

JPWard and Associates, LLC

**ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

ADOPTED BUDGET

FISCAL YEAR 2019



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

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ASSESSMENT LEVY

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Artisan Lakes Community Development District

General Fund - Budget

Fiscal Year 2019

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

Artisan Lakes Community Development District

General Fund - Budget

Fiscal Year 2019

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

Artisan Lakes Community Development District

General Fund - Budget

Fiscal Year 2019

Revenues and Other Sources

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

Appropriations

Legislative

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

Executive

Professional - Management	\$	20,000
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The District retains the services of a professional management company - **JPWard and Associates, LLC** - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to Flow Wav CDD.

Financial and Administrative

Audit Services	\$	4,200
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures, if it's Revenues or Expenditures reach a certain threshold.

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

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

Arbitrage Rebate Fees	\$	500
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For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.

Other Contractual Services \$ -

Recording and Transcription	\$	-
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Legal Advertising	\$	5,000
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Trustee Services	\$	5,725
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With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.

Dissemination Agent Services	\$	5,000
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With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.

Property Appraiser Fees	\$	-
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Bank Service Fees	\$	360
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Artisan Lakes Community Development District

General Fund - Budget

Fiscal Year 2019

Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	750
Rentals and Leases		
Miscellaneous Equipment	\$	-
Computer Services (Web Site Maintenance)	\$	875
Insurance	\$	5,000
Subscriptions and Memberships	\$	175
Printing and Binding	\$	750
Office Supplies	\$	-
Legal Services		
General Counsel	\$	13,000
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".		
Other General Government Services		
Engineering Services	\$	2,850
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
Contingencies	\$	-
Reserves		
Operational Reserve (Future Years)	\$	10,000
The District has established an operational reserve to cover expenses that occur before assessment monies are received, and/or other expenses that may arise that are not anticipated in the Budget.		
Other Fees and Charges		
Discounts and Tax Collector Fees	\$	5,193
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee		
Total Appropriations:		\$ 79,378

Artisan Lakes Community Development District

Debt Service Fund - Series 2013 Bonds - Budget

Fiscal Year 2019

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

Restricted Fund Balance:

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

Artisan Lakes Community Development District

Debt Service Fund - Series 2013 A-1

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

Artisan Lakes Community Development District

Debt Service Fund - Series 2013 A-1

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

Artisan Lakes Community Development District

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

Artisan Lakes Community Development District

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

Artisan Lakes Community Development District

Debt Service Fund - Series 2013 A-3

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

Artisan Lakes Community Development District

Debt Service Fund - Series 2013 A-3

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

Principal Balance - September 30, 2017 \$ 2,420,000

Artisan Lakes Community Development District

Assessment Comparison - Budget
Fiscal Year 2019

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

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

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

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

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