

# Artisan Lakes East

Community Development District

Meeting Agenda  
February 5, 2026

JPWard and Associates, LLC  
2301 N.E. 37<sup>th</sup> Street  
Fort Lauderdale, Florida 33308  
Phone: (954) 658-4900

**ARTISAN LAKES EAST**  
Community Development District

**LOCATION:** Artisan Lakes Clubhouse  
4725 Los Robles Court  
Palmetto, Florida 34221

**DATE:** February 5, 2026

**TIME:** 3:00 PM

## MEETING AGENDA

**Board of Supervisors**

**Tina Golub, Chairperson**  
**Michael Piendel, Vice-Chairperson**  
**Jim Schmidt, Assistant Secretary**  
**Eric L. Singer, Assistant Secretary**  
**Matt Sawyer, Assistant Secretary**

**James P. Ward, District Manager**  
**2301 N.E. 37<sup>th</sup> Street**  
**Fort Lauderdale, Florida 33308**  
**JimWard@JPWardAssociates.com**  
**Phone: 954.658.4900**

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=mc26f25c218de6fd602b432d35d52d94f>  
✓ Phone: (408) 414-9388 Code: 2344 034 3963 Event Password Jpward

## FEBRUARY, 2026

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# AGENDA

1. Call to Order & Roll Call
2. Minutes:
  - I. May 1, 2025 - Regular Meeting. **Pages 5-9**
3. Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year 2025. **Pages 10-40**
4. Consideration of **Resolution 2026-1**, a Resolution of the Board of Supervisors of the Artisan Lakes East Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for **Thursday, April 2, 2026**, at **3:30 P.M.** at **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**. **Pages 41-54**
5. Consideration of **Resolution 2026-2**, a Resolution of the Board of Supervisors of the Artisan Lakes East Community Development District Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date. **Pages 55-71**
6. Staff Reports.
  - I. District Attorney
  - II. District Engineer
  - III. District Manager
    - a) **Important Meeting Dates for Fiscal Year 2026:**
      - Thursday, April 2, 2026 - Public Hearing: Proposed Budget for FY 2027.
      - b) Financial Statement for the period ending October 31, 2025 (unaudited).
      - c) Financial Statement for the period ending November 30, 2025 (unaudited).
      - d) Financial Statement for the period ending December 31, 2025 (unaudited).
7. Supervisors Requests.
8. Public Comments.

*These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.*
9. Adjournment.

# AGENDA

## Meeting Schedule - FY 2026

Thursday, October 2, 2025	Thursday, November 6, 2025
Thursday, December 4, 2025	Thursday, January 1, 2026 NO MEETING
<u>Thursday, February 5, 2026</u>	Thursday, March 5, 2026
Thursday, April 2, 2026	Thursday, May 7, 2026
Thursday, June 4, 2026	Thursday, July 2, 2026 NO MEETING
Thursday, August 6, 2026	Thursday, September 3, 2026

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 2: Minutes - May 1, 2025 - Regular Meeting.

Item 3: Consideration and acceptance of the Audited Financial Statements for Fiscal Year 2025, covering the period October 1, 2024, through September 30, 2025. A representative of the Audit Firm Grau & Associates will join the meeting to fully review the audit with the Board.

Item 4: **Resolution 2026-1**, a Resolution of the Board of Supervisors of the Artisan Lakes East Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for **Thursday, April 2, 2026**, at **3:00 P.M.** at **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**.

Item 5: **Resolution 2026-2**, a Resolution of the Board of Supervisors of the Artisan Lakes East Community Development District Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date

Item 6: Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

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

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The Regular Meeting of the Board of Supervisors of the Artisan Lakes East Community Development District was held on Thursday, May 1, 2025, at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. It began at 3:30 p.m. and was presided over by Tina Golub, Chairperson, and James P. Ward, as Secretary.

