50% |
| Series 2013 Bonds A-2 | - | - | - | - | N/A |
| Series 2013 Bonds A-3 | - | 79,569 | 79,569 | 162,763 | 49% |
| Operating Transfers Out (To Other Funds) | - | - | - | - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ 1,271,919 | \$ 1,271,919 | \$ 467,813 | 272% |
| Net Increase/ (Decrease) in Fund Balance | (14,972) | (1,260,588) | (1,275,560) | - | |
| Fund Balance - Beginning | 1,840,215 | 1,825,242 | 1,840,215 | - | |
| Fund Balance - Ending | \$ 1,825,242 | \$ 564,654 | 564,654 | \$ - | |

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2020

| Description | October | November | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | |
| Carryforward | \$ - | \$ - | - | - | N/A |
| Interest Income | | | | | |
| Interest Account | - | 0 | 0 | - | N/A |
| Sinking Fund Account | - | - | - | - | N/A |
| Reserve Account | 1 | 1 | 1 | - | N/A |
| Prepayment Account | - | - | - | - | N/A |
| Revenue Account | 1 | 1 | 2 | 200 | 1% |
| Capitalized Interest Account | - | - | - | 200 | 0% |
| Special Assessments - Prepayments | | | | | |
| Special Assessments - On Roll | 1,952 | 19,493 | 21,445 | 465,010 | 5% |
| Special Assessments - Off Roll | - | - | - | - | N/A |
| Special Assessments - Prepayments | - | - | - | - | N/A |
| Debt Proceeds | | | | | |
| | - | - | - | - | N/A |
| Intragovernmental Transfer In | | | | | |
| | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 1,954 | \$ 19,495 | \$ 21,448 | \$ 465,410 | N/A |
| Expenditures and Other Uses | | | | | |
| Debt Service | | | | | |
| Principal Debt Service - Mandatory | | | | | |
| Series 2018 | - | - | - | 100,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | |
| Series 2018 | - | - | - | - | N/A |
| Interest Expense | | | | | |
| Series 2018 | - | 177,209 | 177,209 | 343,844 | 52% |
| Operating Transfers Out (To Other Funds) | | | | | |
| | - | - | - | - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ 177,209 | 177,209 | \$ 443,844 | 40% |
| Net Increase/ (Decrease) in Fund Balance | 1,954 | (157,715) | (155,761) | 21,566 | |
| Fund Balance - Beginning | 351,279 | 353,232 | 351,279 | - | |
| Fund Balance - Ending | \$ 353,232 | \$ 195,518 | 195,518 | \$ 21,566 | |

Prepared by:

JPWARD and Associates, LLC

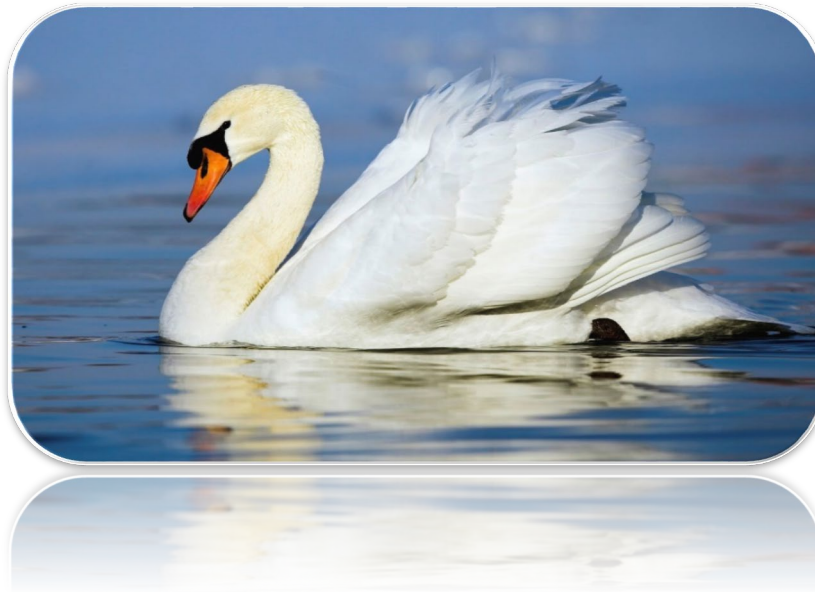
Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2020

