

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

OCTOBER 1, 2020

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

September 24, 2020

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, October 1, 2020 at 3:30 P.M.** at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**

With the State of Emergency in Florida, and pursuant to Executive Orders 20-69, 20-112, 20-114, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting will be held utilizing communication media technology due to the current COVID-19 public health emergency.

While the Governors Executive Order 20-193 is set to expire at 12:01 a.m. on October 1, 2020, should this Order be extended the meeting may be held via telecommunication and can be accessed through a meeting link posted to the Artisan Lakes Community Development District's Website at www.ArtisanLakesCDD.org.

The Agenda is as Follows:

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. May 7, 2020 – Public Hearing Minutes
3. Consideration of **Resolution 2021-1**, a Resolution of the Board of Supervisors of the Artisan Lakes Community Development District, Adopting the Alternative Investment Guidelines for Investing Public Funds in excess of amount needed to meet current operating expenses, In accordance with Section 218.415(17), Florida Statutes.; Providing for severability and invalid provisions.

4. Consideration Of **Resolution 2021-2**, a Resolution of the Board of Supervisors of Artisan Lakes Community Development District Ratifying, Confirming, and Approving the acceptance of conveyance of Property and Improvements; Ratifying, Confirming, and Approving, and Expressing its Intent to accept in the future, the permits related to the operation and maintenance of the Water Management system.

5. Staff Reports

- I. District Attorney
- II. District Engineer
- III. District Manager
 - a) Financial Statement for period ending May 31, 2020 (unaudited)
 - b) Financial Statement for period ending June 30, 2020 (unaudited)
 - c) Financial Statement for period ending July 31, 2020 (unaudited)
 - d) Financial Statement for period ending August 31, 2020 (unaudited)

6. Supervisor's Requests and Audience Comments

7. Adjournment

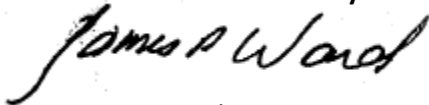
The Second Order of Business is the consideration of the Minutes from the Artisan Lakes Board of Supervisors May 7, 2020 Public Hearing.

The Third Order of Business is the Consideration of Resolution 2021-1, a Resolution of the Board of Supervisors of the Artisan Lakes Community Development District, Adopting the Alternative Investment Guidelines for Investing Public Funds in excess of amount needed to meet current operating expenses, In accordance with Section 218.415(17), Florida Statutes.; Providing for severability and invalid provisions.

The Fourth Order Of Business is the Consideration of Resolution 2021-2, a Resolution of the Board of Supervisors of Artisan Lakes Community Development District Ratifying, Confirming, and Approving the acceptance of conveyance of Property and Improvements; Ratifying, Confirming, and Approving, and Expressing its Intent to accept in the future, the permits related to the operation and maintenance of the Water Management system.

If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Artisan Lakes Community Development District



James P. Ward

District Manager

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

The Regular Meeting of the Board of Supervisors of the Artisan Lakes Community Development District was held on Thursday, May 7, 2020 at 3:30 P.M., at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

Present and constituting a quorum:

Tracy Briones	Chairperson
Cheri Bass	Vice Chairperson
JD Humpherys	Assistant Secretary

Absent:

Vincent Sciarrabba	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Wes Haber	District Counsel
Jeremy Fireline	District Engineer
Racquel McIntosh	Grau & Associates, Inc.

Audience:

Peter Latessa

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.

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 3:52 p.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was being held utilizing communication media technology due to the current COVID-19 public health emergency. He explained all Members of the Board and Staff were present via videoconference or telephone; no persons were present in the on-site meeting room location. He asked all speakers to indicate their names prior to speaking. He called roll and all Members of the Board were present with the exception of Supervisor Sciarrabba constituting a quorum.

Mr. Ward indicated there were a few Items to add to today's Agenda. These Items would be addressed before continuing with the regular Agenda.

SECOND ORDER OF BUSINESS**Acceptance of Resignation****Acceptance of Resignation of Ms. Jennifer Gardener**

Mr. Jim Ward: First is a resignation by Jennifer Gardner and I will give you the genesis of this. That particular seat, which is seat 4, was held by Mr. Himelhoch since no one had qualified during the 2018 election period to fill that seat as a qualified elector. The Statute provides that whoever is sitting at that seat at that time can remain in that particular seat until such time as a replacement is found or the person resigns from the seat. As you know Mr. Himelhoch did resign from the seat. We inadvertently put Ms. Gardner on the Board at that time; however, she is not a qualified elector. That means someone who is living within the boundaries of the District and is registered to vote in Manatee County with the address being within Artisan Lakes. So, Ms. Gardener has tendered her resignation to us effective today May 7, 2020, at 8:52 this morning as a matter of fact. I will ask that you by motion accept Ms. Gardner's resignation for purposes of inclusion in the record and when you do that just please state your name for the record as to who is making the motion and who is seconding it.

On MOTION made by Ms. Tracy Briones, seconded by Mr. JD Humpherys, and with all in favor, the Resignation of Ms. Jennifer Gardner was accepted for purposes of inclusion in the record.

I. Appointment of Board Member Replacement

Mr. Ward explained Florida Statute indicated the Board had the right to appoint an individual to fill the unexpired term for Seat 4 with a term ending November 2022 by simple motion and second. He noted Mr. Peter Latessa was a qualified elector residing in the District who was recommended for appointment to the Board. He asked if there were any questions or comments from the Board; there were none. He asked if Mr. Latessa had any questions or comments; Mr. Latessa had no questions. Mr. Ward called for a motion.

On MOTION made by Ms. Tracy Briones, seconded by Mr. JD Humpherys, and with all in favor, Mr. Peter Latessa was appointed to the Board in Seat 4.

II. Administration of Oath of Office**III. Guide to the Sunshine Amendment and Code of Ethics****IV. Form 1 – Statement of Financial Interests**

Mr. Ward explained as this meeting was being conducted via video conference, he was unable to swear in Mr. Latessa; therefore, he would send Mr. Latessa an Oath of Office and Mr. Latessa would be sworn in outside of today's Meeting, following which, Mr. Latessa would be a Member of the Board and able to vote at the next Board Meeting. He noted Mr. Latessa was welcome to participate during today's Meeting, he would simply be unable to vote on any Items.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2020-4**

Consideration of Resolution 2020-4 Re-Designating of the Officers of the District

Mr. Ward reported Resolution 2020-4 would be used to re-designate the Officers of the Board. He stated currently Ms. Briones served as Chairperson, Ms. Bass served as Vice Chair, he (Mr. Ward) served as Secretary and Treasurer while Mr. Humpherys and Mr. Sciarrabba served as Assistant Secretaries. He noted Mr. Latessa could be added as an Assistant Secretary or this Item could be continued until the next meeting during which the Officer's positions could be re-designated. He asked how the Board wished to proceed. Discussion ensued; it was decided to add Mr. Peter Latessa as an Assistant Secretary while the remainder of the positions would remain the same.

On MOTION made by Ms. Tracy Briones, seconded by Mr. JD Humpherys, and with all in favor, Resolution 2020-4 was adopted as above, and the Chair was authorized to sign.

Mr. Ward welcomed Mr. Latessa to the Board.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2020-5****Consideration of Resolution 2020-5**

Mr. Ward explained Resolution 2020-5 ratified the actions from the March 5, 2020 Meeting to ensure the record was clear. He reported Resolution 2020-5 ratified the actions for the approval of the Minutes of the September 5, 2019 Meeting and Resolution 2020-3 which approved the Fiscal Year 2021 Budget and set the May 7, 2020 Public Hearing date. He explained this was being done as a matter of caution as Ms. Gardner was on the Board at the time and had voted on these matters. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ms. Cheri Bass, seconded by Ms. Tracy Briones, and with all in favor, Resolution 2020-5 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Minutes****March 5, 2020 Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes. Hearing none, he called for a motion to approve the March 5, 2020 Regular Meeting Minutes.

On MOTION made by Ms. Tracy Briones, seconded by Mr. JD Humpherys, and with all in favor, the March 5, 2020 Regular Meeting Minutes were approved.

SIXTH ORDER OF BUSINESS**PUBLIC HEARINGS**

a. PUBLIC HEARING – FISCAL YEAR 2021 BUDGET

I. Public Comment and Testimony.

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Ms. Tracy Briones, seconded by Mr. JD Humpherys, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there was any public comment or testimony; hearing none, he called for a motion to close the Public Hearing.

On MOTION made by Ms. Cheri Bass, seconded by Ms. Tracy Briones, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any Board comments or questions. He noted the Fiscal Year 2021 Budget was the same as the Budget reviewed in March. He indicated the assessment rate was \$98.26 dollars per unit per year; the prior year the assessment rate was \$98.36 dollars per unit for the Operational Budget; the debt service budget for the 2013 bonds A1 and A3 series were also included. He reported the Series 2013 A2 bonds were fully prepaid at this point in time. He asked if there were any questions or comments from the Board; hearing none, he called for a motion.

III. Consideration of Resolution 2020-6 adopting the annual appropriation and Budget for Fiscal Year 2021

On MOTION made by Ms. Tracy Briones, seconded by Mr. JD Humpherys, and with all in favor, Resolution 2020-6 was adopted, and the Chair was authorized to sign.

b. FISCAL YEAR 2021 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Ms. Tracy Briones, seconded by Mr. JD Humpherys, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there was any public comment or testimony; hearing none, he called for a motion to close the Public Hearing.