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**Present and constituting a quorum:**

Tina Golub	Chairperson
Matthew Sawyer	Assistant Secretary
Jim Schmidt	Assistant Secretary
Eric Singer	Assistant Secretary

**Absent:**

Mike Piendel	Vice Chairperson
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**Also present were:**

James P. Ward	District Manager
Jere Earlywine	District Counsel
Victor Barbosa	District Engineer

**Audience:**

All residents' 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 these minutes may be transcribed in verbatim.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. James Ward called the meeting to order at approximately 3:30 p.m. He called roll and all Members of the Board were present, with the exception of Supervisor Piendel, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

**Notice of Advertisement of Public Hearings**

46 **THIRD ORDER OF BUSINESS** **Consideration of Minutes**

47  
48 **February 6, 2025 - Regular Meeting Minutes**

49  
50 Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing  
51 none, he called for a motion.

52  
53 **On MOTION made by Matt Sawyer, seconded by Eric Singer,**  
54 **and with all in favor, the February 6, 2025 Regular Meeting**  
55 **Minutes were approved.**

56  
57  
58 **FOURTH ORDER OF BUSINESS** **PUBLIC HEARINGS**

59  
60 Mr. Ward explained the Public Hearing process noting there were two public hearings, the  
61 first related to the Budget itself.

62  
63 **a) FISCAL YEAR 2026 BUDGET**

64  
65 **I. Public Comment and Testimony**

66  
67 Mr. Ward called for a motion to open the Public Hearing.

68  
69 **On MOTION made by Matt Sawyer, seconded by Tina**  
70 **Golub, and with all in favor, the Public Hearing was opened.**

71  
72 Mr. Ward asked if there were any members of the public present on audio or video with  
73 questions regarding the Fiscal Year 2026 budget; there were none. He noted there  
74 were no members of the public present in person. He called for a motion to close the  
75 public hearing.

76  
77 **On MOTION made by Matt Sawyer, seconded by Eric Singer,**  
78 **and with all in favor, the Public Hearing was closed.**

79  
80 **II. Board Comment**

81  
82 Mr. Ward noted the budget was unchanged from the prior meeting. He asked if there  
83 were any questions or comments from the Board; there were none.

84  
85 **III. Consideration of Resolution 2025-7, a Resolution of the Board of Supervisors**  
86 **adopting the Annual Appropriation and Budget for Fiscal Year 2026**

87  
88 Mr. Ward called for a motion to approve the budget beginning October 1, 2025 and  
89 ending on September 30, 2026.

90

91 **On MOTION made by Eric Singer, seconded by Matt Sawyer,**  
92 **and with all in favor, Resolution 2025-7 was adopted, and**  
93 **the Chair was authorized to sign.**

94  
95 **b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN**  
96 **ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR**  
97 **CONFLICT AND PROVIDING AN EFFECTIVE DATE**  
98

99 Mr. Ward indicated this public hearing set into place the assessment rates and certified an  
100 assessment roll.

101  
102 **I. Public Comment and Testimony**  
103

104 Mr. Ward called for a motion to open the Public Hearing.  
105

106 **On MOTION made by Jim Schmidt, seconded by Matt**  
107 **Sawyer, and with all in favor, the Public Hearing was**  
108 **opened.**

109  
110 Mr. Ward asked if there were any members of the public present on audio or video with  
111 questions; there were none. He noted there were no members of the public present in  
112 person. He called for a motion to close the public hearing.  
113

114 **On MOTION made by Matt Sawyer, seconded by Jim**  
115 **Schmidt, and with all in favor, the Public Hearing was**  
116 **closed.**

117  
118 **II. Board Comment**  
119

120 Mr. Ward noted Resolution 2025-8 set the assessment rate for the general fund and  
121 certified an assessment roll. He asked if there were any questions or comments from  
122 the Board; there were none.  
123

124 **III. Consideration of Resolution 2025-8, a Resolution of the Board of Supervisors**  
125 **imposing special assessments, certifying an assessment roll, providing a**  
126 **severability clause; providing for conflict and providing an effective date**  
127

128 Mr. Ward called for a motion.  
129

130 **On MOTION made by Matt Sawyer, seconded by Jim**  
131 **Schmidt, and with all in favor, Resolution 2025-8 was**  
132 **adopted, and the Chair was authorized to sign.**

