

# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

May 15, 2015

Clerk of the Board of County Commissioners  
Manatee County  
PO Box 1000  
Bradenton, FL 34206-1000

Re: Artisan Lakes Community Development District Proposed  
Fiscal Year 2015/2016 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2015/2016 budget (the "Proposed Budget") approved by the Board of Supervisors of the Artisan Lakes Community Development District (the "Board") for the purpose of setting a hearing to consider public comment and testimony on same. The public hearing on the Proposed Budget has been scheduled for **July 14, 2015 at 11:00 a.m.** located at **4725 Los Robles Court, Palmetto, Florida 33402**. Transmittal of the enclosed Proposed Budget is being made for purposes of disclosure and information, in accordance with the requirement set forth in Section 190.008(b), *Florida Statutes*, and posting on the website of Manatee County (at least two days prior to the public hearing) pursuant to Section 189.418(4), *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,



Joseph Roethke  
District Manager

Cc: Andrew Miller, Chairman  
Jere Earlywine, District Counsel

Enclosure

Artisan Lakes  
Community Development District  
General Fund  
Fiscal Year 2015/2016  
Proposed Budget

	Chart of Accounts Classification	Budget for 2015/2016
1		
2	<b>REVENUES</b>	
3		
4	Special Assessments	
5	Tax Roll*	118,225
6	Off Roll*	0
7	Contributions & Donations from Private Sources	
8	Developer Contributions	0
9	Owners Association	0
10		
11	<b>TOTAL REVENUES</b>	<b>\$118,225</b>
12		
13	Balance Forward from Prior Year	\$0
14		
15	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$118,225</b>
16		
17	<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
18		
19	<b>EXPENDITURES - ADMINISTRATIVE</b>	
20		
21	Financial & Administrative	
22	Administrative Services	4,500
23	District Management	12,000
24	District Engineer	7,500
25	Disclosure Report	5,000
26	Trustees Fees	8,000
27	Financial Consulting	8,600
28	Accounting Services	9,900
29	Auditing Services	4,100
30	Arbitrage Rebate Calculation	650
31	Public Officials Liability Insurance	1,425
32	Legal Advertising	6,500
33	Bank Fees	0
34	Dues, Licenses & Fees	175
35	Miscellaneous Fees	0
36	Website Fees & Maintenance	2,100
37	Legal Counsel	
38	District Counsel	15,000
39		
40	<b>Administrative Subtotal</b>	<b>\$85,450</b>
41		
42	<b>EXPENDITURES - FIELD OPERATIONS</b>	
43		
44	Other Physical Environment	
45	General Liability Insurance	2,775
46	Property Insurance	10,000
47	Contingency	
48	Miscellaneous Contingency	10,000
49	Capital Reserves	10,000
50	Capital Outlay	0
51		
52	<b>Field Operations Subtotal</b>	<b>\$32,775</b>
53		
54	<b>Contingency for County/TRIM Notice</b>	
55		
56	<b>TOTAL EXPENDITURES</b>	<b>\$118,225</b>
57		
58	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0</b>

**Budget Template**  
**Artisan Lakes Community Development District**  
**Debt Service**  
**Fiscal Year 2015/2016**

Chart of Accounts Classification	Series 2013A-1	Series 2013A-2	Series 2013A-3	Budget for 2015/2016
<b>REVENUES</b>				
Special Assessments				
Net Special Assessments <sup>(1)</sup>	\$273,911.94	\$189,869.57	\$206,981.48	\$670,762.99
<b>TOTAL REVENUES</b>	<b>\$273,911.94</b>	<b>\$189,869.57</b>	<b>\$206,981.48</b>	<b>\$670,762.99</b>
<b>EXPENDITURES</b>				
Administrative				
Financial & Administrative				
Bank Fees				\$0.00
Debt Service Obligation	\$273,911.94	\$189,869.57	\$206,981.48	\$670,762.99
Administrative Subtotal	\$273,911.94	\$189,869.57	\$206,981.48	\$670,762.99
<b>TOTAL EXPENDITURES</b>	<b>\$273,911.94</b>	<b>\$189,869.57</b>	<b>\$206,981.48</b>	<b>\$670,762.99</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Manatee County Collection Costs and Early Payment Discounts

7.0%

Gross assessments

\$720,321.08

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

**Notes:**

Tax Roll Collection Costs for Manatee County are 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Artisan Lakes Community Development District