On MOTION made by Ms. Tracy Briones, seconded by Ms. Cheri Bass, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward reported Resolution 2020-7 imposed the special assessments, certified the assessment roll, and approved the General Fund special assessment methodology for the Fiscal Year 2021 Budget. He asked if there were any questions or comments; hearing none, he called for a motion.

III. Consideration of Resolution 2020-7 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology

On MOTION made by Mr. JD Humpherys, seconded by Ms. Tracy Briones, and with all in favor, Resolution 2020-7 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2020-8

Consideration of Resolution 2020-8 designating dates, time, and location for regular meeting of the Board of Supervisor’s for Fiscal Year 2021

Mr. Ward indicated Resolution 2020-8 designated the dates, time, and location for the regular meetings to be held in Fiscal Year 2021. He reported the meetings were scheduled for the first Thursday of every month at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221 at 3:30 p.m. He explained adoption of the Resolution did not bind the Board to these dates, time, and location; meetings could be added or subtracted as needed. He asked if there were any questions or comments; hearing none, he called for a motion.

On MOTION made by Ms. Tracy Briones, seconded by Mr. JD Humpherys, and with all in favor, Resolution 2020-8 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Acceptance of Financial Statements

Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2019

Mr. Ward indicated Ms. Racquel McIntosh with Grau & Associates would present the Financial Statements via conference call.

Ms. Racquel McIntosh with Grau & Associates reviewed the Audited Financial Statements for the Fiscal Year ended September 30, 2019. She stated she was happy to report Grau & Associates had an unmodified/clean opinion of the Financial Statements, which meant Grau believed the Financial Statements were presented fairly in all respects. She stated page 9 was the Balance Sheet which showed the ending fund balance for the District; the general fund ended with \$98,297 dollars, all of which was

unassigned and available for spending at the Board's discretion. She stated the debt service and capital project fund balances were restricted respectively for those activities. She reported the debt service fund was approximately \$1.35 million dollars, and the capital project fund was approximately \$1.523 million dollars. She stated on page 11 of the report was the Statement of Revenues, Expenditures and Changes in Fund Balances. She reported the net changes in fund balances for the period were positive for all funds: General Fund increased by \$8,600 dollars, Debt Service increased by approximately \$169,000 dollars, and Capital Projects increased by approximately \$1.5 million dollars. She reported page 23 was the Budget to Actual Report for the General Fund. She stated the original and final budgeted appropriations for the general government category was approximately \$79,000 dollars; the District actually spent about \$65,000 dollars, which was approximately \$14,000 dollars less than budgeted. She stated on page 25 was Grau's report on the District's Internal Control over Financial Reporting and Compliance and she was happy to report Grau did not detect any material weaknesses, significant deficiencies in the Internal Controls, nor did Grau have any compliance related findings or other findings related to Internal Controls. She noted page 27 was Grau's opinion on the District's Compliance with Florida Statute 218.415; Grau's opinion was unmodified indicating Grau believed the District complied in all material respects with the requirements of Florida Statute 218.415. She stated page 29 of the report indicated there were no current or prior year findings or recommendations for the Fiscal Year ended September 30, 2019.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ms. Tracy Briones, seconded by Mr. JD Humpherys, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2019 were accepted.

NINTH ORDER OF BUSINESS

Staff Reports

I. Attorney

Mr. Ward indicated Mr. Wes Haber was present as the District Attorney. He reported Mr. Earlywine was on sabbatical.

Mr. Wes Haber indicated he had no report.

II. Engineer

Mr. Jeremy Fireline indicated he had no report.

III. Manager

- a. Report on the Number of Registered Voters as of April 20, 2020.**
- b. Financial Statements – January 31, 2020 (unaudited)**
- c. Financial Statements – February 29, 2020 (unaudited)**
- d. Financial Statements – March 31, 2020 (unaudited)**

Mr. Ward: I only really have one item for you. The Statute requires the Supervisor of Elections of Manatee County report to us as of April 15 of every year the number of registered voters within the District. There

are 737 as of the date of this letter. It is significant when you hit the two thresholds of six years from the date of establishment and 250 qualified electors. You began that process of transition in 2018. You will continue it with the election coming up in 2020 and will finish with the election in 2022. There is no action required of the Board. Unfortunately, this legislature has never said we have to stop this reporting when you meet these thresholds, so we give this to you every year no matter what. So, if you have any questions, I will be happy to answer them for you, but there is no action required of the Board.

Mr. Humpherys: And that was the list, Jim, that you provided in that secondary document.

Mr. Ward: Yes, sir. Your unaudited financials are included. Did you have any questions? I will be glad to answer them. If not, we will go onto audience comments and Supervisor's requests. There were no questions.

TENTH ORDER OF BUSINESS

Audience Comments and Supervisor's Requests

There were no audience comments.

Mr. JD Humpherys welcomed Mr. Peter Latessa to the Board.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 4:16 p.m.

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

Artisan Lakes Community Development District

James P. Ward, Secretary

Tracy Briones, Chairperson

RESOLUTION 2021-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT, ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNT NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES.; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of supervisors, hereinafter referred to as the "Board" of the Artisan Lakes Community Development District, hereinafter referred to as "District" is required to adopt an investment policy in accordance with Section 218.415, Florida Statutes, and

WHEREAS, the Board desires to adopt the alternative investment guidelines for the investment of public funds in excess of amounts needed to meet current operating expenses, in accordance with Section 218.415, Florida Statutes.

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

SECTION 1. ALTERNATIVE INVESTMENT GUIDELINES. The District hereby adopts the alternative investment guidelines for the investment of public funds in excess of the amounts needed to meet current operating expenses, in accordance with Section 218.415(17), Florida Statutes.

The District may invest in the following instruments and may divest itself of investments, at prevailing prices or rates:

- a) The Local Government Surplus Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act of 1969, as provided in Section 163.01, Florida Statutes.
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.
- c) Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02, Florida Statutes.
- d) Direct obligations of the U. S. Treasury.

To the extent that the above referenced instruments are amended in Section 218.415(17) the prevailing investments outlined in the Section 218.415(17) shall govern.

SECTION 2. LIQUIDITY PROVISIONS. Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

SECTION 3. 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 the invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

RESOLUTION 2021-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT, ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNT NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES.; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 4. 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 extend of such conflict.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED this 1th day of October 2020

ATTEST:

Artisan Lakes Community Development District

James P. Ward, Secretary

Tracy Briones, Chairman

RESOLUTION 2021-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACCEPTANCE OF CONVEYANCE OF PROPERTY AND IMPROVEMENTS; RATIFYING, CONFIRMING, AND APPROVING, AND EXPRESSING ITS INTENT TO ACCEPT IN THE FUTURE, THE PERMITS RELATED TO THE OPERATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM; AND ADDRESSING SEVERABILITY AND 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* ("**Act**"); and

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District, which plan is detailed in *Report of the District Engineer*, dated July 23, 2007, as supplemented on November 15, 2013 and November 26, 2013, and the *2018 Supplement to Report of the District Engineer – Phase 1 Capital Improvement Plan*, dated August 1, 2018, as supplemented October 18, 2018 ("**Capital Improvement Plan**," or "**CIP**"); and

WHEREAS, the District entered into the *Acquisition Agreement*, dated December 30, 2013 and *Amended and Restated Acquisition Agreement (2018 Bonds)*, dated November 16, 2018, which sets forth the process by which the District may acquire the improvements comprising the CIP ("**Improvements**"); and

WHEREAS, Taylor Woodrow Communities at Artisan Lakes, L.L.C., Esplanade at Artisan Lakes Community Association, Inc., and/or Artisan Lakes Master Association, Inc., presently own certain lands (some of which contain Improvements) located within "**Artisan Lakes Esplanade, Phase I, Subphases A, B, C & D**", as recorded in Plat Book 57, Page 65, of the Official Records of Manatee County, Florida, "**Artisan Lakes Esplanade, Phase II**", as recorded in Plat Book 59, Page 1, of the Official Records of Manatee County, Florida, "**Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E**", as recorded in Plat Book 61, Page 119, of the Official Records of Manatee County, Florida and "**Artisan Lakes Esplanade, Phase IV, Subphases A, B, C & D**", as recorded in Plat Book 65, Page 111, of the Official Records of Manatee County, Florida (collectively, "**Property**"), and desired to dedicate and convey the Property to the District at no cost; and

WHEREAS, because the District either constructed Improvements on the Property or already owns and operates improvements similar to those on the Property in accordance with the Capital Improvement Plan, the District agrees to accept a dedication and/or conveyance of the Property and assume operation and maintenance responsibilities for the same; and

WHEREAS, at the time the District was established it was intended that the District would operate and maintain the water management system ("**Water Management System**") permitted and subject to Southwest Florida Water Management District Environmental Resource Permits Artisan Lakes Esplanade

Phase I: 43030240.07, Artisan Lakes Esplanade Phase II: 43030240.0???, Artisan Lakes Esplanade Phase III: 43030240.011, Artisan Lakes Esplanade Phase IV: 43030240.013, and Artisan Lakes Esplanade Phase V: 43030240.018 (“Permits”); and

WHEREAS, the Board of Supervisors (“Board”) of the District desires to express its intent to accept the transfer of Permits and authorize the District’s Chairperson to sign the Requests to Transfer Environmental Resource Permit (“Transfer Requests”); and

WHEREAS, in connection with the execution of the Transfer Requests, the District agrees to be bound by the terms and conditions of the Permits, and to operate and maintain the Water Management System.