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**FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2025-9**

**Consideration of Resolution 2025-9, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026**

Mr. Ward noted the meeting dates would be the first Thursday of each month at 3:00 p.m. at the Artisan Lakes Clubhouse. He noted the Resolution allowed the CDD to advertise all meetings once in September, it did not bind the Board to the use of these dates, it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, Resolution 2025-9 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS** **Staff Reports**

**I. District Attorney**

*Mr. Jere Earlywine: We just did the work on the real estate conveyances, but otherwise I have no report.*

**II. District Engineer**

*Mr. Victor Barbosa: We are going through the statement of completions for SWFMD. We've submitted everything to SWFMD. We've received a few requests for additional information. We are trying to get the resolution for the Board within the next month or so.*

**III. District Manager**

- a) Supervisor of Elections Qualified Elector Report as of April 15, 2025**
- b) Special District Reporting: Goals and Objectives for Fiscal Year 2025**
- c) Important Board Meeting Dates for Fiscal Year 2025**
  - i. June/July - Look for Commission on Ethics email (Form 1 Financial Disclosure)**
- d) Financial Statement for period ending January 31, 2025 (unaudited)**
- e) Financial Statement for period ending February 28, 2025 (unaudited)**
- f) Financial Statement for period ending March 31, 2025 (unaudited)**

*Mr. Ward: The Supervisor of Elections is required to disclose the number of qualified electors as of April 15<sup>th</sup> every year. You have 1,662 qualified electors. You've already started the transition to a qualified elector election. The next election will be in 2026. Both Matt's and Tina's seats are up and you two will transition off the Board and two qualified electors will come on the Board. To the extent no one qualifies in 2026 for those two seats, then the process is, you two will stay on the Board until we appoint qualified electors. You have 90 days from the date of the election, so by February 2027*

184 you will have to appoint someone if no one qualifies. Also, included in your Agenda are  
185 your performance measures and standards for reporting as required in the last legislative  
186 session. I haven't made any changes to it. Unless you have any questions, I will ask you  
187 to adopt them.  
188

**On MOTION made by Matt Sawyer, seconded by Eric Singer,  
and with all in favor, the Performance Measures/Standards  
and Annual Reporting Form was approved.**

189  
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192  
193 Mr. Ward: Just a reminder your Form 1 is due this summer. You file it on the website just  
194 like you did last year. Just remember to check the box this year that you did your ethics  
195 training last year. You will also be required to do the ethics training again this year for  
196 next year's Form 1. We will send you out the links again as a reminder this summer to  
197 make sure you get them done.  
198

200 **SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

201  
202 Mr. Ward asked if there were any Supervisor's requests; there were none.  
203

205 **EIGHTH ORDER OF BUSINESS**

**Public Comments**

206  
207 **Public Comments - The public comment period is for items not listed on the Agenda,  
208 and comments are limited to three (3) minutes per person and assignment of speaking  
209 time is not permitted; however, the Presiding Officer may extend or reduce the time for  
210 the public comment period consistent with Section 286.0114, Florida Statutes**  
211

212 Mr. Ward asked if there were any public comments; there were none.  
213

215 **NINTH ORDER OF BUSINESS**

**Adjournment**

216  
217 Mr. Ward adjourned the Meeting at approximately 3:37 p.m.  
218

**On MOTION made by Eric Singer, seconded by Matt Sawyer,  
and with all in favor, the meeting was adjourned.**

222 Artisan Lakes East Community Development  
223 District

228 \_\_\_\_\_  
229 James P. Ward, Secretary

228 \_\_\_\_\_  
229 Tina Golub, Chairperson

**ARTISAN LAKES EAST  
COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA**

**TABLE OF CONTENTS**

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Artisan Lakes East Community Development District  
Manatee County, Florida

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Artisan Lakes East Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 9, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*Grau & Associates*