| Description | October | November | Year to Date | Total Annual Budget | % of Budget |
|---|-------------|-------------|--------------|---------------------|-------------|
| Revenue and Other Sources | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | |
| Construction Account | 6 | - | 6 | \$ - | N/A |
| Cost of Issuance | - | - | - | \$ - | N/A |
| Debt Proceeds | | | | | |
| Contributions - Tylor Morrison | - | - | - | \$ - | N/A |
| Operating Transfers In (From Other Funds) | - | - | - | \$ - | N/A |
| Total Revenue and Other Sources: | \$ 6 | \$ - | \$ 6 | \$ - | N/A |
| Expenditures and Other Uses | | | | | |
| Executive | | | | | |
| Professional Management | - | - | - | \$ - | N/A |
| Other Contractual Services | | | | | |
| Trustee Services | - | - | - | \$ - | N/A |
| Printing & Binding | | | | | |
| Legal Services | - | - | - | \$ - | N/A |
| Legal - Series 2018 Bonds | - | - | - | \$ - | N/A |
| Other General Government Services | | | | | |
| Stormwater Mgmt-Construction | - | - | - | \$ - | N/A |
| Capital Outlay | | | | | |
| Water-Sewer Combination | - | - | - | \$ - | N/A |
| Stormwater Management | - | - | - | \$ - | N/A |
| Legal - Series 2018 Bonds | - | - | - | \$ - | N/A |
| Underwriter's Discount | | | | | |
| Operating Transfers Out (To Other Funds) | - | - | - | \$ - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ - | \$ - | \$ - | N/A |
| Net Increase/ (Decrease) in Fund Balance | 6 | 0 | 6 | - | - |
| Fund Balance - Beginning | 0 | 6 | 0 | \$ - | - |
| Fund Balance - Ending | \$ 6 | \$ 6 | \$ 6 | \$ - | - |

Prepared by:

JWARD and Associates, LLC

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2020

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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Artisan Lakes Community Development District

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| <i>Debt Service Fund</i> | |
| <i>Series 2013 Bonds</i> | <i>6</i> |
| <i>Series 2018 Bonds</i> | <i>7</i> |
| <i>Capital Projects Fund</i> | |
| <i>Series 2018 Bonds</i> | <i>8</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 December 31, 2020**

| | Governmental Funds | | | | Account Groups General Long Term Debt | Totals (Memorandum Only) |
|------------------------------|--------------------|--------------------|-------------|----------------------|---|--------------------------------|
| | General Fund | Debt Service Funds | | Capital Project Fund | | |
| | | Series 2013 | Series 2018 | Series 2018 | | |
| Assets | | | | | | |
| Cash and Investments | | | | | | |
| General Fund - Invested Cash | \$ 520,716 | \$ - | \$ - | \$ - | \$ - | \$ 520,716 |
| Debt Service Fund | | | | | | |
| Interest Account | | | | | | |
| Series 2013 A-1 | - | 0 | - | - | - | 0 |
| Series 2013 A-2 | - | - | - | - | - | - |
| Series 2013 A-3 | - | - | - | - | - | - |
| Series 2018 | - | - | 0 | - | - | 0 |
| Sinking Account | | | | | | |
| Series 2013 A-1 | - | - | - | - | - | - |
| Series 2013 A-2 | - | - | - | - | - | - |
| Series 2013 A-3 | - | - | - | - | - | - |
| Series 2018 | - | - | - | - | - | - |
| Reserve Account | | | | | | |
| Series 2013 A-1 | - | 268,463 | - | - | - | 268,463 |
| Series 2013 A-2 | - | - | - | - | - | - |
| Series 2013 A-3 | - | 103,656 | - | - | - | 103,656 |
| Series 2018 | - | - | 137,155 | - | - | 137,155 |
| Revenue | | | | | | |
| Series 2013 A-1 and A-2 | - | 192,523 | - | - | - | 192,523 |
| Series 2013 A-3 | - | 6 | - | - | - | 6 |
| Series 2018 | - | - | 58,269 | - | - | 58,269 |
| Prepayment Account | | | | | | |
| Series 2013 A-1 | - | - | - | - | - | - |
| Series 2013 A-2 | - | - | - | - | - | - |
| Series 2013 A-3 | - | 10 | - | - | - | 10 |
| Series 2018 | - | - | 94 | - | - | 94 |
| Capitalized Interest Account | | | | - | - | - |
| Construction Account | | | | 6 | | 6 |
| Cost of Issuance Account | | | | - | | - |

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending December 31, 2020**

| | Governmental Funds | | | | Account Groups General Long Term Debt | Totals (Memorandum Only) |
|--|--------------------|-----------------------------------|-------------------|-------------------------------------|---|--------------------------------|
| | General Fund | Debt Service Funds Series 2013 | Series 2018 | Capital Project Fund Series 2018 | | |
| Due from Other Funds | | | | | | |
| General Fund | - | 133,325 | 229,555 | - | - | 362,880 |
| Debt Service Fund(s) | - | - | - | - | - | - |
| Accounts Receivable | - | - | - | - | - | - |
| Assessments Receivable | - | - | - | - | - | - |
| Amount Available in Debt Service Funds | - | - | - | - | 697,983 | 697,983 |
| Amount to be Provided by Debt Service Funds | - | - | - | - | 11,452,017 | 11,452,017 |
| Total Assets | \$ 520,716 | \$ 697,983 | \$ 425,073 | \$ 6 | \$ 12,150,000 | \$ 13,793,778 |
| Liabilities | | | | | | |
| Accounts Payable & Payroll Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Due to Other Funds | - | - | - | - | - | - |
| General Fund | - | - | - | - | - | - |
| Debt Service Fund(s) | 362,880 | - | - | - | - | 362,880 |
| Bonds Payable | | | | | | |
| Current Portion | | | | | | |
| Series 2013 A-1 | | | | | \$50,000 | 50,000 |
| Series 2013 A-2 | | | | | \$0 | - |
| Series 2013 A-3 | | | | | \$35,000 | 35,000 |
| Series 2018 | | | | | \$100,000 | 100,000 |
| Long Term | | | | | | |
| Series 2013 A-1 | | | | | \$3,110,000 | 3,110,000 |
| Series 2013 A-2 | | | | | \$0 | - |
| Series 2013 A-3 | | | | | \$2,195,000 | 2,195,000 |
| Series 2018 | | | | | \$6,660,000 | 6,660,000 |
| Total Liabilities | \$ 362,880 | \$ - | \$ - | \$ - | \$ 12,150,000 | \$ 12,512,880 |