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

1. AUTHORIZING, CONFIRMING, AND APPROVING THE ACCEPTANCE OF DEDICATION OF PROPERTY AND IMPROVEMENTS. The Board hereby authorizes the conveyance of the Property to the District at no cost to the District by the deed substantially in the form set forth in **Exhibit A**. To the extent not already owned by the District, the Board further authorizes the conveyance of certain improvements on the Property at no cost to the District by bill of sale substantially in the form set forth in **Exhibit B**, subject to the execution of a certificate by the District’s Engineer substantially in the form set forth in **Exhibit C**. Furthermore, the Board finds that the acceptance of such conveyance is hereby declared and affirmed as being in the best interests of the District and is hereby authorized, approved, and confirmed by the Board.

2. OPERATION AND MAINTENANCE OF WATER MANAGEMENT SYSTEM. The Board hereby expresses its intent to accept the transfer of the Permits and authorize the Chairperson to execute the Transfer Requests, copies of which are attached hereto as **Composite Exhibit D**. By the adoption of this Resolution, the District acknowledges its intent to be bound by the terms and conditions of the Permits, and to operate and maintain the Water Management System. Nothing herein shall predispose or be deemed to determine the means, manner or apportionment of any special assessments, benefit special assessments or maintenance special assessments that may be imposed to fund such operations or maintenance.

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

4. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 1st day of October, 2020.

ATTEST:

**ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Tracy Briones, Chairperson

- Exhibit A:** Forms of Deeds
- Exhibit B:** Form of Bills of Sale
- Exhibit C:** Form of Engineer's Certificate
- Exhibit D:** Forms of Transfer Requests

**EXHIBIT A:
FORMS OF DEEDS**

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)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of the ____ day of _____, 2020, 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 JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

(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 good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Manatee, State of Florida, and more particularly identified in **Exhibit A** attached hereto (“**Property**”).

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, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

[CONTINUED ON FOLLOWING 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: _____

Name: _____
Title: _____

By: _____
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2020, _____ as _____ of TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., 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.

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

(This space reserved for Clerk)

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

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of the ____ day of _____, 2020, by and between **Esplanade at Artisan Lakes Community Association, Inc.**, a Florida not-for-profit corporation (“**Grantor**”), whose mailing address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619, and **Artisan Lakes Community Development District**, a community development district formed pursuant to Chapter 190, Florida Statutes (“**Grantee**”), whose address is c/o JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

(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 good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Manatee, State of Florida, and more particularly identified in **Exhibit A** attached hereto (“**Property**”).

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, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

[CONTINUED ON FOLLOWING PAGE]

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

WITNESSES

ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC.

By: _____
Name: _____

Name: _____
Title: _____

By: _____
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2020, _____ as _____ of Esplanade at Artisan Lakes Community Association, Inc., 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.

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

(This space reserved for Clerk)

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

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of the ___ day of _____, 2020, by and between **Artisan Lakes Master Association, Inc.**, a Florida not-for-profit corporation ("**Grantor**"), whose mailing address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619, and **Artisan Lakes Community Development District**, a community development district formed pursuant to Chapter 190, Florida Statutes ("**Grantee**"), whose address is c/o JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

(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 good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Manatee, State of Florida, and more particularly identified in **Exhibit A** attached hereto ("**Property**").

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, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

[CONTINUED ON FOLLOWING PAGE]

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

WITNESSES

ARTISAN LAKES MASTER ASSOCIATION, INC.

By: _____
Name: _____

Name: _____
Title: _____

By: _____
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2020, _____ as _____ of ARTISAN LAKES MASTER ASSOCIATION, INC., 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.

**EXHIBIT B:
FORM OF BILL OF SALE**

**QUIT CLAIM BILL OF SALE FOR
STORMWATER IMPROVEMENTS**

THIS BILL OF SALE is effective as of the ___ day of _____, 2020, **TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C.**, a Florida limited liability company, whose address is 4900 N. Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251 ("**Grantor**"), to **ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, Florida Statutes, whose address c/o JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 ("**Grantee**").

(Wherever used herein the terms "Grantor" and "Grantee" include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

BACKGROUND STATEMENT

This instrument is intended to quit claim and release all right, title and interest, if any, of Grantor in and to certain improvements located on or within the property as identified in **Exhibit A ("Property")**.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by the said Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby transfers, grants, conveys, and assigns to Grantee, but only to the extent of Grantor's interest, if any, the following intangible and personal property rights (collectively, "**Improvements**"), to have and to hold for Grantee's own use and benefit forever:
 - a. All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within the Property described in **Exhibit A**; and
 - b. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all plans, designs, construction and development drawings, engineering reports and studies, surveys, testing, permits, approvals, and work product relating to item a. listed above; and
 - c. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of item a. listed above.

To have and to hold the same unto the Grantee forever.

2. Grantor makes no representations or warranties with respect to the Improvements or with respect to Grantor's title to any such Improvements and all such Improvements are conveyed in their "as is" condition without warranty or representation of any kind. Grantee agrees to accept the Improvements in their "as is" condition. That said, the Grantor hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification, if any.

3. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, Florida Statutes, and other statutes and law.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Witnesses:

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

Name: _____

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

Name: _____

Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2020, by _____, as _____ of **Taylor Woodrow Communities at Artisan Lakes, L.L.C.**, on behalf of the company. He is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of Notary Public)

**QUIT CLAIM BILL OF SALE FOR
STORMWATER IMPROVEMENTS**

THIS BILL OF SALE is effective as of the ___ day of _____, 2020, **ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 (“**Grantor**”), to **ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, Florida Statutes, whose address c/o JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 (“**Grantee**”).

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

BACKGROUND STATEMENT

This instrument is intended to quit claim and release all right, title and interest, if any, of Grantor in and to certain improvements located on or within the property as identified in **Exhibit A (“Property”)**.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by the said Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby transfers, grants, conveys, and assigns to Grantee, but only to the extent of Grantor’s interest, if any, the following intangible and personal property rights (collectively, “**Improvements**”), to have and to hold for Grantee’s own use and benefit forever:

- a. All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within the Property described in **Exhibit A**; and
- b. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all plans, designs, construction and development drawings, engineering reports and studies, surveys, testing, permits, approvals, and work product relating to item a. listed above; and
- c. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of item a. listed above.

To have and to hold the same unto the Grantee forever.

2. Grantor makes no representations or warranties with respect to the Improvements or with respect to Grantor’s title to any such Improvements and all such Improvements are conveyed in their “as is” condition without warranty or representation of any kind. Grantee agrees to accept the Improvements in their “as is” condition. That said, the Grantor hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or

patent defects, including, but not limited to, any and all warranties and other forms of indemnification, if any.

3. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, Florida Statutes, and other statutes and law.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

WITNESSES

ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC.

By: _____
Name: _____

Name: _____
Title: _____

By: _____
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2020, _____ as _____ of Esplanade at Artisan Lakes Community Association, Inc., 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 SEAL)

NOTARY PUBLIC, STATE OF FLORIDA
Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

**QUIT CLAIM BILL OF SALE FOR
STORMWATER IMPROVEMENTS**

THIS BILL OF SALE is effective as of the ___ day of _____, 2020, **ARTISAN LAKES MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 ("**Grantor**"), to **ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, Florida Statutes, whose address c/o JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 ("**Grantee**").

(Wherever used herein the terms "Grantor" and "Grantee" include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

BACKGROUND STATEMENT

This instrument is intended to quit claim and release all right, title and interest, if any, of Grantor in and to certain improvements located on or within the property as identified in **Exhibit A ("Property")**.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by the said Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby transfers, grants, conveys, and assigns to Grantee, but only to the extent of Grantor's interest, if any, the following intangible and personal property rights (collectively, "**Improvements**"), to have and to hold for Grantee's own use and benefit forever:

- a. All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within the Property described in **Exhibit A**; and
- b. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all plans, designs, construction and development drawings, engineering reports and studies, surveys, testing, permits, approvals, and work product relating to item a. listed above; and
- c. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of item a. listed above.

To have and to hold the same unto the Grantee forever.

2. Grantor makes no representations or warranties with respect to the Improvements or with respect to Grantor's title to any such Improvements and all such Improvements are conveyed in their "as is" condition without warranty or representation of any kind. Grantee agrees to accept the Improvements in their "as is" condition. That said, the Grantor hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or

patent defects, including, but not limited to, any and all warranties and other forms of indemnification, if any.

3. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, Florida Statutes, and other statutes and law.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Witnesses:

ARTISAN LAKES MASTER ASSOCIATION, INC.