December 9, 2025

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Artisan Lakes East Community Development District, Manatee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$14,473,906) since the infrastructure was conveyed to the Manatee County for long term ownership, operations and maintenance in a prior fiscal year. The deficit is strictly a result of the conveyance of infrastructure to County and is not indicative of any adverse financial standing. The nature of the deficit is common in governmental accounting and is not intended to be funded by any increase in assessments. Further, financial condition assessment procedures have been applied and no deteriorating financial conditions were noted.
- The change in the District's total net position in comparison with the prior fiscal year was \$365,422, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,186,760, an increase of \$115,584 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows and liabilities and deferred inflows with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 1,187,241	\$ 1,071,660
Capital assets, net of depreciation	2,163,649	2,324,992
Total assets	3,350,890	3,396,652
Current liabilities	288,364	293,231
Long-term liabilities	17,536,432	17,942,749
Total liabilities	17,824,796	18,235,980
Net Position		
Net investment in capital assets	(15,372,782)	(15,617,756)
Restricted	756,635	692,298
Unrestricted	142,241	86,130
Total net position	\$ (14,473,906)	\$ (14,839,328)

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year.

Key elements of the change in net position are reflected in the following table:

	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,247,080	\$ 1,236,425
Operating grants and contributions	48,786	58,028
Capital grants and contributions	-	94,069
Total revenues	<u>1,295,866</u>	<u>1,388,522</u>
Expenses:		
General government	82,689	73,232
Maintenance and operations*	161,343	161,343
Interest	686,412	697,727
Conveyance of infrastructure	-	2,546,975
Total expenses	<u>930,444</u>	<u>3,479,277</u>
Change in net position	<u>365,422</u>	<u>(2,090,755)</u>
Net position - beginning	<u>(14,839,328)</u>	<u>(12,748,573)</u>
Net position - ending	<u>\$ (14,473,906)</u>	<u>\$ (14,839,328)</u>

\* Amount is comprised of depreciation expense

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$930,444. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised primarily of assessments for the current and prior fiscal year. In total, expenses decreased from the prior fiscal year. The majority of the change in expenses results from conveyance of infrastructure in the prior year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2025, the District had \$3,217,656 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,054,007 has been taken, which resulted in a net book value of \$2,163,649. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2025, the District had \$17,245,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Artisan Lakes East Community Development District at the office of the District Manager, James P. Ward at 2301 Northeast 37<sup>th</sup> Street, Fort Lauderdale, Florida 33308.

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 142,722
Restricted assets:	
Investments	1,044,519
Capital assets:	
Depreciable, net	2,163,649
Total assets	3,350,890
 <b>LIABILITIES</b>	
Accounts payable	481
Accrued interest payable	287,883
Non-current liabilities:	
Due within one year	410,000
Due in more than one year	17,126,432
Total liabilities	17,824,796
 <b>NET POSITION</b>	
Net investment in capital assets	(15,372,782)
Restricted for debt service	756,635
Unrestricted	142,241
Total net position	\$ (14,473,906)

See notes to the financial statements

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 82,689	\$ 138,800	\$ -	\$ 56,111
Maintenance and operations*	161,343	-	-	(161,343)
Interest on long-term debt	686,412	1,108,280	48,786	470,654
Total governmental activities	<u>930,444</u>	<u>1,247,080</u>	<u>48,786</u>	<u>365,422</u>
			Change in net position	<u>365,422</u>
			Net position - beginning	<u>(14,839,328)</u>
			Net position - ending	<u>\$ (14,473,906)</u>

\*Amount is comprised of depreciation expense

See notes to the financial statements

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 142,722	\$ -	\$ -	\$ 142,722
Investments	-	1,044,518	1	1,044,519
Total assets	<u>\$ 142,722</u>	<u>\$ 1,044,518</u>	<u>\$ 1</u>	<u>\$ 1,187,241</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 481	\$ -	\$ -	\$ 481
Total liabilities	<u>481</u>	<u>-</u>	<u>-</u>	<u>481</u>
Fund balances:				
Restricted for:				
Debt service	-	1,044,518	-	1,044,518
Capital projects	-	-	1	1
Unassigned	142,241	-	-	142,241
Total fund balances	<u>142,241</u>	<u>1,044,518</u>	<u>1</u>	<u>1,186,760</u>
Total liabilities and fund balances	<u>\$ 142,722</u>	<u>\$ 1,044,518</u>	<u>\$ 1</u>	<u>\$ 1,187,241</u>