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending December 31, 2020**

| | Governmental Funds | | | | Account Groups General Long Term Debt | Totals (Memorandum Only) |
|---|--------------------|-----------------------------------|-------------------|-------------------------------------|---|--------------------------------|
| | General Fund | Debt Service Funds Series 2013 | Series 2018 | Capital Project Fund Series 2018 | | |
| Fund Equity and Other Credits | | | | | | |
| Investment in General Fixed Assets | - | - | - | - | - | - |
| Fund Balance | | | | | | |
| Restricted | | | | | | |
| Beginning: October 1, 2020 (Unaudited) | - | 1,840,215 | 351,279 | - | - | 2,191,493 |
| Results from Current Operations | - | (1,142,232) | 73,795 | 6 | - | (1,068,432) |
| Unassigned | | | | | | |
| Beginning: October 1, 2020 (Unaudited) | 135,303 | - | - | - | - | 135,303 |
| Results from Current Operations | 22,533 | - | - | - | - | 22,533 |
| Total Fund Equity and Other Credits | \$ 157,837 | \$ 697,983 | \$ 425,073 | \$ 6 | \$ - | \$ 1,280,898 |
| Total Liabilities, Fund Equity and Other Credits | \$ 520,716 | \$ 697,983 | \$ 425,073 | \$ 6 | \$ 12,150,000 | \$ 13,793,778 |

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|--|---------------|-----------------|------------------|------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest | | | | | | |
| Interest - General Checking | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | |
| Special Assessments - On-Roll | 328 | 3,276 | 38,580 | 42,185 | 78,148 | 54% |
| Special Assessments - Off-Roll | - | - | - | - | - | 0% |
| Developer Contribution | | | | | | |
| | - | - | - | - | - | N/A |
| Intragovernmental Transfer In | | | | | | |
| | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 328 | \$ 3,276 | \$ 38,580 | \$ 42,185 | \$ 78,148 | 54% |
| Expenditures and Other Uses | | | | | | |
| Executive | | | | | | |
| Professional Management | 1,667 | 1,667 | 1,667 | 5,000 | 20,000 | 25% |
| Financial and Administrative | | | | | | |
| Audit Services | - | - | - | - | 4,100 | 0% |
| Accounting Services | - | - | - | - | - | N/A |
| Assessment Roll Services | - | - | - | - | - | N/A |
| Arbitrage Rebate Services | - | - | - | - | 1,000 | 0% |
| Other Contractual Services | | | | | | |
| Legal Advertising | 123 | - | - | 123 | 5,000 | 2% |
| Trustee Services | 5,886 | - | - | 5,886 | 9,725 | 61% |
| Dissemination Agent Services | - | - | - | - | 6,000 | 0% |
| Property Appraiser Fees | - | - | - | - | - | N/A |
| Bank Service Fees | 9 | 10 | 13 | 31 | 360 | 9% |
| Communications & Freight Services | | | | | | |
| Postage, Freight & Messenger | 50 | - | - | 50 | 750 | 7% |

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|--|-------------------|-------------------|-------------------|------------------|---------------------|-------------|
| Computer Services - Website Development | 50 | 50 | - | 100 | 2,488 | 4% |
| Insurance | 4,864 | - | - | 4,864 | 5,000 | 97% |
| Printing & Binding | 156 | - | 128 | 285 | 750 | 38% |
| Subscription & Memberships | 175 | - | - | 175 | 175 | 100% |
| Legal Services | | | | | | |
| Legal - General Counsel | - | 2,091 | 1,047 | 3,138 | 12,800 | 25% |
| Legal - Boundary Amendment | - | - | - | - | - | N/A |
| Other General Government Services | | | | | | |
| Engineering Services | - | - | - | - | - | N/A |
| 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: | 12,979 | 3,817 | 2,855 | 19,651 | 78,148 | 25% |
| <hr/> | | | | | | |
| Total Expenditures and Other Uses: | \$ 12,979 | \$ 3,817 | \$ 2,855 | \$ 19,651 | \$ 78,148 | 25% |
| <hr/> | | | | | | |
| Net Increase/ (Decrease) in Fund Balance | (12,651) | (541) | 35,726 | 22,533 | - | |
| Fund Balance - Beginning | 135,303 | 122,652 | 122,111 | 135,303 | - | |
| Fund Balance - Ending | \$ 122,652 | \$ 122,111 | \$ 157,837 | 157,837 | \$ - | |

