

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

MARCH 2, 2023

PREPARED BY:

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ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

February 23, 2023

Board of Supervisors

Artisan Lakes Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Artisan Lakes Community Development District will be held on **Thursday, March 2, 2023, at 3:00 P.M.** at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**

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

<https://districts.webex.com/districts/j.php?MTID=me7ee23581b9cc5660fe463781a56093a>

Access Code: **2342 018 9818**, Event password: **Jpward**

Or phone: **408-418-9388** and enter the access code **2342 018 9818**, password: **Jpward (579274** from phones) to join the meeting.

Agenda

1. Call to order & roll call.
2. Consideration of **Resolution 2023-7**, a Resolution Re-Designating the Officers of the Artisan Lakes Community Development District.
3. Consideration of Minutes:
 - I. February 2, 2023 – Regular Meeting Minutes.
4. Consideration of **Resolution 2023-8**, a resolution of the Board of Supervisors of the Artisan Lakes Community Development District appointing legal counsel for the District, authorizing compensation and providing for an effective date.
5. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) **Important Board Meeting Dates for Balance of Fiscal Year 2023.**
 1. Public Hearings: Fiscal Year 2024 Budget Adoption – **May 4, 2023, 3:00 P.M.**
 - b) Financial Statement for period ending January 31, 2023 (unaudited).

6. Supervisor’s Requests and Audience Comments.

7. Adjournment.

The first order of business is the call to order and roll call.

The second order of business is the consideration of **Resolution 2023-7**, a resolution of the Board of Supervisors which designates the officers of the Artisan Lakes Community Development District. Below are the existing officers for the District.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	
VICE-CHAIRPERSON	VINCENT SCIARRABBA
ASSISTANT SECRETARY	DEANNA ZAENGLEIN
ASSISTANT SECRETARY	CAROL SCIARRABBA
ASSISTANT SECRETARY	PETER LATESSA
SECRETARY & TREASURER	JAMES P. WARD

The third order of business is consideration of the Minutes from the Artisan Lakes Board of Supervisors Regular Meeting, held on February 2, 2023.

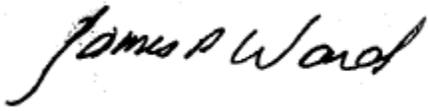
The fourth order of business is the consideration of a change of the law firm currently engaged by the District, to the firm of Kutak Rock LLP. The attorney with this firm is Jere Earlywine, who was also the District Attorney with the prior firm.

The fifth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on :(i) the remainder of the Fiscal Year 2023 meeting schedule; and; (ii) Financial Statements (unaudited) for the periods ending November 30, 2022 and December 31, 2022.

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

Yours sincerely,

Artisan Lakes Community Development District



James P. Ward
District Manager

The Fiscal Year 2023 schedule is as follows:

February 2, 2023	March 2, 2023
April 6, 2023	May 4, 2023, Public Hearing
June 1, 2023	July 6, 2023
August 3, 2023	September 7, 2023

RESOLUTION 2023-7

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

RECITALS

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

WHEREAS, pursuant to Chapter 190, Florida Statutes, the Board of Supervisors (“Board”) shall organize by election of its members as Chairperson and by directing a Secretary, and such other officers as the Board may deem necessary; and

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

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

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are appointed to the offices shown.

CHAIRPERSON	
VICE-CHAIRPERSON	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
SECRETARY & TREASURER	JAMES P. WARD

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

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

RESOLUTION 2023-7

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

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

PASSED AND ADOPTED this 2nd day of March 2023.

ATTEST

**ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Name: _____
Chairperson / Vice Chairperson

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

10 The Regular Meeting of the Board of Supervisors of the Artisan Lakes Community Development District
11 was held on Thursday, February 2, 2023, at 3:00 P.M., at the Artisan Lakes Clubhouse, 4725 Los Robles
12 Court, Palmetto, Florida 34221.
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Present and constituting a quorum:

Travis Stagnitta	Chairperson
Vincent Sciarrabba	Vice Chairperson
Dee Zaenglein	Assistant Secretary
Peter Latessa	Assistant Secretary (phone)
Carol Sciarrabba	Assistant Secretary

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Also present were:

James P. Ward	District Manager
Ashley Ligas	District Counsel
Victor Barbosa	District Engineer

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Audience:

Mat Sawyer

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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

Mr. James P. Ward called the meeting to order at approximately 3:00 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Resolution 2023-3