See notes to the financial statements

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 1,186,760

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	3,217,656	
Accumulated depreciation	<u>(1,054,007)</u>	2,163,649

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(287,883)	
Unamortized original issue premium	(291,432)	
Bonds payable	<u>(17,245,000)</u>	<u>(17,824,315)</u>
Net position of governmental activities		<u>\$ (14,473,906)</u>

See notes to the financial statements

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Special assessments	\$ 138,800	\$ 1,108,280	\$ -	\$ 1,247,080
Interest earnings	-	48,786	-	48,786
Total revenues	138,800	1,157,066	-	1,295,866
<b>EXPENDITURES</b>				
Current:				
General government	82,689	-	-	82,689
Debt service:				
Principal	-	395,000	-	395,000
Interest	-	702,593	-	702,593
Total expenditures	82,689	1,097,593	-	1,180,282
Excess (deficiency) of revenues over (under) expenditures	56,111	59,473	-	115,584
Fund balances - beginning	86,130	985,045	1	1,071,176
Fund balances - ending	\$ 142,241	\$ 1,044,518	\$ 1	\$ 1,186,760

See notes to the financial statements

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	115,584
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		395,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expenses in the statement of activities.		(161,343)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue discount/premium		11,317
Change in accrued interest		4,864
		365,422
Change in net position of governmental activities	\$	365,422

See notes to the financial statements

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY**

Artisan Lakes East Community Development District (the "District") was created by Ordinance 2018-31 of Manatee County on August 21, 2018, effective on August 28, 2018, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, amended by Ordinance 2022-15. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, three of the five board members are affiliated with Taylor Woodrow Communities at Artisan Lakes, LLC (the "Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Approving the hiring and firing of key personnel.
4. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

The District's Assessments are included on the property tax bill that all landowner's receive. The Florida Statutes provide that special assessments may be collected by using the Uniform Method. Under the Uniform Method, the District's Assessments will be collected together with County and other taxes. These Assessments will appear on a single tax bill issued to each landowner subject to such. The statutes relating to enforcement of County taxes provide that County taxes become due and payable on November 1 of the year when assessed or soon thereafter as the certified tax roll is received by the Tax Collector and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes (together with any assessments, being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the District's Assessments. Upon any receipt of moneys by the Tax Collector from the Assessments, such moneys will be delivered to the District.

All city, county, school and special district ad valorem taxes, non-ad valorem special assessments and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, including the District Assessments, that are collected by the Uniform Method are payable at one time. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full and such partial payment is not to be accepted and is to be returned to the taxpayer, provided, however that a taxpayer may contest a tax assessment pursuant to certain conditions in Florida Statutes and other applicable law.

Under the Uniform Method, if the Assessments are paid during November when due or at any time within thirty (30) days after the mailing of the original tax notice or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. March payments are without discount. Pursuant to Section 197.222, Florida Statutes, taxpayers may elect to pay estimated taxes, which may include non-ad valorem special assessments such as the District's Assessments in quarterly installments with a variable discount equal to 6% on June 30 decreasing to 3% on December 31, with no discount on March 31. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment, and the Tax Collector is required to collect taxes prior to April 1 and after that date to institute statutory procedures upon delinquency to collect assessed taxes. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Certain taxpayers that are entitled to claim homestead tax exemption under Section 196.031(1), Florida Statutes may defer payment of a portion of the taxes and non-ad valorem assessments and interest accumulated on a tax certificate, which may include non-ad valorem special assessments. Deferred taxes and assessments bear interest at a variable rate not to exceed 7%. The amount that may be deferred varies based on whether the applicant is younger than age 65 or is 65 years old or older; provided that applicants with a household income for the previous calendar year of less than \$10,000 or applicants with less than the designated amount for the additional homestead exemption under Section 196.075, Florida Statutes that are 65 years old or older may defer taxes and assessments in their entirety.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)**

#### Assessments (Continued)

Collection of Delinquent Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessments due.