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|---|---------------------|---------------------|-------------------|---------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | - | \$ - | N/A |
| Interest Income | 5 | 9 | 4 | 17 | - | N/A |
| Special Assessment Revenue | | | | | | |
| Special Assessments - On-Roll | | | | | | |
| Series 2013 Bonds A-1 | 1,134 | 11,322 | 133,325 | 145,780 | \$ 270,050 | 54% |
| Series 2013 Bonds A-2 | - | - | - | - | \$ - | N/A |
| Series 2013 Bonds A-3 | - | - | - | - | \$ - | N/A |
| Special Assessments - Off-Roll | | | | | | |
| Series 2013 Bonds A-1 | - | - | - | - | \$ - | N/A |
| Series 2013 Bonds A-2 | - | - | - | - | \$ - | N/A |
| Series 2013 Bonds A-3 | 78,639 | - | - | 78,639 | \$ 197,763 | 40% |
| Special Assessments - Prepayments | | | | | | |
| Series 2013 Bonds A-1 | - | - | - | - | - | N/A |
| Series 2013 Bonds A-2 | - | - | - | - | - | N/A |
| Series 2013 Bonds A-3 | (94,750) | - | - | (94,750) | - | - |
| Intragovernmental Transfer In | - | - | - | - | - | 0% |
| Total Revenue and Other Sources: | \$ (14,972) | \$ 11,331 | \$ 133,328 | \$ 129,687 | \$ 467,813 | 28% |
| Expenditures and Other Uses | | | | | | |
| Debt Service | | | | | | |
| Principal Debt Service - Mandatory | | | | | | |
| Series 2013 Bonds A-1 | \$ - | \$ - | \$ - | \$ - | \$ 55,000 | 0% |
| Series 2013 Bonds A-2 | - | - | - | - | \$ - | N/A |
| Series 2013 Bonds A-3 | - | - | - | - | \$ 35,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | | |
| Series 2013 Bonds A-1 | - | 45,000 | - | 45,000 | - | N/A |
| Series 2013 Bonds A-2 | - | - | - | - | - | N/A |
| Series 2013 Bonds A-3 | - | 1,040,000 | - | 1,040,000 | - | N/A |
| Interest Expense | | | | | | |
| Series 2013 Bonds A-1 | - | 107,350 | - | 107,350 | 215,050 | 50% |
| Series 2013 Bonds A-2 | - | - | - | - | - | N/A |
| Series 2013 Bonds A-3 | - | 79,569 | - | 79,569 | 162,763 | 49% |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ 1,271,919 | \$ - | \$ 1,271,919 | \$ 467,813 | 272% |
| Net Increase/ (Decrease) in Fund Balance | (14,972) | (1,260,588) | 133,328 | (1,142,232) | - | - |
| Fund Balance - Beginning | 1,840,215 | 1,825,242 | 564,654 | 1,840,215 | - | - |
| Fund Balance - Ending | \$ 1,825,242 | \$ 564,654 | \$ 697,983 | 697,983 | \$ - | - |

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | - | - | N/A |
| Interest Income | | | | | | |
| Interest Account | - | 0 | 0 | 0 | - | N/A |
| Sinking Fund Account | - | - | - | - | - | N/A |
| Reserve Account | 1 | 1 | 1 | 2 | - | N/A |
| Prepayment Account | - | - | - | - | - | N/A |
| Revenue Account | 1 | 1 | 0 | 2 | 200 | 1% |
| Capitalized Interest Account | - | - | - | - | 200 | 0% |
| Special Assessments - Prepayments | | | | | | |
| Special Assessments - On Roll | 1,952 | 19,493 | 229,555 | 251,000 | 465,010 | 54% |
| Special Assessments - Off Roll | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | - | - | - | - | - | N/A |
| Debt Proceeds | | | | | | |
| Intragovernmental Transfer In | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 1,954 | \$ 19,495 | \$ 229,556 | \$ 251,004 | \$ 465,410 | N/A |
| Expenditures and Other Uses | | | | | | |
| Debt Service | | | | | | |
| Principal Debt Service - Mandatory | | | | | | |
| Series 2018 | - | - | - | - | 100,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | | |
| Series 2018 | - | - | - | - | - | N/A |
| Interest Expense | | | | | | |
| Series 2018 | - | 177,209 | - | 177,209 | 343,844 | 52% |
| Operating Transfers Out (To Other Funds) | | | | | | |
| Total Expenditures and Other Uses: | \$ - | \$ 177,209 | \$ - | \$ 177,209 | \$ 443,844 | 40% |
| Net Increase/ (Decrease) in Fund Balance | 1,954 | (157,715) | 229,556 | 73,795 | 21,566 | |
| Fund Balance - Beginning | 351,279 | 353,232 | 195,518 | 351,279 | - | |
| Fund Balance - Ending | \$ 353,232 | \$ 195,518 | \$ 425,073 | \$ 425,073 | \$ 21,566 | |