Consideration of Resolution 2023-3, a resolution of the Board of Supervisors appointing a qualified elector to fill the vacancy in Seat (1) on the Board of Supervisors pursuant to Section 190.004 (4) Florida Statutes. If the Board appoints an individual to fill the seat, the following items will also be considered for the newly appointed members

I. Administration of the Oath of Office

II. Administration Guide to the Sunshine Amendment and Code of Ethics for Public Employees

49 **III. Form 1 – Statement of Financial Interests**

50

51 *Mr. Ward: The last landowner election seat, Seat 1, the seat Travis holds, was up for qualified elector*
52 *this past November. No one qualified for that seat and I believe in December we adopted a*
53 *resolution that said on or before February something we have to choose another person to fill this*
54 *Seat 1 for a 4-year term, but it has to be a qualified elector: they have to be a citizen of the U.S.,*
55 *resident of the state of Florida, live in Artisan Lakes and be registered to vote in Manatee County,*
56 *and not be a convicted felon. Now it's February and it's time to choose. It's up to the four of you.*

57

58 Discussion ensued regarding who would fill Seat 1; the Board appointed Deborah Reynolds to fill
59 Seat 1 with a term ending November 2026.

60

On MOTION made by Carol Sciarrabba, seconded by Vincent Sciarrabba, and with all in favor, Resolution 2023-3 was adopted, and the Chair was authorized to sign.

64

65 *Mr. Ward: At the next meeting you will redesignate the officers of the Board. Now that she's*
66 *appointed I can actually swear her in outside of the meeting, or I will swear her in at the next Board*
67 *Meeting.*

68

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70 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2023-4

71

72 **Consideration of Resolution 2023-4, a Resolution Re-Designating the Officers of the Artisan Lakes**
73 **Community Development District**

74

75 Mr. Ward indicated Resolution 2023-4 would be done at the next meeting.

76

77

78 **FOURTH ORDER OF BUSINESS**

Consideration of Minutes

79

80 **December 1, 2022 – Regular Meeting Minutes**

81

82 Mr. Ward asked if there were any additions, corrections, or deletions to these Minutes; hearing none,
83 he called for a motion.

84

On MOTION made by Vincent Sciarrabba, seconded by Dee Zaenglein, and with all in favor, the December 1, 2022, Regular Meeting Minutes were approved.

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90 **FIFTH ORDER OF BUSINESS**

Consideration of Audited Financial Statements

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92 **Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended**
93 **September 30, 2022**

94

95 Mr. Ward introduced Ben Steets with Grau and Associates.

96
 97 Mr. Ben Steets reviewed the Audited Financial Statements indicating the first two pages declared the
 98 auditor’s opinion which was clean and fair. He stated page 3 was the Management’s Discussion and
 99 Analysis which was a recap of the financial activity for the year; page 4 was the condensed Statement of
 100 Net Position, or the balance sheet, and was consistent with the prior year; page 5 was the Statement of
 101 Changes in Net Position, or condensed income statement, which was consistent with the prior year,
 102 except the prior year had a large conveyance of infrastructure and there was none in the current year.
 103 He reported beginning page 7 was the Financial Statements including statement of net position; balance
 104 sheet; statement of activities; fund balance sheet; and statement of revenues, expenditures, and
 105 changes in fund balance. He noted the fund balance total was \$1,262,708 dollars with \$128,000 dollars
 106 in the general fund and \$1.1 million dollars in the debt service fund. He reported page 13 began the
 107 notes to the financial statements which were standard disclosures. He noted the District had three
 108 bond series, 2013 A1, 2013 A3 and 2018, with a total balance of \$10.5 million dollars and the bonds
 109 would be fully paid off in 2049. He reported page 23 showed the Budget to Actuals. He discussed the
 110 remainder of the Audited Financial Statements which included various reports required by the Florida
 111 Auditor General. He indicated the District was in compliance, and there were no findings.

112
 113 Mr. Ward asked if there were any questions; hearing none, he called for a motion.
 114

On MOTION made by Carol Sciarrabba, seconded by Vincent Sciarrabba, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2022 were accepted.