The District reports the following major governmental funds:

#### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

#### Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

#### Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- 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;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater improvements	25
Road & street facilities - paving	20
Other physical environment - landscaping	15
Water utility services	15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

### NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, and in certain instances the District Manager.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

### NOTE 4 - DEPOSITS AND INVESTMENTS

#### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

#### Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Gcts 0490	\$ 1,044,519	N/A	N/A
	<u>\$ 1,044,519</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – the Bond indenture determines the allowable investments and maturities, while any surplus funds are covered by the alternative investment guidelines and are generally of a short duration thus limiting the District's exposure to interest rate risk.

The Bond Indenture limits the type of investments held using unspent proceeds. The District's investments listed above meet these requirements under the indenture.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

## NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Stormwater improvements	\$ 1,552,841	\$ -	\$ -	\$ 1,552,841
Road & street facilities - paving	705,555	-	-	705,555
Other physical environment - landscaping	859,800	-	-	859,800
Water utility services	99,460	-	-	99,460
Total capital assets, being depreciated	<u>3,217,656</u>	<u>-</u>	<u>-</u>	<u>3,217,656</u>
Less accumulated depreciation for:				
Stormwater improvements	347,933	62,114	-	410,047
Road & street facilities - paving	199,910	35,278	-	235,188
Other physical environment - landscaping	312,771	57,320	-	370,091
Water utility services	32,050	6,631	-	38,681
Total accumulated depreciation	<u>892,664</u>	<u>161,343</u>	<u>-</u>	<u>1,054,007</u>
Total capital assets, being depreciated, net	<u>2,324,992</u>	<u>(161,343)</u>	<u>-</u>	<u>2,163,649</u>
Governmental activities capital assets, net	<u>\$ 2,324,992</u>	<u>\$ (161,343)</u>	<u>\$ -</u>	<u>\$ 2,163,649</u>

Depreciation expense was charged to maintenance and operations.

## NOTE 6 - LONG TERM LIABILITIES

### Series 2018

On December 12, 2018, the District issued \$6,060,000 of Capital Improvement Revenue Bonds, Series 2018, consisting of multiple term bonds with due dates ranging from May 1, 2024, to May 1, 2049, and fixed interest rates ranging from 4.2% to 5.2%. The Bonds were issued to finance a portion of the cost of acquiring, constructing and equipping the Series 2018 Project. Interest is paid semiannually on each May 1 and November 1, commencing May 1, 2019. Principal on the Series 2018 Bonds is paid serially commencing on May 1, 2020, through May 1, 2049.

## NOTE 6 - LONG TERM LIABILITIES (Continued)

### Series 2018

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity as set forth in the Bond Indenture. The Series 2018 Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to bill special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

### Series 2021

On June 17, 2021, the District issued \$6,015,000 of Capital Improvement Revenue Bonds, Series 2021-1 (Eave's Bend) and \$6,745,000 of Capital Improvement Revenue Bonds, Series 2021-2 (Heritage Park). Series 2021-1 Bonds consist of multiple term bonds with due dates ranging from May 1, 2026, to May 1, 2051 and Series 2021-2 Bonds consist of multiple term bonds with due dates ranging from May 1, 2026 to May 1, 2052 with both bonds having a fixed interest rates ranging from 2.30% to 4.00%. The Bonds were issued to finance a portion of the cost of acquiring, constructing and equipping the Series 2021 Project. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2021. Principal on the Series 2021-1 Bonds is paid serially commencing on May 1, 2022, through May 1, 2051, while principal on the Series 2021-2 Bonds is paid serially commencing on May 1, 2023, through May 1, 2052.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity as set forth in the Bond Indenture. The Series 2021 Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to bill special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2018	\$ 5,555,000	\$ -	\$ 115,000	\$ 5,440,000	\$ 120,000
Series 2021-1	5,625,000	-	135,000	5,490,000	140,000
Plus: original issue premium	136,378	-	5,098	131,280	-
Series 2021-2	6,460,000	-	145,000	6,315,000	150,000
Plus: original issue premium	166,371	-	6,219	160,152	-
Total	<u>\$ 17,942,749</u>	<u>\$ -</u>	<u>\$ 406,317</u>	<u>\$ 17,536,432</u>	<u>\$ 410,000</u>