Prepared by:

JPWARD and Associates, LLC

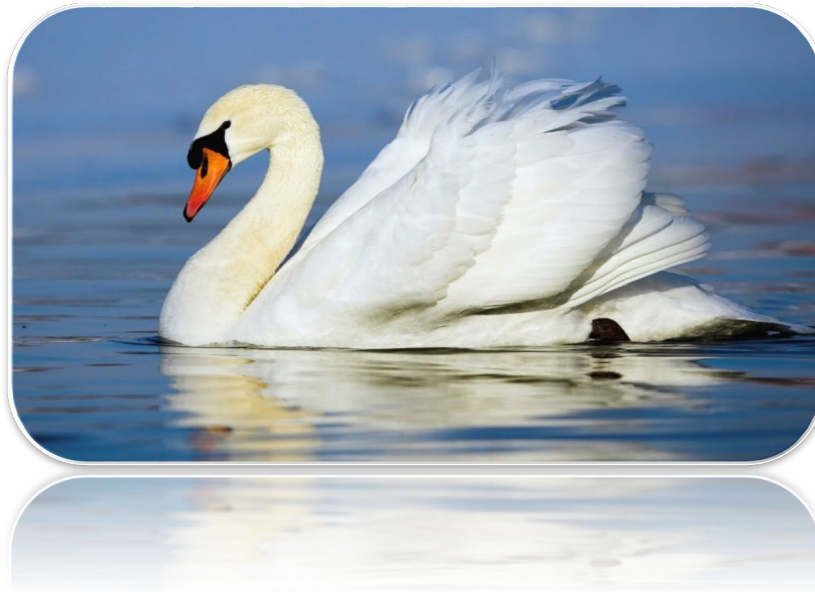
Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|--|-------------|-------------|-------------|--------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | | |
| Construction Account | 6 | - | - | 6 | \$ - | N/A |
| Cost of Issuance | - | - | - | - | \$ - | N/A |
| Debt Proceeds | - | - | - | - | \$ - | N/A |
| Contributions - Tylor Morrison | - | - | - | - | \$ - | N/A |
| Operating Transfers In (From Other Funds) | - | - | - | - | \$ - | N/A |
| Total Revenue and Other Sources: | \$ 6 | \$ - | \$ - | \$ 6 | \$ - | N/A |
| Expenditures and Other Uses | | | | | | |
| Executive | | | | | | |
| Professional Management | - | - | - | - | \$ - | N/A |
| Other Contractual Services | | | | | | |
| Trustee Services | - | - | - | - | \$ - | N/A |
| Printing & Binding | - | - | - | - | \$ - | N/A |
| Legal Services | | | | | | |
| Legal - Series 2018 Bonds | - | - | - | - | \$ - | N/A |
| Other General Government Services | | | | | | |
| Stormwater Mgmt-Construction | - | - | - | - | \$ - | N/A |
| Capital Outlay | | | | | | |
| Water-Sewer Combination | - | - | - | - | \$ - | N/A |
| Stormwater Management | - | - | - | - | \$ - | N/A |
| Legal - Series 2018 Bonds | - | - | - | - | \$ - | N/A |
| Underwriter's Discount | - | - | - | - | \$ - | N/A |
| Operating Transfers Out (To Other Funds) | - | - | - | - | \$ - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Net Increase/ (Decrease) in Fund Balance | 6 | 0 | 0 | 6 | - | - |
| Fund Balance - Beginning | 0 | 6 | 6 | 0 | \$ - | - |
| Fund Balance - Ending | \$ 6 | \$ 6 | \$ 6 | \$ 6 | \$ - | - |

Prepared by:

JWARD and Associates, LLC

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Artisan Lakes Community Development District

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

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2021**

| | Governmental Funds | | | | Capital Project Fund | Account Groups General Long Term Debt | Totals (Memorandum Only) |
|------------------------------|--------------------|-------------|-------------|-------------|----------------------|---|--------------------------------|
| | General Fund | Series 2013 | Series 2018 | Series 2018 | | | |
| Assets | | | | | | | |
| Cash and Investments | | | | | | | |
| General Fund - Invested Cash | \$ 164,122 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 164,122 |
| Debt Service Fund | | | | | | | |
| Interest Account | | | | | | | |
| Series 2013 A-1 | - | 0 | - | - | - | - | 0 |
| Series 2013 A-2 | - | - | - | - | - | - | - |
| Series 2013 A-3 | - | - | - | - | - | - | - |
| Series 2018 | - | - | 0 | - | - | - | 0 |
| Sinking Account | | | | | | | |
| Series 2013 A-1 | - | - | - | - | - | - | - |
| Series 2013 A-2 | - | - | - | - | - | - | - |
| Series 2013 A-3 | - | - | - | - | - | - | - |
| Series 2018 | - | - | - | - | - | - | - |
| Reserve Account | | | | | | | |
| Series 2013 A-1 | - | 268,463 | - | - | - | - | 268,463 |
| Series 2013 A-2 | - | - | - | - | - | - | - |
| Series 2013 A-3 | - | 103,656 | - | - | - | - | 103,656 |
| Series 2018 | - | - | 137,155 | - | - | - | 137,155 |
| Revenue | | | | | | | |
| Series 2013 A-1 and A-2 | - | 325,851 | - | - | - | - | 325,851 |
| Series 2013 A-3 | - | 6 | - | - | - | - | 6 |
| Series 2018 | - | - | 287,825 | - | - | - | 287,825 |
| Prepayment Account | | | | | | | |
| Series 2013 A-1 | - | - | - | - | - | - | - |
| Series 2013 A-2 | - | - | - | - | - | - | - |
| Series 2013 A-3 | - | 10 | - | - | - | - | 10 |
| Series 2018 | - | - | 94 | - | - | - | 94 |
| Capitalized Interest Account | | | | - | - | - | - |
| Construction Account | | | | | 6 | | 6 |
| Cost of Issuance Account | | | | | - | | - |