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 120 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2023-5**
 121

122 **Consideration of Resolution 2023-5, a resolution of the Board of Supervisors approving the Proposed**
 123 **Fiscal Year 2024 Budget and setting the Public Hearing on Thursday, May 4, 2023, at 3:00 P.M. at the**
 124 **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**
 125

126 *Mr. Ward: Resolution 2023-5 approves your budget for the purposes of setting your public hearing. It is*
 127 *scheduled for Thursday, May 4, 2023, at 3:00 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles*
 128 *Court, Palmetto, Florida 34221. It does not bind you to any of the costs or the assessment rate included*
 129 *in the budget. It does set the cap that you cannot go over. I do want to take a moment and go through*
 130 *this with you because I have made a substantive change. The reason is, following Hurricane Ian a lot of*
 131 *my Districts had substantive damage, in the quarter million dollar or more range. All of those districts*
 132 *also had agreements with the master homeowner's associations to maintain those assets, but on those I*
 133 *got pushback a lot this year that they wanted the District to maintain the assets. We are not funded for*
 134 *that. You are a small district, as is Artisan Lakes East, and what I did this year is I started a very small*
 135 *capital improvement reserve for you to the tune of \$50,000 dollars, understanding that for most of my*
 136 *Districts I put in over \$200,000 dollars in these budgets for next year. Between this one and Artisan*
 137 *Lakes East, you will have \$100,000 dollars in reserves that we will continue to keep in the budget on a*
 138 *going forward basis in order to provide some long term capital planning needs for this particular district.*
 139 *If you choose not to do that, that is certainly your right. I am not going to recommend that to you,*
 140 *however, just because of the difficulties I know I've had on this coast with hurricanes. What that does to*
 141 *your assessment rate is it raises it from \$101 dollars a year to \$160 dollars a year. So, it's \$60 per unit*
 142 *for the entire year, which is under \$10 a month as an increase in the assessment. I will tell you, going*

143 forward, as we go into 2025 and 2026, we may see a need to try to increase the \$50,000 dollars to
144 another number in order to keep these reserves up a little bit for these natural events, but the District is
145 starting to get mature. Most of the infrastructure is completed, and now we have dad sitting here to fix
146 things for us, but that's not going to be true on a long term basis. So, we need to do some planning on a
147 going forward basis on how to deal with some of these issues. This will gradually accumulate money
148 until we have enough. I'm guessing we should get to the \$300,000 or \$400,000 dollar range at some
149 point to be able to help deal with a natural disaster in the event that the homeowner's association does
150 not want to. If you look at it on the other side of coin, what I'm seeing with the homeowner's
151 associations is, they are not funded for this stuff either. So, what's happening is, you've got an HOA who
152 is not funded for capital reserves in a sufficient amount to deal with these kinds of disasters and now
153 they've got to fix all their assets which can run into the millions of dollars and they are trying to say they
154 need the District's help. I'm not saying they don't want to do it, sometimes they can't do it. He discussed
155 how he was handling the reserve funds in his other Districts and the importance of having a reserve
156 fund.

157
158 Discussion ensued regarding informing and educating the residents about the increase in the
159 assessment.

160
161 Mr. Ward explained the reserve was designed to stay in place to be used in the event of a natural
162 disaster to restore CDD assets such as lake banks, preserves, etc. He stated in addition, the funds could
163 be used in the future for capital restoration of the lake banks which would be needed eventually.

164
165 *Mr. Peter Latessa: Our HOA are doing some reserves. The reserve we want to establish in the CDD is it*
166 *for storms of that nature or what would happen if the HOA decided they needed to replace the*
167 *streetlights and they decided to raise money by special assessment. Can they come to the CDD Board*
168 *and ask for money based upon this money that we're going to reserve?*

169
170 *Mr. Ward: These reserves are for stormwater management and preserves only, so they wouldn't cover*
171 *streetlights. And no, the HOA cannot ask the CDD for money to fund their capital infrastructure. This is*
172 *reserves for infrastructure that we own, and they just happen to maintain at the moment.*

173
174 *Ms. Carol Couse: So, we are building this up till we have a solid max of \$300,000 or \$500,000 dollars?*

175
176 *Mr. Travis Stagnitta: Yes, you stop when you reach a certain amount.*

177
178 *Ms. Couse: So, would residents see that reduction in their assessment rate once this was reached?*

179
180 *Mr. Ward: Yes. You have to see where you are in 3 years, 4 years or 5 years. The only bad thing is, if it*
181 *goes over our cap rate, we have to do mailed notice to all residents; therefore, this is going to trigger a*
182 *mailed notice to all residents this year 30 days before the public hearing date, so they will get to come. I*
183 *did this once with this District in the early stages and I think 5 or 7 people showed up. You will get*
184 *questions as board members from the community when the letter comes out. My office will keep you*
185 *posted when the letter goes out. They will go out about 35 days before the public hearing.*

186
187 **On MOTION made by Vincent Sciarrabba, seconded by Dee Zaenglein,**
188 **and with all in favor, Resolution 2023-5 was adopted, and the Chair**
189 **was authorized to sign.**

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SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2023-6**

Consideration of Resolution 2023-6, a resolution of the Board of Supervisors of Artisan Lakes Community Development District ratifying, confirming, and approving the acceptance of conveyance of Phase V Property and Improvements; and addressing severability and an effective date

Mr. Ward indicated Victor Barbosa and Ashely Ligas would discuss this Resolution.