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2015/2016 O&M Budget	\$118,225.00
Manatee County 7% Collection Cost:	\$8,898.66
2015/2016 Total:	<u>\$127,123.66</u>

2014/2015 O&M Budget (Developer Funded)	\$118,225.00
2015/2016 O&M Budget	\$118,225.00
Total Difference:	<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2014/2015	2015/2016	\$	%
Debt Service - Single Family 40'	\$708.80	\$708.80	\$0.00	0.00%
Debt Service - Single Family 40'	\$526.53	\$526.53	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$56.13	\$56.13	\$0.00	0.00%
<b>Total Single Family 40' (Phases 1-1 &amp; 1-2)</b>	<b>\$1,291.46</b>	<b>\$1,291.46</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Single Family 50'	\$885.99	\$885.99	\$0.00	0.00%
Debt Service - Single Family 50'	\$658.16	\$658.16	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$70.16	\$70.16	\$0.00	0.00%
<b>Total Single Family 50' (Phases 1-1 &amp; 1-2)</b>	<b>\$1,614.31</b>	<b>\$1,614.31</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Single Family 60'	\$1,063.19	\$1,063.19	\$0.00	0.00%
Debt Service - Single Family 60'	\$789.79	\$789.79	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$84.20	\$84.20	\$0.00	0.00%
<b>Total Single Family 60' (Phases 1-1 &amp; 1-2)</b>	<b>\$1,937.18</b>	<b>\$1,937.18</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Single Family 70'	\$1,240.39	\$1,240.39	\$0.00	0.00%
Debt Service - Single Family 70'	\$921.42	\$921.42	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$98.23	\$98.23	\$0.00	0.00%
<b>Total Single Family 70' (Phases 1-1 &amp; 1-2)</b>	<b>\$2,260.04</b>	<b>\$2,260.04</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Single Family 40'	\$365.73	\$365.73	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$56.13	\$56.13	\$0.00	0.00%
<b>Total Single Family 40' (Phase 1-3)</b>	<b>\$421.86</b>	<b>\$421.86</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Single Family 50'	\$457.17	\$457.17	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$70.16	\$70.16	\$0.00	0.00%
<b>Total Single Family 50' (Phase 1-3)</b>	<b>\$527.33</b>	<b>\$527.33</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Single Family 60'	\$548.60	\$548.60	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$84.20	\$84.20	\$0.00	0.00%
<b>Total Single Family 60' (Phase 1-3)</b>	<b>\$632.80</b>	<b>\$632.80</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Single Family 70'	\$640.03	\$640.03	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$98.23	\$98.23	\$0.00	0.00%
<b>Total Single Family 70' (Phase 1-3)</b>	<b>\$738.26</b>	<b>\$738.26</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Single Family 40'	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$56.13	\$56.13	\$0.00	0.00%
<b>Total Single Family 40' (Future Dev)</b>	<b>\$56.13</b>	<b>\$56.13</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Single Family 50'	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$70.16	\$70.16	\$0.00	0.00%
<b>Total Single Family 50' (Future Dev)</b>	<b>\$70.16</b>	<b>\$70.16</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Single Family 60'	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$84.20	\$84.20	\$0.00	0.00%
<b>Total Single Family 60' (Future Dev)</b>	<b>\$84.20</b>	<b>\$84.20</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Single Family 70'	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$98.23	\$98.23	\$0.00	0.00%
<b>Total Single Family 70' (Future Dev)</b>	<b>\$98.23</b>	<b>\$98.23</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Clubhouse	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Clubhouse	\$280.66	\$280.66	\$0.00	0.00%
<b>Total Clubhouse</b>	<b>\$280.66</b>	<b>\$280.66</b>	<b>\$0.00</b>	<b>0.00%</b>

**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2018/2019 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET  
COLLECTION COSTS @ 7.8%  
TOTAL O&M ASSESSMENT