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2021**

| | Governmental Funds | | | | Account Groups General Long Term Debt | Totals (Memorandum Only) |
|--|--------------------|-----------------------------------|-------------------|-------------------------------------|---|--------------------------------|
| | General Fund | Debt Service Funds Series 2013 | Series 2018 | Capital Project Fund Series 2018 | | |
| Due from Other Funds | | | | | | |
| General Fund | - | 4,824 | 8,306 | - | - | 13,130 |
| Debt Service Fund(s) | - | - | - | - | - | - |
| Accounts Receivable | - | - | - | - | - | - |
| Assessments Receivable | - | - | - | - | - | - |
| Amount Available in Debt Service Funds | - | - | - | - | 702,810 | 702,810 |
| Amount to be Provided by Debt Service Funds | - | - | - | - | 11,447,190 | 11,447,190 |
| Total Assets | \$ 164,122 | \$ 702,810 | \$ 433,380 | \$ 6 | \$ 12,150,000 | \$ 13,450,316 |
| Liabilities | | | | | | |
| Accounts Payable & Payroll Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Due to Other Funds | - | - | - | - | - | - |
| General Fund | - | - | - | - | - | - |
| Debt Service Fund(s) | 13,130 | - | - | - | - | 13,130 |
| Bonds Payable | | | | | | |
| Current Portion | | | | | | |
| Series 2013 A-1 | | | | | \$50,000 | 50,000 |
| Series 2013 A-2 | | | | | \$0 | - |
| Series 2013 A-3 | | | | | \$35,000 | 35,000 |
| Series 2018 | | | | | \$100,000 | 100,000 |
| Long Term | | | | | | |
| Series 2013 A-1 | | | | | \$3,110,000 | 3,110,000 |
| Series 2013 A-2 | | | | | \$0 | - |
| Series 2013 A-3 | | | | | \$2,195,000 | 2,195,000 |
| Series 2018 | | | | | \$6,660,000 | 6,660,000 |
| Total Liabilities | \$ 13,130 | \$ - | \$ - | \$ - | \$ 12,150,000 | \$ 12,163,130 |

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2021**

| | Governmental Funds | | | | Account Groups General Long Term Debt | Totals (Memorandum Only) |
|---|--------------------|-----------------------------------|-------------------|-------------------------------------|---|--------------------------------|
| | General Fund | Debt Service Funds Series 2013 | Series 2018 | Capital Project Fund Series 2018 | | |
| Fund Equity and Other Credits | | | | | | |
| Investment in General Fixed Assets | - | - | - | - | - | - |
| Fund Balance | | | | | | |
| Restricted | | | | | | |
| Beginning: October 1, 2020 (Unaudited) | - | 1,840,215 | 351,279 | - | - | 2,191,493 |
| Results from Current Operations | - | (1,137,405) | 82,101 | 6 | - | (1,055,298) |
| Unassigned | | | | | | |
| Beginning: October 1, 2020 (Unaudited) | 135,303 | - | - | - | - | 135,303 |
| Results from Current Operations | 15,689 | - | - | - | - | 15,689 |
| Total Fund Equity and Other Credits | \$ 150,992 | \$ 702,810 | \$ 433,380 | \$ 6 | \$ - | \$ 1,287,187 |
| Total Liabilities, Fund Equity and Other Credits | \$ 164,122 | \$ 702,810 | \$ 433,380 | \$ 6 | \$ 12,150,000 | \$ 13,450,316 |

**Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021**

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|--|---------------|-----------------|------------------|-----------------|------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest | | | | | | | |
| Interest - General Checking | - | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | | |
| Special Assessments - On-Roll | 328 | 3,276 | 38,580 | 1,396 | 43,580 | 78,148 | 56% |
| Special Assessments - Off-Roll | - | - | - | - | - | - | 0% |
| Developer Contribution | - | - | - | - | - | - | N/A |
| Intragovernmental Transfer In | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 328 | \$ 3,276 | \$ 38,580 | \$ 1,396 | \$ 43,580 | \$ 78,148 | 56% |
| Expenditures and Other Uses | | | | | | | |
| Executive | | | | | | | |
| Professional Management | 1,667 | 1,667 | 1,667 | 1,667 | 6,667 | 20,000 | 33% |
| Financial and Administrative | | | | | | | |
| Audit Services | - | - | - | 2,500 | 2,500 | 4,100 | 61% |
| Accounting Services | - | - | - | - | - | - | N/A |
| Assessment Roll Services | - | - | - | - | - | - | N/A |
| Arbitrage Rebate Services | - | - | - | - | - | 1,000 | 0% |
| Other Contractual Services | | | | | | | |
| Legal Advertising | 123 | - | - | - | 123 | 5,000 | 2% |
| Trustee Services | 5,886 | - | - | 4,031 | 9,917 | 9,725 | 102% |
| Dissemination Agent Services | - | - | - | - | - | 6,000 | 0% |
| Property Appraiser Fees | - | - | - | - | - | - | N/A |
| Bank Service Fees | 9 | 10 | 13 | - | 31 | 360 | 9% |
| Communications & Freight Services | | | | | | | |
| Postage, Freight & Messenger | 50 | - | - | 43 | 93 | 750 | 12% |

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|--|-------------------|-------------------|-------------------|-------------------|------------------|---------------------|-------------|
| Computer Services - Website Development | 50 | 50 | - | - | 100 | 2,488 | 4% |
| Insurance | 4,864 | - | - | - | 4,864 | 5,000 | 97% |
| Printing & Binding | 156 | - | 128 | | 285 | 750 | 38% |
| Subscription & Memberships | 175 | - | - | - | 175 | 175 | 100% |
| Legal Services | | | | | | | |
| Legal - General Counsel | - | 2,091 | 1,047 | - | 3,138 | 12,800 | 25% |
| Legal - Boundary Amendment | - | - | - | - | - | - | N/A |
| Other General Government Services | | | | | | | |
| Engineering Services | - | - | - | - | - | - | N/A |
| Contingencies | - | - | - | - | - | - | N/A |
| Other Current Charges | - | - | - | - | - | - | N/A |
| Reserves | | | | | | | |
| Operational Reserves (Future Years) | | | | | - | 10,000 | 0% |
| Other Fees and Charges | - | - | - | - | - | - | N/A |
| Discounts/Collection Fees | | | | | - | - | |
| Sub-Total: | 12,979 | 3,817 | 2,855 | 8,241 | 27,892 | 78,148 | 36% |
| Total Expenditures and Other Uses: | \$ 12,979 | \$ 3,817 | \$ 2,855 | \$ 8,241 | \$ 27,892 | \$ 78,148 | 36% |
| Net Increase/ (Decrease) in Fund Balance | (12,651) | (541) | 35,726 | (6,845) | 15,689 | - | |
| Fund Balance - Beginning | 135,303 | 122,652 | 122,111 | 157,837 | 135,303 | - | |
| Fund Balance - Ending | \$ 122,652 | \$ 122,111 | \$ 157,837 | \$ 150,992 | 150,992 | \$ - | |

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|---|---------------------|---------------------|-------------------|-------------------|---------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | - | \$ - | N/A |
| Interest Income | 5 | 9 | 4 | 3 | 20 | - | N/A |
| Special Assessment Revenue | | | | | | | |
| Special Assessments - On-Roll | | | | | | | |
| Series 2013 Bonds A-1 | 1,134 | 11,322 | 133,325 | 4,824 | 150,604 | \$ 270,050 | 56% |
| Series 2013 Bonds A-2 | | | | | - | \$ - | N/A |
| Series 2013 Bonds A-3 | | | | | - | \$ - | N/A |
| Special Assessments - Off-Roll | | | | | | | |
| Series 2013 Bonds A-1 | - | - | - | - | - | \$ - | N/A |
| Series 2013 Bonds A-2 | - | - | - | - | - | \$ - | N/A |
| Series 2013 Bonds A-3 | 78,639 | | | | 78,639 | \$ 197,763 | 40% |
| Special Assessments - Prepayments | | | | | | | |
| Series 2013 Bonds A-1 | | | | - | - | | N/A |
| Series 2013 Bonds A-2 | - | - | - | - | - | | N/A |
| Series 2013 Bonds A-3 | (94,750) | - | - | - | (94,750) | | |
| Intragovernmental Transfer In | - | - | - | - | - | - | 0% |
| Total Revenue and Other Sources: | \$ (14,972) | \$ 11,331 | \$ 133,328 | \$ 4,827 | \$ 134,514 | \$ 467,813 | 29% |
| Expenditures and Other Uses | | | | | | | |
| Debt Service | | | | | | | |
| Principal Debt Service - Mandatory | | | | | | | |
| Series 2013 Bonds A-1 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 55,000 | 0% |
| Series 2013 Bonds A-2 | | | | | | \$ - | N/A |
| Series 2013 Bonds A-3 | | | | | | \$ 35,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | | | |
| Series 2013 Bonds A-1 | - | 45,000 | - | - | 45,000 | - | N/A |
| Series 2013 Bonds A-2 | - | - | - | - | - | - | N/A |
| Series 2013 Bonds A-3 | - | 1,040,000 | - | - | 1,040,000 | - | N/A |
| Interest Expense | | | | | | | |
| Series 2013 Bonds A-1 | - | 107,350 | - | - | 107,350 | 215,050 | 50% |
| Series 2013 Bonds A-2 | | | | | | - | N/A |
| Series 2013 Bonds A-3 | | 79,569 | | | 79,569 | 162,763 | 49% |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ 1,271,919 | \$ - | \$ - | \$ 1,271,919 | \$ 467,813 | 272% |
| Net Increase/ (Decrease) in Fund Balance | (14,972) | (1,260,588) | 133,328 | 4,827 | (1,137,405) | - | |
| Fund Balance - Beginning | 1,840,215 | 1,825,242 | 564,654 | 697,983 | 1,840,215 | - | |
| Fund Balance - Ending | \$ 1,825,242 | \$ 564,654 | \$ 697,983 | \$ 702,810 | 702,810 | \$ - | |