Mr. Victor Barbosa: I did not realize I was presenting this.

Mr. Ward: Okay, I'll do this. All this is really doing is transferring certain permits that are more specifically identified in the fourth whereas clause of the resolution to tell you certain infrastructure and certain regulatory permits, primarily Southwest Florida Water Management District permits to the District for infrastructure that we have purchased over time from the developer. As a part of the process, what we are doing with you now, since we are nearing the end of the development phase of this project, is infrastructure that we have acquired comes with it, not only the land and the ability to finance that and pay for that, but at some point now we have to transfer certain parts of the infrastructure and primarily the regulatory permits that go with it to the CDD. So, for the next meeting or two we are going to continue to do these kinds of resolutions with you. You can look at the document and see what facilities we are doing. It also grants easements to the District on certain tracts of land that we need in order to operate and maintain the facilities within the District itself.

Ms. Ashley Ligas: You had a great explanation. I was just going to say you are accepting conveyance of the fee title of certain tracts for part of that stormwater system as well. And establishing the easements for drainage and access in order to maintain that in the areas of the District in which you don't own the underlying land, but there may be pipes and that sort of thing that feed into the system.

Mr. Ward: As we finish this process up, Atwell Engineering will prepare for us maps that show all of the assets that we own, so we will provide those to you in the next three to four months also, so you kind of get a flavor of the assets that come into the District, the permitting status of all of these things and how we will be transferring those to you over the next couple of months. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Vincent Sciarrabba, seconded by Carol Sciarrabba, and with all in favor, Resolution 2023-6 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS **Consideration of Amended Agreement**

Consideration of a Second Amended & Restated Agreement between the Artisan Lakes Master Association, Inc., Artisan Lakes Community Development District, Artisan Lakes East Community Development District, and Esplanade at Artisan Lakes Community Association, Inc., to operate and maintain infrastructure improvements within the Districts

237 *Ms. Ligas: This second amended and restated agreement amends the maintenance agreement we*
238 *previously had with Artisan Lakes Community Development District and the Esplanade at Artisan Lakes*
239 *Community Association for maintenance services. So, now we are updating this to reflect that there are*
240 *two sister districts and a master association that are coordinating for the operation and maintenance of*
241 *District improvements throughout those two Districts. This is acknowledged by the prior association*
242 *which is Esplanade at Artisan Lakes Community Association. If you take a look at the end of the*
243 *agreement it outlines the scope of work of what district improvements will be maintained under this*
244 *agreement and a maintenance program and the timing of different types of activity that would take*
245 *place.*

246
247 *Mr. Ward: As Victor prepares the maps of what we do own, and what belongs to the District to*
248 *maintain, we can kind of make that an auxiliary document that more definitively shows you where all of*
249 *these assets are located that belong to the CDD.*

250
251 *Ms. Dee Zaenglein: I have a question about Moccasin Wallow Road. So, they've taken down the*
252 *landscaping, all the palm trees, and it's just scalped out there. They are going to increase it to four lanes*
253 *temporarily and then go six lanes for the future. So, as I'm reading this, everything is gone now, but we*
254 *are on the hook for replacing all of the beautification of Moccasin Wallow Road from here down to I-75?*
255 *How is that going to work?*

256
257 *Mr. Travis Stagnitta: As far as we are responsible for outside of the right-of-way (indecipherable).*

258
259 *Ms. Zaenglein: But the median we were responsible for is coming out and I'm asking, when they put*
260 *something else in, is that ours to take care of in perpetuity again?*

261
262 *Mr. Stagnitta: As far as the median goes, I don't think any landscaping is going back into place.*

263
264 *Mr. Ward: Generally, on a County road, if you want to do landscaping above and beyond the standard*
265 *county maintenance program, you would have to enter into an agreement with the County so you could*
266 *maintain that. If you choose not to enter into an agreement with the County for that, you'd just get sod.*

267
268 *Ms. Zaenglein: But that's what we did. We entered into an agreement with the County to beautify from*
269 *here down to 75. Now that all that's been ripped out, do we need a new agreement because I remember*
270 *quite vividly when they said we were on the hook in perpetuity to maintain the beautification of that*
271 *median.*