\$116,225.00  
\$9,066.66  
\$125,291.66

LOT SIZE Platted Parcels	O&M	UNITS ASSESSED <sup>(1)</sup>			ALLOCATION OF O&M ASSESSMENT				TOTAL	TOTAL	TOTAL	PER LOT ANNUAL ASSESSMENT				
		Series 2013A-1 Debt Service <sup>(2)</sup>	Series 2013A-2 Debt Service <sup>(2)</sup>	Series 2013A-3 Debt Service <sup>(2)</sup>	EAU FACTOR	TOTAL EAUs	% TOTAL EAUs	TOTAL O&M BUDGET	SERIES 2013A-1 DEBT SERVICE ASSESSMENT	SERIES 2013A-2 DEBT SERVICE ASSESSMENT	SERIES 2013A-3 DEBT SERVICE ASSESSMENT	O&M	2013A-1 DEBT SERVICE <sup>(3)</sup>	2013A-2 DEBT SERVICE <sup>(3)</sup>	2013A-3 DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
Single Family 40' (Phases 1-1 / 1-2)	53	53	37		0.80	42.40	2.34%	\$2,974.97	\$37,568.40	\$19,481.81	\$0.00	\$58.13	\$708.88	\$826.83		\$1,291.48
Single Family 50' (Phases 1-1 / 1-2)	127	127	120		1.00	127.00	7.01%	\$8,810.88	\$112,830.73	\$78,078.20	\$0.00	\$78.16	\$885.99	\$858.16		\$1,614.31
Single Family 60' (Phases 1-1 / 1-2)	104	104	102		1.20	124.80	8.89%	\$6,756.50	\$110,571.78	\$80,558.58	\$0.00	\$84.20	\$1,063.19	\$789.79		\$1,837.18
Single Family 70' (Phases 1-1 / 1-2)	27	27	27		1.40	37.80	2.08%	\$2,652.21	\$33,490.53	\$24,878.34	\$0.00	\$98.23	\$1,248.39	\$821.42		\$2,369.94
Single Family 40' (Phase 1-3)	232			232	0.80	185.60	10.24%	\$13,822.49	\$0.00	\$0.00	\$84,848.36	\$58.13			\$368.73	\$421.94
Single Family 50' (Phase 1-3)	125			125	1.00	125.00	6.80%	\$8,770.54	\$0.00	\$0.00	\$57,148.23	\$78.16			\$457.17	\$527.33
Single Family 60' (Phase 1-3)	95			95	1.20	114.00	6.29%	\$7,908.73	\$0.00	\$0.00	\$52,117.00	\$84.20			\$648.80	\$632.80
Single Family 70' (Phase 1-3)	44			44	1.40	61.60	3.40%	\$4,322.12	\$0.00	\$0.00	\$28,181.32	\$98.23			\$848.83	\$738.26
Single Family 40' (Future Dev)	533				0.80	426.40	23.53%	\$29,918.03	\$0.00	\$0.00	\$0.00	\$58.13				\$58.13
Single Family 50' (Future Dev)	301				1.00	301.00	16.81%	\$21,119.45	\$0.00	\$0.00	\$0.00	\$78.16				\$78.16
Single Family 60' (Future Dev)	180				1.20	180.00	9.93%	\$12,829.57	\$0.00	\$0.00	\$0.00	\$84.20				\$84.20
Single Family 70' (Future Dev)	53				1.40	74.20	4.10%	\$5,208.18	\$0.00	\$0.00	\$0.00	\$98.23				\$98.23
Clubhouse (Phase 1)	1				4.00	4.00	0.22%	\$280.68	\$0.00	\$0.00	\$0.00	\$298.88				\$298.88
Clubhouse (Future Dev)	2				4.00	8.00	0.44%	\$581.31	\$0.00	\$0.00	\$0.00	\$280.68				\$280.68
<b>Total</b>	<b>1847</b>	<b>311</b>	<b>286</b>	<b>499</b>		<b>1811.80</b>	<b>100.00%</b>	<b>\$127,173.69</b>	<b>\$295,149.47</b>	<b>\$203,897.73</b>	<b>\$222,273.93</b>					
LESS Manatee County Collection Costs and Early Payment Discounts								<b>(\$8,896.86)</b>	<b>(\$28,237.46)</b>	<b>(\$14,828.18)</b>	<b>(\$15,282.46)</b>					
Net Revenues to be Collected								<b>\$118,276.80</b>	<b>\$273,911.94</b>	<b>\$189,069.57</b>	<b>\$206,991.45</b>					

<sup>(1)</sup> Reflects sixteen 40', seven 50' and two 60' 2013A-2 prepayments.

<sup>(2)</sup> Reflects the number of total lots with Series 2013A-1, 2013A-2 and 2013A-3 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2013A-1, 2013A-2 and 2013A-3 bond issues. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2018 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.