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | - | - | N/A |
| Interest Income | | | | | | | |
| Interest Account | - | 0 | 0 | - | 0 | - | N/A |
| Sinking Fund Account | - | - | - | - | - | - | N/A |
| Reserve Account | 1 | 1 | 1 | 1 | 2 | - | N/A |
| Prepayment Account | - | - | - | - | - | - | N/A |
| Revenue Account | 1 | 1 | 0 | 0 | 2 | 200 | 1% |
| Capitalized Interest Account | - | - | - | - | - | 200 | 0% |
| Special Assessments - Prepayments | | | | | | | |
| Special Assessments - On Roll | 1,952 | 19,493 | 229,555 | 8,306 | 259,306 | 465,010 | 56% |
| Special Assessments - Off Roll | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | - | - | - | - | - | - | N/A |
| Debt Proceeds | - | - | - | - | - | - | N/A |
| Intragovernmental Transfer In | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 1,954 | \$ 19,495 | \$ 229,556 | \$ 8,307 | \$ 259,311 | \$ 465,410 | N/A |
| Expenditures and Other Uses | | | | | | | |
| Debt Service | | | | | | | |
| Principal Debt Service - Mandatory | | | | | | | |
| Series 2018 | - | - | - | - | - | 100,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | | | |
| Series 2018 | - | - | - | - | - | - | N/A |
| Interest Expense | | | | | | | |
| Series 2018 | - | 177,209 | - | - | 177,209 | 343,844 | 52% |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ 177,209 | \$ - | \$ - | 177,209 | \$ 443,844 | 40% |
| Net Increase/ (Decrease) in Fund Balance | 1,954 | (157,715) | 229,556 | 8,307 | 82,101 | 21,566 | |
| Fund Balance - Beginning | 351,279 | 353,232 | 195,518 | 425,073 | 351,279 | - | |
| Fund Balance - Ending | \$ 353,232 | \$ 195,518 | \$ 425,073 | \$ 433,380 | 433,380 | \$ 21,566 | |

Prepared by:

JPWARD and Associates, LLC

Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|--|-------------|-------------|-------------|-------------|--------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | | | |
| Construction Account | 6 | - | - | - | 6 | \$ - | N/A |
| Cost of Issuance | - | - | - | - | - | \$ - | N/A |
| Debt Proceeds | - | - | - | - | - | \$ - | N/A |
| Contributions - Tylor Morrison | - | - | - | - | - | \$ - | N/A |
| Operating Transfers In (From Other Funds) | - | - | - | - | - | \$ - | N/A |
| Total Revenue and Other Sources: | \$ 6 | \$ - | \$ - | \$ - | \$ 6 | \$ - | N/A |
| Expenditures and Other Uses | | | | | | | |
| Executive | | | | | | | |
| Professional Management | - | - | - | - | - | \$ - | N/A |
| Other Contractual Services | | | | | | | |
| Trustee Services | - | - | - | - | - | \$ - | N/A |
| Printing & Binding | - | - | - | - | - | \$ - | N/A |
| Legal Services | | | | | | | |
| Legal - Series 2018 Bonds | - | - | - | - | - | \$ - | N/A |
| Other General Government Services | | | | | | | |
| Stormwater Mgmt-Construction | - | - | - | - | - | \$ - | N/A |
| Capital Outlay | | | | | | | |
| Water-Sewer Combination | - | - | - | - | - | \$ - | N/A |
| Stormwater Management | - | - | - | - | - | \$ - | N/A |
| Legal - Series 2018 Bonds | - | - | - | - | - | \$ - | N/A |
| Underwriter's Discount | - | - | - | - | - | \$ - | N/A |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | \$ - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Net Increase/ (Decrease) in Fund Balance | 6 | 0 | 0 | 0 | 6 | - | |
| Fund Balance - Beginning | 0 | 6 | 6 | 6 | 0 | \$ - | |
| Fund Balance - Ending | \$ 6 | \$ 6 | \$ 6 | \$ 6 | \$ 6 | \$ - | |

Prepared by:

JPWARD and Associates, LLC