272
273 *Mr. Latessa: Was the CDD on the hook or was the Master Association on the hook?*

274
275 *Mr. Ward: Generally, the County will only enter into agreements with another government. They*
276 *generally don't do that with HOAs. That being said, that was before my time, so what I think we should*
277 *do is let me reach out and find out if there is an agreement that exists and who it's with and I'll come*
278 *back to you. Ashley, could you put that as a note to do please?*

279
280 *Ms. Ligas: Will do.*

281
282 *Mr. Victor Barbosa: Just for clarification, when there are agreements like that, and I haven't read this*
283 *one completely, but typically, it gives the District or whoever, the authorization to go into the right-of-*

284 way and make improvements, maintain, but not the obligation. So, you're not on the hook for it, you are
285 just allowed to do it if you choose to maintain it at a level higher than what the County typically does.

286
287 Ms. Zaenglein: That's not how it was explained to us. I was at the meeting, and we were clearly told
288 that the maintenance of that was our responsibility and I remember clearly the words were in perpetuity,
289 and I was like well that means forever.

290
291 Mr. Ward: I have no recollection at all, so we will find out. He called for a motion.

292
293 Discussion ensued regarding the motion.

294
295 **On MOTION made by Vincent Sciarrabba, seconded by Dee Zaenglein,**
296 **and with all in favor, the Second Amended & Restated Agreement was**
297 **approved excluding Moccasin Wallow Road.**

298
299 Mr. Ward: Ashley, I'm looking at the tenth order of business which is the Moccasin Wallow Road. Can
300 you explain what we were all just in the dark about?

301
302 Ms. Ligas: It sounded like you were talking about something historical, and I too don't have an answer
303 on whether there were prior agreements dating back, but Items 9 and 10 are maintenance agreements
304 that are between the Districts regarding the maintenance of any landscaping, lighting, irrigation, signs,
305 and structures that are located in those medians in the Manatee County right-of-way. And those
306 agreements are a requirement of the County if you are installing any additional improvements above and
307 beyond what's there.

308
309 Mr. Ward: So, do you know what you're doing in improvements on Artisan Lakes because Jere has an
310 agreement in here for the District to maintain the stuff.

311
312 Mr. Travis Stagnitta: For Moccasin Wallow? Yes.

313
314 Mr. Ward: So, let's do this because I'm a little confused and I think Travis is confused too, so we are
315 going to pull the maintenance agreement for Moccasin Wallow Road, which is Item 10, and that will
316 come back to you at your next meeting.

317
318 Ms. Ligas: Are you also pulling the one for Artisan Lakes Parkway?

319
320 Mr. Ward: I think the Parkway is fine. So, we are going to go on to Item 9 then.

321
322
323 **NINTH ORDER OF BUSINESS** **Consideration of Agreement**

324
325 **Consideration of Maintenance Agreement for Right-of-Way Improvements [Artisan Lakes Parkway]**
326 **between Artisan Lakes Community Development District, Artisan Lakes Ease Community**
327 **Development District and Manatee County**

328

329 *Ms. Ligas: This is an agreement between Artisan Lakes and Artisan Lakes East CDD along with Manatee*
330 *County for maintenance of landscaping, lighting, irrigation, signs and structures that the District may put*
331 *in the County's right-of-way.*

332
333 *Mr. Ward: This is along the Parkway and dovetails into the maintenance agreement with HOA. This is*
334 *now included in there.*

335
336 *Mr. Sciarrabba: I do have a question about the lighting. We have a lot of issues with the lighting at the*
337 *corner of Artisan Lakes and Moccasin Wallow Road. It is very dark and very dangerous there.*

338
339 *Mr. Ward: Victor, if you could take a look at that, that would be great.*

340
341 *Mr. Barbosa: Will do.*

342
343 *Ms. Zaenglein: When the three traffic circles are put in, then whatever landscaping emerges from that,*
344 *then we maintain that as well?*

345
346 *Mr. Ward: Correct.*

347
348 *Mr. Latessa: Does the CDD receive an invoice from Down to Earth for maintaining the middle of the*
349 *common area up and down Artisan Lakes Parkway?*

350
351 *Mr. Ward: The agreement we have with the Master Association indicates that they will maintain it and*
352 *pay the bills for that. So, that goes directly to the HOA. Nothing comes to the CDD.*

353
354 *Mr. Latessa: Does the CDD then pay the Master HOA?*

355
356 *Mr. Ward: No, absolutely not.*

357
358 *Mr. Latessa: If we are not paying for this, then why is this listed here for us as a CDD?*