Name: _____

Name: _____

Title: _____

Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2020, by _____, as _____ of ARTISAN LAKES MASTER ASSOCIATION, INC., on behalf of said entity. He is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of Notary Public)

EXHIBIT C:
FORM OF ENGINEER'S CERTIFICATE
CERTIFICATE OF DISTRICT ENGINEER
RELATING TO STORMWATER IMPROVEMENTS

STATE OF FLORIDA
COUNTY OF _____

Waldrop Engineering, P.A, as District Engineer for the Artisan Lakes Community Development District ("District"), hereby makes the following certifications in connection with the District's acceptance of certain stormwater improvements ("Improvements") as identified in "**Artisan Lakes Esplanade, Phase I, Subphases A, B, C & D**", as recorded in Plat Book 57, Page 65, of the Official Records of Manatee County, Florida, "**Artisan Lakes Esplanade, Phase II**", as recorded in Plat Book 59, Page 1, of the Official Records of Manatee County, Florida, "**Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E**", as recorded in Plat Book 61, Page 119, of the Official Records of Manatee County, Florida and "**Artisan Lakes Esplanade, Phase IV, Subphases A, B, C & D**", as recorded in Plat Book 65, Page 111, of the Official Records of Manatee County, Florida (collectively, "**Property**"), executed on or about the same date of this certificate:

The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have inspected the Improvements. I have further reviewed certain documentation relating to the Improvements, including but not limited to, agreements, plats, plans, and other documents.
2. In my opinion, the Improvements are consistent with the scope of the District's original capital improvement plan as set forth in the Engineer's Report for the District; were installed in accordance with their specifications; and are capable of performing the functions for which they were intended.
3. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
4. With this document, I hereby certify that it is appropriate at this time to transfer the Improvements to the District for ownership, and operation and maintenance responsibilities.

[CONTINUED ON FOLLOWING PAGE]

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

FURTHER AFFIANT SAYETH NOT.

Jeremy L. Fireline, P.E.
Waldrop Engineering, P.A.
Florida Registration No. _____
Consulting Engineer

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2020, by _____ as _____ of Waldrop Engineering, P.A., who is personally known to me or has produced _____ as identification, and has taken an oath.

[NOTARY SEAL]

Notary Public
Name: _____
(Name of Notary Public, printed, stamped or
Typed as commissioned)


**EXHIBIT D:
FORMS OF TRANSFER REQUESTS**

REQUEST FOR TRANSFER OF ENVIRONMENTAL RESOURCE PERMIT TO THE PERPETUAL OPERATION ENTITY


Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume 1. (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 43030240.021	Application No(s).
Project Name: Artisan Lakes Phase 1	Phase (if applicable): Subphase A, Units 1 & 3

A. **REQUEST TO TRANSFER:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By:  _____ Signature of Permittee <small>Taylor Woodrow Communities at Artisan Lakes, LLC</small> _____ Company <small>(813)</small> _____ Phone	Andrew "Drew" Miller, Vice President _____ Name and Title 3922 Coconut Palm Drive, Suite 108 _____ Company Address Tampa, Florida, 33619 _____ City, State, Zip
---	---

B. **AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II in perpetuity. Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

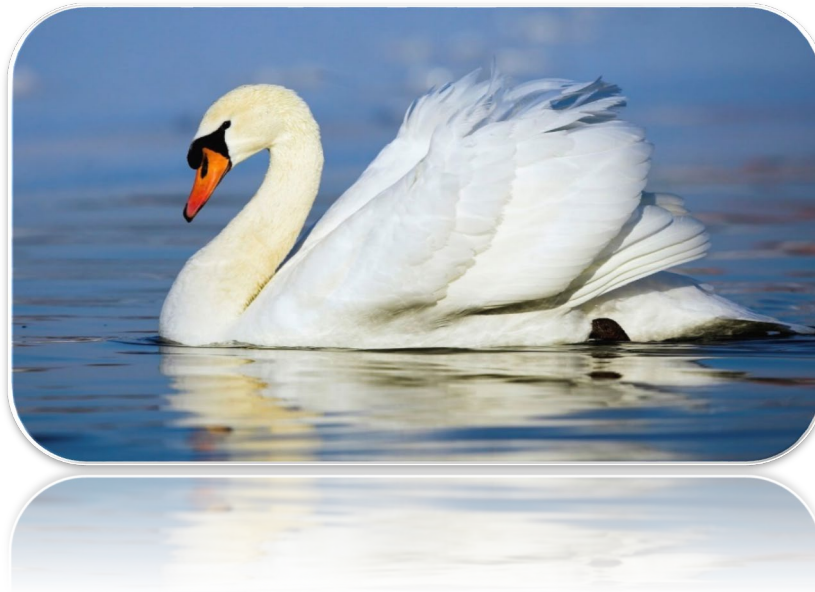
By:  _____ Signature of Representative of O&M Entity <small>James P. Ward, District Manager</small> _____ Name and Title <small>jimward@jpwardassociates.com</small> _____ Email Address <small>(954) 658-4900</small> _____ Phone	Artisan Lakes Community Development District _____ Name of Entity for O&M 2900 NE 12th Terrace, Suite 1 _____ Address Oakland Park, Florida 33334 _____ City, State, Zip 09/23/2020 _____ Date
--	---

Enclosed are the following documents, as applicable:

- Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- Copy of all recorded plats
- Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- Copy of filed articles of incorporation and documentary evidence of active corporate status with the Department of State, Division of Corporations (for corporations)
- A completed, signed, and notarized affidavit attesting that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note- this is optional, but aids in processing of this request)



ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY, 2020

FISCAL YEAR 2020

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 May 31, 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	\$ 146,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146,592
Debt Service Fund							
Interest Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-	-
Sinking Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-	-
Reserve Account							
Series 2013 A-1	-	268,850	-	-	-	-	268,850
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	199,706	-	-	-	-	199,706
Series 2018	-	-	137,257	-	-	-	137,257
Revenue							
Series 2013 A-1 and A-2	-	288,075	-	-	-	-	288,075
Series 2013 A-3	-	930	-	-	-	-	930
Series 2018	-	-	213,930	-	-	-	213,930
Prepayment Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	4,739	-	-	-	-	4,739
Series 2018	-	-	84	-	-	-	84
Capitalized Interest Account							
Construction Account					1,525,536		1,525,536
Cost of Issuance Account							

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending May 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	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	762,300	762,300
Amount to be Provided by Debt Service Funds	-	-	-	-	11,387,700	11,387,700
Total Assets	\$ 146,592	\$ 762,300	\$ 351,271	\$ 1,525,536	\$ 12,150,000	\$ 14,935,699
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
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	\$ -	\$ -	\$ -	\$ -	\$ 12,150,000	\$ 12,150,000

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending May 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, 2019 (Audited)	-	1,033,113	317,583	1,523,288	-	2,873,984
Results from Current Operations	-	(270,813)	33,688	2,248	-	(234,877)
Unassigned						
Beginning: October 1, 2019 (Audited)	98,297	-	-	-	-	98,297
Results from Current Operations	48,295	-	-	-	-	48,295
Total Fund Equity and Other Credits	\$ 146,592	\$ 762,300	\$ 351,271	\$ 1,525,536	\$ -	\$ 2,785,699
Total Liabilities, Fund Equity and Other Credits	\$ 146,592	\$ 762,300	\$ 351,271	\$ 1,525,536	\$ 12,150,000	\$ 14,935,700

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

Description	October	November	December	January	February	March	April	May	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	370	4,730	19,016	9,624	37,938	18,898	172	530	91,277	78,248	117%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 370	\$ 4,730	\$ 19,016	\$ 9,624	\$ 37,938	\$ 18,898	\$ 172	\$ 530	91,277	\$ 78,248	117%
Expenditures and Other Uses											
Executive											
Professional Management	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	13,333	20,000	67%
Financial and Administrative											
Audit Services	-	-	-	-	-	-	4,000	-	4,000	4,200	95%
Accounting Services	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	500	1,000	50%
Other Contractual Services											
Legal Advertising	-	81	-	-	-	(81)	-	965	965	5,000	19%
Trustee Services	5,886	-	4,031	-	-	-	-	-	9,917	9,725	102%
Dissemination Agent Services	500	-	-	-	-	-	6,350	-	6,850	6,000	114%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	14	14	16	9	6	-	17	22	97	360	27%
Communications & Freight Services											
Postage, Freight & Messenger	16	-	9	-	7	40	9	58	139	750	18%
Computer Services - Website Development											
Insurance	-	4,626	-	-	-	-	-	-	4,626	5,000	93%
Printing & Binding	-	-	-	-	-	124	-	198	322	750	43%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Subscription & Memberships	175	-	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	356	-	-	100	175	1,027	1,658	12,800	13%
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:	8,307	6,437	6,129	1,726	1,730	2,400	12,267	3,986	42,982	78,248	55%
Total Expenditures and Other Uses:	\$ 8,307	\$ 6,437	\$ 6,129	\$ 1,726	\$ 1,730	\$ 2,400	\$ 12,267	\$ 3,986	\$ 42,982	\$ 78,248	55%
Net Increase/ (Decrease) in Fund Balance	(7,937)	(1,707)	12,887	7,898	36,208	16,498	(12,095)	(3,456)	48,295	-	
Fund Balance - Beginning	98,297	90,360	88,653	101,540	109,437	145,645	162,144	150,048	98,297	-	
Fund Balance - Ending	\$ 90,360	\$ 88,653	\$ 101,540	\$ 109,437	\$ 145,645	\$ 162,144	\$ 150,048	\$ 146,592	146,592	\$ -	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	1,425	1,413	731	760	782	732	446	8	6,297	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll											
Series 2013 Bonds A-1	\$ 1,266	\$ 16,087	\$ 64,677	\$ 32,732	\$ 129,037	\$ 367	585	\$ 1,802	246,552	\$ 266,188	93%
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	\$ 4,556							\$ -	4,556	\$ 14,113	32%
Series 2013 Bonds A-3	\$ 84,825						118,000	\$ -	202,825	\$ 199,650	102%
Special Assessments - Prepayments											
Series 2013 Bonds A-1									-		N/A
Series 2013 Bonds A-2			(15,625)						(15,625)		N/A
Series 2013 Bonds A-3	3,955		11,866			35,598			51,419		
Intragovernmental Transfer In											0%
Total Revenue and Other Sources:	\$ 96,027	\$ 17,500	\$ 61,649	\$ 33,492	\$ 129,819	\$ 36,697	119,031	\$ 1,810	496,025	\$ 479,951	103%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	50,000	\$ 45,000	111%
Series 2013 Bonds A-2									-	\$ 5,000	0%
Series 2013 Bonds A-3								35,000	35,000	\$ 30,000	117%
Principal Debt Service - Early Redemptions											
Series 2013 Bonds A-1		40,000						5,000	45,000		N/A
Series 2013 Bonds A-2		135,000							135,000		N/A
Series 2013 Bonds A-3		60,000						50,000	110,000		N/A
Interest Expense											
Series 2013 Bonds A-1		110,594						109,213	219,806	221,188	99%
Series 2013 Bonds A-2		4,556							4,556	9,113	50%
Series 2013 Bonds A-3		84,825						82,650	167,475	169,650	99%
Operating Transfers Out (To Other Funds)											N/A
Total Expenditures and Other Uses:	\$ -	\$ 434,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 331,863	766,838	\$ 479,951	160%
Net Increase/ (Decrease) in Fund Balance	96,027	(417,475)	61,649	33,492	129,819	36,697	119,031	(330,052)	(270,813)	-	
Fund Balance - Beginning	1,033,113	1,129,140	711,665	773,314	806,806	936,625	973,322	1,092,353	1,033,113	-	
Fund Balance - Ending	\$ 1,129,140	\$ 711,665	\$ 773,314	\$ 806,806	\$ 936,625	\$ 973,322	1,092,353	762,300	762,300	\$ -	