359
360 *Mr. Ward: Because it's a public road right-of-way that the County, as I was saying earlier –*

361
362 *Mr. Latessa: Oh, now I got it. Thank you.*

363
364 *Mr. Ward asked if there were any other questions; hearing none, he called for a motion.*

365
366 **On MOTION made by Vincent Sciarrabba, seconded by Peter Latessa,**
367 **and with all in favor, the Maintenance Agreement for Right-of-Way**
368 **Improvements [Artisan Lakes Parkway] between Artisan Lakes**
369 **Community Development District, Artisan Lakes Ease Community**
370 **Development District and Manatee County was approved.**

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373 **TENTH ORDER OF BUSINESS**
374

Consideration of Agreement

375 **Consideration of Maintenance Agreement for Right-of-Way Improvements [Moccasin Wallow]**
376 **between Artisan Lakes Community Development District and Manatee County**
377

378 Mr. Ward indicated this would be reviewed at the next meeting.
379

380
381 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**
382

383 **I. District Attorney**
384

385 *Ms. Ligas: We will get answers on the Moccasin Wallow history and get back to you all.*
386

387 **II. District Engineer**
388

389 *Mr. Barbosa: Whereas Resolution 2023-6 conveyed all of the land and the easements associated*
390 *with the ponds and the wetland areas within the District, we are working with SWFMD to get the*
391 *permits for all of the areas within Artisan Lakes, mainly Esplanade, transferred to operations. So, we*
392 *have been working on that for the last couple of years. There have been some issues with some of*
393 *the infrastructure being constructed based on the original Wilson Miller permits which go back to*
394 *2008. Just trying to reconcile all of the improvements with the permits. It's taking us a little bit*
395 *longer than we anticipated, but we anticipate that the first phase of Artisan Lakes will be transferred*
396 *to operations here in the next couple of months. Once that is done, we will be able to transfer all of*
397 *the subsequent permits, so that all improvements will be conveyed to the District and under their*
398 *operation and maintenance responsibility. That's ongoing work, we anticipate that to take another*
399 *two to three months, at which time those conveyances will be brought back to the Board for*
400 *approval. Other than that, I will look into the issues with lighting at Moccasin Wallow and Artisan*
401 *Lakes Parkway.*
402

403 **III. District Manager**
404

- 405 **a) Important Board Meeting Dates for Balance of Fiscal Year 2023**
- 406 **i. Public Hearings: FY2024 Budget Adoption – May 4, 2023, 3:00 P.M.**
- 407 **b) Financial Statement for period ending November 30, 2022 (unaudited)**
- 408 **c) Financial Statement for period ending December 31, 2022 (unaudited)**
409

410 *Mr. Ward: Just remember May 4 is your public hearing. You will be here at 3:00 p.m., so be ready*
411 *and prepared.*
412

413
414 **TWELFTH ORDER OF BUSINESS** **Audience Comments and Supervisor's Requests**
415

416 Mr. Ward asked if there were any members of the audience present in person or by audio or video with
417 any questions or comments; there were none. He asked if there were any Supervisor's requests; there
418 were none.
419

420
421 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**
422

423 Mr. Ward adjourned the meeting at approximately 3:53 p.m.

424

425

On MOTION made by Peter Latessa, seconded by Dee Zaenglein, and with all in favor, the meeting was adjourned.

426

427

428

429

Artisan Lakes Community Development District

430

431

432

433

James P. Ward, Secretary

Name: _____

434

Chairperson / Vice-Chairperson

435

DRAFT

RESOLUTION 2023-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPOINTING LEGAL COUNSEL FOR THE DISTRICT, AUTHORIZING COMPENSATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to an ordinance adopted by the Board of County Commissioners of Manatee County, Florida, and is located entirely within Manatee County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) may contract for the services of consultants to perform planning, engineering, legal or other appropriate services of a professional nature; and

WHEREAS, the Board desires to appoint a District Counsel and to provide compensation for their services.

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

Section 1. APPROVAL OF AGREEMENT. Kutak Rock LLP is appointed as District Counsel and shall be compensated for their services in such capacity in the manner prescribed in **Exhibit A**.

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

Section 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions in conflict are hereby repealed to the extent of such conflict, including but not limited to Resolution 2022-1 of the Board of Supervisors.

Section 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

Section 5. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2th day of March 2023.

Attest:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Name: _____
Chairperson / Vice-Chairperson

RESOLUTION 2023-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPOINTING LEGAL COUNSEL FOR THE DISTRICT, AUTHORIZING COMPENSATION AND PROVIDING FOR AN EFFECTIVE DATE.