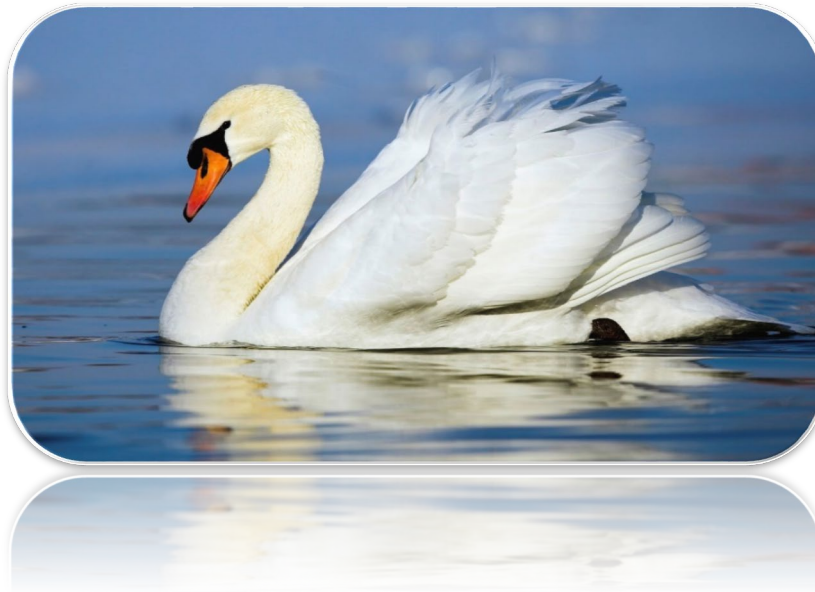
Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2020

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	20	17	17	17	17	14	7	1	112	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	\$ 9	\$ 18	\$ 15	16	4	61	200	31%	
Capitalized Interest Account	27	23	-	-	-	-	-	-	50	200	25%
Special Assessments - Prepayments											
Special Assessments - On Roll	-	26,579	112,953	\$ 57,165	\$ 225,354	\$ 67,047	1,021	3,147	493,266	465,010	106%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 47	\$ 26,620	\$ 112,970	\$ 57,191	\$ 225,389	\$ 67,076	1,044	\$ 3,152	\$ 493,489	\$ 465,410	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2018	-	-	-	-	-	-	-	100,000	100,000	100,000	100%
Principal Debt Service - Early Redemptions											
Series 2018	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2018	-	179,397	-	-	-	-	-	179,397	358,794	343,844	104%
Operating Transfers Out (To Other Funds)											
	-	1,007	-	-	-	-	-	-	1,007	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 180,404	\$ -	\$ -	\$ -	\$ -	-	\$ 279,397	459,801	\$ 443,844	104%
Net Increase/ (Decrease) in Fund Balance	47	(153,785)	112,970	57,191	225,389	67,076	1,044	(276,245)	33,688	21,566	
Fund Balance - Beginning	317,583	317,630	163,846	276,816	334,007	559,395	626,471	627,515	317,583	-	
Fund Balance - Ending	\$ 317,630	\$ 163,846	\$ 276,816	\$ 334,007	\$ 559,395	\$ 626,471	627,515	351,271	351,271	\$ 21,566	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Construction Account	225	194	188	194	194	160	72	13	1,241	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds											
Operating Transfers In (From Other Funds)	-	1,007	-	-	-	-	-	-	1,007	\$ -	N/A
Total Revenue and Other Sources:	\$ 225	\$ 1,201	\$ 188	\$ 194	\$ 194	\$ 160	\$ 72	\$ 13	\$ 2,248	\$ -	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											
Construction in Progress											
	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance											
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	225	1,201	188	194	194	160	72	13	2,248	-	
Fund Balance - Beginning	1,523,288	1,523,513	1,524,715	1,524,903	1,525,097	1,525,291	1,525,451	1,525,523	1,523,288	\$ -	
Fund Balance - Ending	\$ 1,523,513	\$ 1,524,715	\$ 1,524,903	\$ 1,525,097	\$ 1,525,291	\$ 1,525,451	\$ 1,525,523	\$ 1,525,536	\$ 1,525,536	\$ -	

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE, 2020

FISCAL YEAR 2020

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 June 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	\$ 146,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146,350
Debt Service Fund							
Interest Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-	-
Sinking Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-	-
Reserve Account							
Series 2013 A-1	-	268,850	-	-	-	-	268,850
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	199,706	-	-	-	-	199,706
Series 2018	-	-	137,258	-	-	-	137,258
Revenue							
Series 2013 A-1 and A-2	-	288,079	-	-	-	-	288,079
Series 2013 A-3	-	930	-	-	-	-	930
Series 2018	-	-	213,932	-	-	-	213,932
Prepayment Account							
Series 2013 A-1	-	15,281	-	-	-	-	15,281
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	4,739	-	-	-	-	4,739
Series 2018	-	-	84	-	-	-	84
Capitalized Interest Account							
Construction Account					1,525,549		1,525,549
Cost of Issuance Account							

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending June 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	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	777,585	777,585
Amount to be Provided by Debt Service Funds	-	-	-	-	11,372,415	11,372,415
Total Assets	\$ 146,350	\$ 777,585	\$ 351,274	\$ 1,525,549	\$ 12,150,000	\$ 14,950,758
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
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	\$ -	\$ -	\$ -	\$ -	\$ 12,150,000	\$ 12,150,000

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending June 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, 2019 (Audited)	-	1,033,113	317,583	1,523,288	-	2,873,984
Results from Current Operations	-	(255,528)	33,691	2,261	-	(219,576)
Unassigned						
Beginning: October 1, 2019 (Audited)	98,297	-	-	-	-	98,297
Results from Current Operations	48,053	-	-	-	-	48,053
Total Fund Equity and Other Credits	\$ 146,350	\$ 777,585	\$ 351,274	\$ 1,525,549	\$ -	\$ 2,800,758
Total Liabilities, Fund Equity and Other Credits	\$ 146,350	\$ 777,585	\$ 351,274	\$ 1,525,549	\$ 12,150,000	\$ 14,950,758

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

Description	October	November	December	January	February	March	April	May	June	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	370	4,730	19,016	9,624	37,938	18,898	172	530	-	91,277	78,248	117%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution												
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In												
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 370	\$ 4,730	\$ 19,016	\$ 9,624	\$ 37,938	\$ 18,898	\$ 172	\$ 530	\$ -	91,277	\$ 78,248	117%
Expenditures and Other Uses												
Executive												
Professional Management	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	15,000	20,000	75%
Financial and Administrative												
Audit Services	-	-	-	-	-	-	4,000	-	-	4,000	4,200	95%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	500	1,000	50%
Other Contractual Services												
Legal Advertising	-	81	-	-	-	(81)	-	965	(1,701)	(736)	5,000	-15%
Trustee Services	5,886	-	4,031	-	-	-	-	-	-	9,917	9,725	102%
Dissemination Agent Services	500	-	-	-	-	-	6,350	-	-	6,850	6,000	114%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	14	14	16	9	6	-	17	22	8	106	360	29%
Communications & Freight Services												
Postage, Freight & Messenger	16	-	9	-	7	40	9	58	-	139	750	18%
Computer Services - Website Development												
Computer Services - Website Development	50	50	50	50	50	50	50	50	50	450	2,488	18%
Insurance												
Insurance	-	4,626	-	-	-	-	-	-	-	4,626	5,000	93%
Printing & Binding												
Printing & Binding	-	-	-	-	-	124	-	198	-	322	750	43%
Subscription & Memberships												
Subscription & Memberships	175	-	-	-	-	-	-	-	-	175	175	100%

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Legal Services												
Legal - General Counsel	-	-	356	-	-	100	175	1,027	218	1,876	12,800	15%
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							-	-	-	-	-	
Sub-Total:	8,307	6,437	6,129	1,726	1,730	2,400	12,267	3,986	242	43,225	78,248	55%
Total Expenditures and Other Uses:	\$ 8,307	\$ 6,437	\$ 6,129	\$ 1,726	\$ 1,730	\$ 2,400	\$ 12,267	\$ 3,986	\$ 242	\$ 43,225	\$ 78,248	55%
Net Increase/ (Decrease) in Fund Balance	(7,937)	(1,707)	12,887	7,898	36,208	16,498	(12,095)	(3,456)	(242)	48,053	-	
Fund Balance - Beginning	98,297	90,360	88,653	101,540	109,437	145,645	162,144	150,048	146,592	98,297	-	
Fund Balance - Ending	\$ 90,360	\$ 88,653	\$ 101,540	\$ 109,437	\$ 145,645	\$ 162,144	\$ 150,048	\$ 146,592	\$ 146,350	146,350	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	1,425	1,413	731	760	782	732	446	8	4	6,301	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll												
Series 2013 Bonds A-1	\$ 1,266	\$ 16,087	\$ 64,677	\$ 32,732	\$ 129,037	\$ 367	585	\$ 1,802	\$ -	246,552	\$ 266,188	93%
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	\$ 4,556									4,556	\$ 14,113	32%
Series 2013 Bonds A-3	\$ 84,825						118,000	\$ -		202,825	\$ 199,650	102%
Special Assessments - Prepayments												
Series 2013 Bonds A-1									15,281	15,281		N/A
Series 2013 Bonds A-2			(15,625)							(15,625)		N/A
Series 2013 Bonds A-3	3,955		11,866			35,598				51,419		
Intragovernmental Transfer In												0%
Total Revenue and Other Sources:	\$ 96,027	\$ 17,500	\$ 61,649	\$ 33,492	\$ 129,819	\$ 36,697	119,031	\$ 1,810	\$ 15,285	511,310	\$ 479,951	107%
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,000	\$ -	50,000	\$ 45,000	111%
Series 2013 Bonds A-2											\$ 5,000	0%
Series 2013 Bonds A-3								35,000		35,000	\$ 30,000	117%
Principal Debt Service - Early Redemptions												
Series 2013 Bonds A-1		40,000						5,000		45,000		N/A
Series 2013 Bonds A-2		135,000								135,000		N/A
Series 2013 Bonds A-3		60,000						50,000		110,000		N/A
Interest Expense												
Series 2013 Bonds A-1		110,594						109,213		219,806	221,188	99%
Series 2013 Bonds A-2		4,556								4,556	9,113	50%
Series 2013 Bonds A-3		84,825						82,650		167,475	169,650	99%
Operating Transfers Out (To Other Funds)												N/A
Total Expenditures and Other Uses:	\$ -	\$ 434,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 331,863	\$ -	766,838	\$ 479,951	160%
Net Increase/ (Decrease) in Fund Balance	96,027	(417,475)	61,649	33,492	129,819	36,697	119,031	(330,052)	15,285	(255,528)	-	
Fund Balance - Beginning	1,033,113	1,129,140	711,665	773,314	806,806	936,625	973,322	1,092,353	762,300	1,033,113	-	
Fund Balance - Ending	\$ 1,129,140	\$ 711,665	\$ 773,314	\$ 806,806	\$ 936,625	\$ 973,322	1,092,353	762,300	\$ 777,585	777,585	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	20	17	17	17	17	14	7	1	1	113	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	\$ 9	\$ 18	\$ 15	16	4	2	63	200	32%
Capitalized Interest Account	27	23	-	-	-	-	-	-	-	50	200	25%
Special Assessments - Prepayments												
Special Assessments - On Roll	-	26,579	112,953	\$ 57,165	\$ 225,354	\$ 67,047	1,021	3,147	-	493,266	465,010	106%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds												
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In												
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 47	\$ 26,620	\$ 112,970	\$ 57,191	\$ 225,389	\$ 67,076	1,044	\$ 3,152	\$ 3	\$ 493,491	\$ 465,410	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2018	-	-	-	-	-	-	-	100,000	-	100,000	100,000	100%
Principal Debt Service - Early Redemptions												
Series 2018	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2018	-	179,397	-	-	-	-	-	179,397	-	358,794	343,844	104%
Operating Transfers Out (To Other Funds)												
Operating Transfers Out (To Other Funds)	-	1,007	-	-	-	-	-	-	-	1,007	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 180,404	\$ -	\$ -	\$ -	\$ -	-	\$ 279,397	\$ -	459,801	\$ 443,844	104%
Net Increase/ (Decrease) in Fund Balance	47	(153,785)	112,970	57,191	225,389	67,076	1,044	(276,245)	3	33,691	21,566	
Fund Balance - Beginning	317,583	317,630	163,846	276,816	334,007	559,395	626,471	627,515	351,271	317,583	-	
Fund Balance - Ending	\$ 317,630	\$ 163,846	\$ 276,816	\$ 334,007	\$ 559,395	\$ 626,471	627,515	351,271	\$ 351,274	351,274	\$ 21,566	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Construction Account	225	194	188	194	194	160	72	13	13	1,254	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	1,007	-	-	-	-	-	-	-	1,007	\$ -	N/A
Total Revenue and Other Sources:	\$ 225	\$ 1,201	\$ 188	\$ 194	\$ 194	\$ 160	\$ 72	\$ 13	\$ 13	\$ 2,261	\$ -	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												
Construction in Progress	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance												
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	225	1,201	188	194	194	160	72	13	13	2,261	-	
Fund Balance - Beginning	1,523,288	1,523,513	1,524,715	1,524,903	1,525,097	1,525,291	1,525,451	1,525,523	1,525,536	1,523,288	\$ -	
Fund Balance - Ending	\$ 1,523,513	\$ 1,524,715	\$ 1,524,903	\$ 1,525,097	\$ 1,525,291	\$ 1,525,451	\$ 1,525,523	\$ 1,525,536	\$ 1,525,549	\$ 1,525,549	\$ -	

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY, 2020

FISCAL YEAR 2020

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 July 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	\$ 142,567	\$ -	\$ -	\$ -	\$ -	\$ 142,567
Debt Service Fund						
Interest Account						
Series 2013 A-1	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-
Sinking Account						
Series 2013 A-1	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-
Reserve Account						
Series 2013 A-1	-	268,850	-	-	-	268,850
Series 2013 A-2	-	-	-	-	-	-
Series 2013 A-3	-	199,706	-	-	-	199,706
Series 2018	-	-	137,259	-	-	137,259
Revenue						
Series 2013 A-1 and A-2	-	288,083	-	-	-	288,083
Series 2013 A-3	-	930	-	-	-	930
Series 2018	-	-	213,933	-	-	213,933
Prepayment Account						
Series 2013 A-1	-	32,470	-	-	-	32,470
Series 2013 A-2	-	-	-	-	-	-
Series 2013 A-3	-	4,739	-	-	-	4,739
Series 2018	-	-	84	-	-	84
Capitalized Interest Account						
Construction Account				1,525,556		1,525,556
Cost of Issuance Account						

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending July 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	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	794,778	794,778
Amount to be Provided by Debt Service Funds	-	-	-	-	11,355,222	11,355,222
Total Assets	\$ 142,567	\$ 794,778	\$ 351,275	\$ 1,525,556	\$ 12,150,000	\$ 14,964,176
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
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	\$ -	\$ -	\$ -	\$ -	\$ 12,150,000	\$ 12,150,000

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending July 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, 2019 (Audited)	-	1,033,113	317,583	1,523,288	-	2,873,984
Results from Current Operations	-	(238,335)	33,692	2,268	-	(202,374)
Unassigned						
Beginning: October 1, 2019 (Audited)	98,297	-	-	-	-	98,297
Results from Current Operations	44,269	-	-	-	-	44,269
Total Fund Equity and Other Credits	<u>\$ 142,567</u>	<u>\$ 794,778</u>	<u>\$ 351,275</u>	<u>\$ 1,525,556</u>	<u>\$ -</u>	<u>\$ 2,814,176</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 142,567</u>	<u>\$ 794,778</u>	<u>\$ 351,275</u>	<u>\$ 1,525,556</u>	<u>\$ 12,150,000</u>	<u>\$ 14,964,176</u>

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

Description	October	November	December	January	February	March	April	May	June	July	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	370	4,730	19,016	9,624	37,938	18,898	172	530	-	-	91,277	78,248	117%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution													
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In													
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 370	\$ 4,730	\$ 19,016	\$ 9,624	\$ 37,938	\$ 18,898	\$ 172	\$ 530	\$ -	\$ -	91,277	\$ 78,248	117%
Expenditures and Other Uses													
Executive													
Professional Management	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	16,667	20,000	83%
Financial and Administrative													
Audit Services	-	-	-	-	-	-	4,000	-	-	-	4,000	4,200	95%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	-	500	1,000	50%
Other Contractual Services													
Legal Advertising	-	81	-	-	-	(81)	-	965	(1,701)	-	(736)	5,000	-15%
Trustee Services	5,886	-	4,031	-	-	-	-	-	-	-	9,917	9,725	102%
Dissemination Agent Services	500	-	-	-	-	-	6,350	-	-	-	6,850	6,000	114%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	14	14	16	9	6	-	17	22	8	10	115	360	32%
Communications & Freight Services													
Postage, Freight & Messenger	16	-	9	-	7	40	9	58	-	19	158	750	21%
Computer Services - Website Development	50	50	50	50	50	50	50	50	50	50	500	2,488	20%
Insurance	-	4,626	-	-	-	-	-	-	-	-	4,626	5,000	93%
Printing & Binding	-	-	-	-	-	124	-	198	-	-	322	750	43%
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	356	-	-	100	175	1,027	218	2,038	3,914	12,800	31%