Exhibit A: Attorney Retainer Agreement

RETENTION AND FEE AGREEMENT

I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

- A. Artisan Lakes Community Development District (“**Client**”)
c/o JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

and

- B. Kutak Rock LLP (“**Kutak Rock**”)
107 West College Avenue
Tallahassee, Florida 32301

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written

request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client's expense.

IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client's work are as follows:

Jere L. Earlywine	\$335
Associates	\$275
Contract Attorney	\$235
Paralegals	\$195

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("**Trustees**"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this

Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Its: _____

Date: _____

KUTAK ROCK LLP

By: 

Jere L. Earlywine

Date: February 14, 2023

ATTACHMENT A

KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 65.5 cents per mile pursuant to the standard mileage rate for business travel established by the Internal Revenue Service (IRS). Should the IRS increase the mileage allowance, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 65.5 cents per mile pursuant to the standard mileage rate for business travel established by the Internal Revenue Service (IRS). Should the IRS increase the mileage allowance, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2023

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

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

Artisan Lakes Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2023**

	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	\$ 264,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264,813
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	-	-	0	-	-	-	0
Reserve Account							
Series 2013 A-1	-	262,444	-	-	-	-	262,444
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	103,481	-	-	-	-	103,481
Series 2018	-	-	137,249	-	-	-	137,249
Revenue							
Series 2013 A-1 and A-2	-	404,722	-	-	-	-	404,722
Series 2013 A-3	-	82,683	-	-	-	-	82,683
Series 2018	-	-	411,046	-	-	-	411,046
Prepayment Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	184	-	-	-	-	184
Series 2018	-	-	94	-	-	-	94
Capitalized Interest Account							
Construction Account					6		6

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2023**

	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		
Cost of Issuance Account					-	-
Due from Other Funds						
General Fund	-	49,841	62,363	-	-	112,204
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	903,356	903,356
Amount to be Provided by Debt Service Funds	-	-	-	-	9,591,644	9,591,644
Total Assets	<u>\$ 264,813</u>	<u>\$ 903,356</u>	<u>\$ 610,752</u>	<u>\$ 6</u>	<u>\$ 10,495,000</u>	<u>\$ 12,273,927</u>
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-					-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	112,204	-	-	-	-	112,204
Bonds Payable						
Current Portion						
Series 2013 A-1					\$60,000	60,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$20,000	20,000
Series 2018					\$115,000	115,000
Long Term						
Series 2013 A-1					\$2,875,000	2,875,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$1,095,000	1,095,000
Series 2018					\$6,330,000	6,330,000
Total Liabilities	<u>\$ 112,204</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,495,000</u>	<u>\$ 10,607,204</u>

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2023**

	Governmental Funds					Account Groups General Long Term Debt	Totals (Memorandum Only)	
	Debt Service Funds			Capital Project Fund				
	General Fund	Series 2013	Series 2018	Series 2018				
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	-	
Fund Balance								
Restricted								
Beginning: October 1, 2022 (Unaudited)	-	736,301	398,066	6	-	-	1,134,372	
Results from Current Operations	-	167,055	212,687	-	-	-	379,742	
Unassigned								
Beginning: October 1, 2022 (Unaudited)	122,450	-	-	-	-	-	122,450	
Results from Current Operations	30,159	-	-	-	-	-	30,159	
Total Fund Equity and Other Credits	\$ 152,609	\$ 903,356	\$ 610,752	\$ 6	\$ -	\$ -	\$ 1,666,723	
Total Liabilities, Fund Equity and Other Credits	\$ 264,813	\$ 903,356	\$ 610,752	\$ 6	\$ 10,495,000	\$ -	\$ 12,273,927	

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810	N/A
Interest							
Interest - General Checking	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	292	851	55,392	10,921	67,455	79,690	85%
Special Assessments - Off-Roll	-	-	-	-	-	-	0%
Developer Contribution							
	-	-	-	-	-	-	N/A
Intragovernmental Transfer In							
	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 292	\$ 851	\$ 55,392	\$ 10,921	\$ 67,455	\$ 80,500	84%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's Fees	-	-	800	-	800	3,200	25%
Executive							
Professional Management	1,917	1,917	1,917	1,917	7,667	23,000	33%
Financial and Administrative							
Audit Services	-	-	-	6,300	6,300	4,300	147%
Accounting Services	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	1,000	0%
Other Contractual Services							
Legal Advertising	-	-	-	-	-	2,000	0%
Trustee Services	-	-	4,246	4,246	8,493	9,725	87%
Dissemination Agent Services	-	-	-	-	-	6,000	0%
Bond Amortization Schedules	100	-	-	-	100	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	N/A