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
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:	8,307	6,437	6,129	1,726	1,730	2,400	12,267	3,986	242	3,783	47,008	78,248	60%
Total Expenditures and Other Uses:	\$ 8,307	\$ 6,437	\$ 6,129	\$ 1,726	\$ 1,730	\$ 2,400	\$ 12,267	\$ 3,986	\$ 242	\$ 3,783	\$ 47,008	\$ 78,248	60%
Net Increase/ (Decrease) in Fund Balance	(7,937)	(1,707)	12,887	7,898	36,208	16,498	(12,095)	(3,456)	(242)	(3,783)	44,269	-	
Fund Balance - Beginning	98,297	90,360	88,653	101,540	109,437	145,645	162,144	150,048	146,592	146,350	98,297	-	
Fund Balance - Ending	\$ 90,360	\$ 88,653	\$ 101,540	\$ 109,437	\$ 145,645	\$ 162,144	\$ 150,048	\$ 146,592	\$ 146,350	\$ 142,567	142,567	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	1,425	1,413	731	760	782	732	446	8	4	4	6,305	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll													
Series 2013 Bonds A-1	\$ 1,266	\$ 16,087	\$ 64,677	\$ 32,732	\$ 129,037	\$ 367	585	\$ 1,802	\$ -	\$ -	246,552	\$ 266,188	93%
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	\$ 4,556						\$ -	\$ -	\$ -	\$ -	4,556	\$ 14,113	32%
Series 2013 Bonds A-3	\$ 84,825						118,000	\$ -	\$ -	\$ -	202,825	\$ 199,650	102%
Special Assessments - Prepayments													
Series 2013 Bonds A-1									15,281	17,189	32,470		N/A
Series 2013 Bonds A-2			(15,625)								(15,625)		N/A
Series 2013 Bonds A-3	3,955		11,866			35,598					51,419		
Intragovernmental Transfer In													0%
Total Revenue and Other Sources:	\$ 96,027	\$ 17,500	\$ 61,649	\$ 33,492	\$ 129,819	\$ 36,697	119,031	\$ 1,810	\$ 15,285	\$ 17,193	528,502	\$ 479,951	110%
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,000	\$ -	\$ -	50,000	\$ 45,000	111%
Series 2013 Bonds A-2												\$ 5,000	0%
Series 2013 Bonds A-3								35,000			35,000	\$ 30,000	117%
Principal Debt Service - Early Redemptions													
Series 2013 Bonds A-1		40,000						5,000			45,000		N/A
Series 2013 Bonds A-2		135,000									135,000		N/A
Series 2013 Bonds A-3		60,000						50,000			110,000		N/A
Interest Expense													
Series 2013 Bonds A-1		110,594						109,213			219,806	221,188	99%
Series 2013 Bonds A-2		4,556									4,556	9,113	50%
Series 2013 Bonds A-3		84,825						82,650			167,475	169,650	99%
Operating Transfers Out (To Other Funds)													N/A
Total Expenditures and Other Uses:	\$ -	\$ 434,975	\$ -	\$ -	\$ -	\$ -	-	\$ 331,863	\$ -	\$ -	766,838	\$ 479,951	160%
Net Increase/ (Decrease) in Fund Balance	96,027	(417,475)	61,649	33,492	129,819	36,697	119,031	(330,052)	15,285	17,193	(238,335)	-	
Fund Balance - Beginning	1,033,113	1,129,140	711,665	773,314	806,806	936,625	973,322	1,092,353	762,300	777,585	1,033,113	-	
Fund Balance - Ending	\$ 1,129,140	\$ 711,665	\$ 773,314	\$ 806,806	\$ 936,625	\$ 973,322	1,092,353	762,300	\$ 777,585	\$ 794,778	794,778	\$ -	-

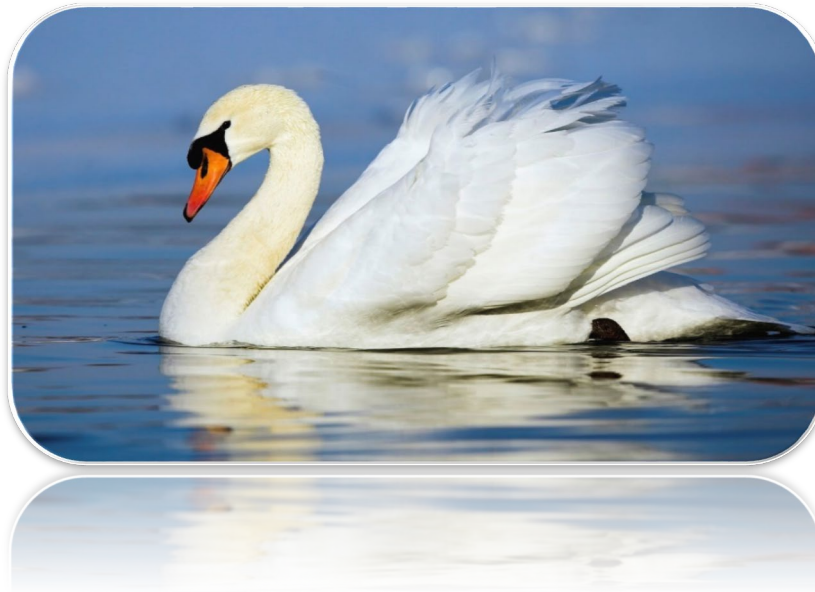
Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	20	17	17	17	17	14	7	1	1	1	114	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	\$ 9	\$ 18	\$ 15	16	4	2	1	64	200	200	32%
Capitalized Interest Account	27	23	-	-	-	-	-	-	-	-	50	200	25%
Special Assessments - Prepayments													
Special Assessments - On Roll	-	26,579	112,953	\$ 57,165	\$ 225,354	\$ 67,047	1,021	3,147	-	-	493,266	465,010	106%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds													
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In													
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 47	\$ 26,620	\$ 112,970	\$ 57,191	\$ 225,389	\$ 67,076	1,044	\$ 3,152	\$ 3	\$ 2	\$ 493,493	\$ 465,410	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2018	-	-	-	-	-	-	-	100,000	-	-	100,000	100,000	100%
Principal Debt Service - Early Redemptions													
Series 2018	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2018	-	179,397	-	-	-	-	-	179,397	-	-	358,794	343,844	104%
Operating Transfers Out (To Other Funds)													
Operating Transfers Out (To Other Funds)	-	1,007	-	-	-	-	-	-	-	-	1,007	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 180,404	\$ -	\$ -	\$ -	\$ -	-	\$ 279,397	\$ -	\$ -	459,801	\$ 443,844	104%
Net Increase/ (Decrease) in Fund Balance	47	(153,785)	112,970	57,191	225,389	67,076	1,044	(276,245)	3	2	33,692	21,566	
Fund Balance - Beginning	317,583	317,630	163,846	276,816	334,007	559,395	626,471	627,515	351,271	351,274	317,583	-	
Fund Balance - Ending	\$ 317,630	\$ 163,846	\$ 276,816	\$ 334,007	\$ 559,395	\$ 626,471	627,515	351,271	\$ 351,274	\$ 351,275	351,275	\$ 21,566	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Construction Account	225	194	188	194	194	160	72	13	13	8	1,261	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds													
	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)													
	-	1,007	-	-	-	-	-	-	-	-	1,007	\$ -	N/A
Total Revenue and Other Sources:	\$ 225	\$ 1,201	\$ 188	\$ 194	\$ 194	\$ 160	\$ 72	\$ 13	\$ 13	\$ 8	\$ 2,268	\$ -	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													
Construction in Progress													
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	\$ -	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	225	1,201	188	194	194	160	72	13	13	8	2,268	-	
Fund Balance - Beginning	1,523,288	1,523,513	1,524,715	1,524,903	1,525,097	1,525,291	1,525,451	1,525,523	1,525,536	1,525,549	1,523,288	\$ -	
Fund Balance - Ending	\$ 1,523,513	\$ 1,524,715	\$ 1,524,903	\$ 1,525,097	\$ 1,525,291	\$ 1,525,451	\$ 1,525,523	\$ 1,525,536	\$ 1,525,549	\$ 1,525,556	\$ 1,525,556	\$ -	

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST, 2020

FISCAL YEAR 2020

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 August 31, 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	\$ 140,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,233
Debt Service Fund							
Interest Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-	-
Sinking Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-	-
Reserve Account							
Series 2013 A-1	-	268,850	-	-	-	-	268,850
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	199,706	-	-	-	-	199,706
Series 2018	-	-	137,259	-	-	-	137,259
Revenue							
Series 2013 A-1 and A-2	-	288,087	-	-	-	-	288,087
Series 2013 A-3	-	930	-	-	-	-	930
Series 2018	-	-	213,934	-	-	-	213,934
Prepayment Account							
Series 2013 A-1	-	43,929	-	-	-	-	43,929
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	12,649	-	-	-	-	12,649
Series 2018	-	-	84	-	-	-	84
Capitalized Interest Account							
Construction Account					1,525,563		1,525,563
Cost of Issuance Account							

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending August 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	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	814,151	814,151
Amount to be Provided by Debt Service Funds	-	-	-	-	11,335,849	11,335,849
Total Assets	\$ 140,233	\$ 814,151	\$ 351,277	\$ 1,525,563	\$ 12,150,000	\$ 14,981,224
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
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	\$ -	\$ -	\$ -	\$ -	\$ 12,150,000	\$ 12,150,000

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending August 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, 2019 (Audited)	-	1,033,113	317,583	1,523,288	-	2,873,984
Results from Current Operations	-	(218,962)	33,694	2,275	-	(182,992)
Unassigned						
Beginning: October 1, 2019 (Audited)	98,297	-	-	-	-	98,297
Results from Current Operations	41,935	-	-	-	-	41,935
Total Fund Equity and Other Credits	\$ 140,233	\$ 814,151	\$ 351,277	\$ 1,525,563	\$ -	\$ 2,831,224
Total Liabilities, Fund Equity and Other Credits	\$ 140,233	\$ 814,151	\$ 351,277	\$ 1,525,563	\$ 12,150,000	\$ 14,981,224

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	370	4,730	19,016	9,624	37,938	18,898	172	530	-	-	-	91,277	78,248	117%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution														
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 370	\$ 4,730	\$ 19,016	\$ 9,624	\$ 37,938	\$ 18,898	\$ 172	\$ 530	\$ -	\$ -	\$ -	91,277	\$ 78,248	117%
Expenditures and Other Uses														
Executive														
Professional Management	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	18,333	20,000	92%
Financial and Administrative														
Audit Services	-	-	-	-	-	-	4,000	-	-	-	-	4,000	4,200	95%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	-	-	500	1,000	50%
Other Contractual Services														
Legal Advertising	-	81	-	-	-	(81)	-	965	(1,701)	-	-	(736)	5,000	-15%
Trustee Services	5,886	-	4,031	-	-	-	-	-	-	-	-	9,917	9,725	102%
Dissemination Agent Services	500	-	-	-	-	-	6,350	-	-	-	-	6,850	6,000	114%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	14	14	16	9	6	-	17	22	8	10	8	123	360	34%
Communications & Freight Services														
Postage, Freight & Messenger	16	-	9	-	7	40	9	58	-	19	10	168	750	22%
Computer Services - Website Development														
Insurance	-	4,626	-	-	-	-	-	-	-	-	-	4,626	5,000	93%
Printing & Binding	-	-	-	-	-	124	-	198	-	-	-	322	750	43%
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services														
Legal - General Counsel	-	-	356	-	-	100	175	1,027	218	2,038	-	3,914	12,800	31%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services														
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
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:	8,307	6,437	6,129	1,726	1,730	2,400	12,267	3,986	242	3,783	2,334	49,342	78,248	63%
Total Expenditures and Other Uses:	\$ 8,307	\$ 6,437	\$ 6,129	\$ 1,726	\$ 1,730	\$ 2,400	\$ 12,267	\$ 3,986	\$ 242	\$ 3,783	\$ 2,334	\$ 49,342	\$ 78,248	63%
Net Increase/ (Decrease) in Fund Balance	(7,937)	(1,707)	12,887	7,898	36,208	16,498	(12,095)	(3,456)	(242)	(3,783)	(2,334)	41,935	-	
Fund Balance - Beginning	98,297	90,360	88,653	101,540	109,437	145,645	162,144	150,048	146,592	146,350	142,567	98,297	-	
Fund Balance - Ending	\$ 90,360	\$ 88,653	\$ 101,540	\$ 109,437	\$ 145,645	\$ 162,144	\$ 150,048	\$ 146,592	\$ 146,350	\$ 142,567	\$ 140,233	140,233	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income	1,425	1,413	731	760	782	732	446	8	4	4	4	6,309	-	N/A
Special Assessment Revenue														
Special Assessments - On-Roll														
Series 2013 Bonds A-1	\$ 1,266	\$ 16,087	\$ 64,677	\$ 32,732	\$ 129,037	\$ 367	585	\$ 1,802	\$ -	\$ -	\$ -	246,552	\$ 266,188	93%
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	\$ 4,556							\$ -	\$ -	\$ -	\$ -	4,556	\$ 14,113	32%
Series 2013 Bonds A-3	\$ 84,825						118,000	\$ -	\$ -	\$ -	\$ -	202,825	\$ 199,650	102%
Special Assessments - Prepayments														
Series 2013 Bonds A-1									15,281	17,189	11,459	43,929		N/A
Series 2013 Bonds A-2			(15,625)									(15,625)		N/A
Series 2013 Bonds A-3	3,955		11,866			35,598					7,911	59,330		
Intragovernmental Transfer In														0%
Total Revenue and Other Sources:	\$ 96,027	\$ 17,500	\$ 61,649	\$ 33,492	\$ 129,819	\$ 36,697	119,031	\$ 1,810	\$ 15,285	\$ 17,193	\$ 19,373	547,876	\$ 479,951	114%
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,000	\$ -	\$ -	\$ -	50,000	\$ 45,000	111%
Series 2013 Bonds A-2													\$ 5,000	0%
Series 2013 Bonds A-3								35,000				35,000	\$ 30,000	117%
Principal Debt Service - Early Redemptions														
Series 2013 Bonds A-1		40,000						5,000				45,000		N/A
Series 2013 Bonds A-2		135,000										135,000		N/A
Series 2013 Bonds A-3		60,000						50,000				110,000		N/A
Interest Expense														
Series 2013 Bonds A-1		110,594						109,213				219,806	221,188	99%
Series 2013 Bonds A-2		4,556										4,556	9,113	50%
Series 2013 Bonds A-3		84,825						82,650				167,475	169,650	99%
Operating Transfers Out (To Other Funds)														N/A
Total Expenditures and Other Uses:	\$ -	\$ 434,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 331,863	\$ -	\$ -	\$ -	766,838	\$ 479,951	160%
Net Increase/ (Decrease) in Fund Balance	96,027	(417,475)	61,649	33,492	129,819	36,697	119,031	(330,052)	15,285	17,193	19,373	(218,962)	-	
Fund Balance - Beginning	1,033,113	1,129,140	711,665	773,314	806,806	936,625	973,322	1,092,353	762,300	777,585	794,778	1,033,113	-	
Fund Balance - Ending	\$ 1,129,140	\$ 711,665	\$ 773,314	\$ 806,806	\$ 936,625	\$ 973,322	1,092,353	762,300	\$ 777,585	\$ 794,778	\$ 814,151	814,151	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	20	17	17	17	17	14	7	1	1	1	1	114	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	9	18	15	16	4	2	1	1	65	200	33%
Capitalized Interest Account	27	23	-	-	-	-	-	-	-	-	-	50	200	25%
Special Assessments - Prepayments														
Special Assessments - On Roll	-	26,579	112,953	57,165	225,354	67,047	1,021	3,147	-	-	-	493,266	465,010	106%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds														
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In														
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 47	\$ 26,620	\$ 112,970	\$ 57,191	\$ 225,389	\$ 67,076	1,044	\$ 3,152	\$ 3	\$ 2	\$ 2	\$ 493,495	\$ 465,410	N/A
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2018	-	-	-	-	-	-	-	100,000	-	-	-	100,000	100,000	100%
Principal Debt Service - Early Redemptions														
Series 2018	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense														
Series 2018	-	179,397	-	-	-	-	-	179,397	-	-	-	358,794	343,844	104%
Operating Transfers Out (To Other Funds)														
Operating Transfers Out (To Other Funds)	-	1,007	-	-	-	-	-	-	-	-	-	1,007	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 180,404	\$ -	\$ -	\$ -	\$ -	-	\$ 279,397	\$ -	\$ -	\$ -	459,801	\$ 443,844	104%
Net Increase/ (Decrease) in Fund Balance	47	(153,785)	112,970	57,191	225,389	67,076	1,044	(276,245)	3	2	2	33,694	21,566	
Fund Balance - Beginning	317,583	317,630	163,846	276,816	334,007	559,395	626,471	627,515	351,271	351,274	351,275	317,583	-	
Fund Balance - Ending	\$ 317,630	\$ 163,846	\$ 276,816	\$ 334,007	\$ 559,395	\$ 626,471	627,515	351,271	\$ 351,274	\$ 351,275	\$ 351,277	351,277	\$ 21,566	

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income														
Construction Account	225	194	188	194	194	160	72	13	13	8	7	1,268	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds														
Operating Transfers In (From Other Funds)	-	1,007	-	-	-	-	-	-	-	-	-	1,007	\$ -	N/A
Total Revenue and Other Sources:	\$ 225	\$ 1,201	\$ 188	\$ 194	\$ 194	\$ 160	\$ 72	\$ 13	\$ 13	\$ 8	\$ 7	\$ 2,275	\$ -	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														
Construction in Progress	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance														
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	225	1,201	188	194	194	160	72	13	13	8	7	2,275	-	
Fund Balance - Beginning	1,523,288	1,523,513	1,524,715	1,524,903	1,525,097	1,525,291	1,525,451	1,525,523	1,525,536	1,525,549	1,525,556	1,523,288	\$ -	
Fund Balance - Ending	\$ 1,523,513	\$ 1,524,715	\$ 1,524,903	\$ 1,525,097	\$ 1,525,291	\$ 1,525,451	\$ 1,525,523	\$ 1,525,536	\$ 1,525,549	\$ 1,525,556	\$ 1,525,563	\$ 1,525,563	\$ -	