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Bank Service Fees	1	2	4	-	7	250	3%
Communications & Freight Services							
Postage, Freight & Messenger	-	-	-	-	-	150	0%
Computer Services - Website Development	-	-	-	-	-	1,200	0%
Insurance	-	5,415	-	-	5,415	5,200	104%
Printing & Binding	-	-	68	-	68	500	14%
Subscription & Memberships	-	175	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	1,668	3,197	4,865	12,800	38%
Legal - Boundary Amendment	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services	-	-	2,439	969	3,408	1,000	341%
Stormwater Needs Analysis	-	-	-	-	-	-	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:	2,018	7,509	11,141	16,629	37,297	80,500	46%
Total Expenditures and Other Uses:	\$ 2,018	\$ 7,509	\$ 11,141	\$ 16,629	\$ 37,297	\$ 80,500	46%
Net Increase/ (Decrease) in Fund Balance	(1,726)	(6,658)	44,251	(5,708)	30,159	-	
Fund Balance - Beginning	122,450	120,724	114,066	158,317	122,450	-	
Fund Balance - Ending	\$ 120,724	\$ 114,066	\$ 158,317	\$ 152,609	152,609	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	1,201	1,602	1,585	1,808	6,197	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll							
Series 2013 Bonds A-1	962	2,804	182,600	36,002	222,367	\$ 262,585	85%
Series 2013 Bonds A-2					-	\$ -	N/A
Series 2013 Bonds A-3	370	1,078	70,192	13,839	85,479	\$ 100,950	85%
Special Assessments - Off-Roll							
Series 2013 Bonds A-1	-	-	-	-	-	\$ -	N/A
Series 2013 Bonds A-2	-	-	-	-	-	\$ -	N/A
Series 2013 Bonds A-3	-	-	-	-	-	\$ -	N/A
Special Assessments - Prepayments							
Series 2013 Bonds A-1							N/A
Series 2013 Bonds A-2							N/A
Series 2013 Bonds A-3							
Intragovernmental Transfer In							0%
Total Revenue and Other Sources:	\$ 2,532	\$ 5,484	\$ 254,377	\$ 51,649	\$ 314,043	\$ 363,536	86%
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000	0%
Series 2013 Bonds A-2						\$ -	N/A
Series 2013 Bonds A-3						\$ 20,000	0%
Principal Debt Service - Early Redemptions							
Series 2013 Bonds A-1	-	5,000	-	-	5,000	-	N/A
Series 2013 Bonds A-2	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	-	-	-	N/A
Interest Expense							
Series 2013 Bonds A-1	-	101,569	-	-	101,569	203,138	50%
Series 2013 Bonds A-2						-	N/A
Series 2013 Bonds A-3		40,419			40,419	80,838	50%
Operating Transfers Out (To Other Funds)							N/A
Total Expenditures and Other Uses:	\$ -	\$ 146,988	\$ -	\$ -	\$ 146,988	\$ 363,976	40%
Net Increase/ (Decrease) in Fund Balance	2,532	(141,504)	254,377	51,649	167,055	(440)	
Fund Balance - Beginning	736,301	738,833	597,329	851,706	736,301	-	
Fund Balance - Ending	\$ 738,833	\$ 597,329	\$ 851,706	\$ 903,356	903,356	\$ (440)	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income							
Interest Account	-	1	-	-	1	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	2	5	46%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	-	0	0	2	5	36%
Capitalized Interest Account	-	-	-	-	-	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	1,666	4,857	316,302	62,363	385,188	454,830	85%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,667	\$ 4,859	\$ 316,303	\$ 62,364	\$ 385,193	\$ 454,840	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2018	-	-	-	-	-	115,000	0%
Principal Debt Service - Early Redemptions							
Series 2018	-	-	-	-	-	-	N/A
Interest Expense							
Series 2018	-	172,506	-	-	172,506	345,013	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 172,506	\$ -	\$ -	172,506	\$ 460,013	38%
Net Increase/ (Decrease) in Fund Balance	1,667	(167,648)	316,303	62,364	212,687	(5,173)	
Fund Balance - Beginning	398,066	399,733	232,085	548,389	398,066	-	
Fund Balance - Ending	\$ 399,733	\$ 232,085	\$ 548,389	\$ 610,752	610,752	\$ (5,173)	

Prepared by:

JPWARD and Associates, LLC

Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

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

Prepared by:

JPWARD and Associates, LLC