## NOTE 6 - LONG TERM LIABILITIES (Continued)

### Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 410,000	\$ 690,921	\$ 1,100,921
2027	420,000	678,791	1,098,791
2028	435,000	664,991	1,099,991
2029	455,000	650,688	1,105,688
2030	465,000	635,655	1,100,655
2031-2035	2,615,000	2,912,911	5,527,911
2036-2040	3,145,000	2,381,579	5,526,579
2041-2045	3,865,000	1,698,843	5,563,843
2046-2050	4,400,000	763,460	5,163,460
2051-2052	1,035,000	56,000	1,091,000
	<u>\$ 17,245,000</u>	<u>\$ 11,133,839</u>	<u>\$ 28,378,839</u>

## NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

## NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

## NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

## NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims over the past three years.

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Special assessments	\$ 148,589	\$ 138,800	\$ (9,789)
Total revenues	148,589	138,800	(9,789)
<b>EXPENDITURES</b>			
Current:			
General government	148,589	82,689	65,900
Total expenditures	148,589	82,689	65,900
Excess (deficiency) of revenues over (under) expenditures	\$ -	56,111	\$ 56,111
Fund balance - beginning		86,130	
Fund balance - ending		\$ 142,241	

See notes to required supplementary information

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	14
Employee compensation	\$0
Independent contractor compensation	\$82,515
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$140.84 Debt service - \$848.98 - \$1,596.17
Special assessments collected	\$1,247,080
Outstanding Bonds:	
Series 2018 due May 1, 2049	\$5,440,000
Series 2021 due May 1, 2051	\$5,490,000
Series 2021 due May 1, 2052	\$6,315,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Artisan Lakes East Community Development District  
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Artisan Lakes East Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 9, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Grau & Associates*

December 9, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Artisan Lakes East Community Development District  
Manatee County, Florida

We have examined Artisan Lakes East Community Development District, Manatee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Artisan Lakes East Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

December 9, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Artisan Lakes East Community Development District  
Manatee County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Artisan Lakes East Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated December 9, 2025.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 9, 2025, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Artisan Lakes East Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Artisan Lakes East Community Development District, Manatee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

*Grau & Associates*

December 9, 2025

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

## RESOLUTION 2026-1

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

### RECITALS

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Artisan Lakes East Community Development District (the "Board") prior to June 15, 2026, a proposed Budget for Fiscal Year 2027; and

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

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

**SECTION 1. INCORPORATION OF WHEREAS CLAUSES.** The foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

**SECTION 2. BUDGET.** The proposed Budget submitted by the District Manager for Fiscal Year 2027 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

**DATE: Thursday, April 2, 2026**  
**HOUR: 3:00 PM**  
**LOCATION: Artisan Lakes Clubhouse**  
**4725 Los Robles Court**  
**Palmetto, Florida 34221**

**SECTION 4. TRANSMITTAL OF BUDGET.** The District Manager is hereby directed to submit a copy of the proposed budget to Manatee County at least 60 days prior to the hearing set above. In accordance with [Section 189.016, Florida Statutes](#), the District's Secretary is directed to post the proposed budget on the District's website at least two days before the Public Hearing date.

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

**SECTION 6. 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 7. 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.

**SECTION 8. PROVIDING FOR AN EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** by the Board of Supervisors of the Artisan Lakes East Community Development District, Manatee County, Florida, this 5th day of February 2026.

**ATTEST:**

**ARTISAN LAKES EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Tina Golub, Chairman

**Exhibit A:** Proposed Fiscal Year 2027 Budget

# Artisan Lakes East

Community Development District

## *Proposed Budget Fiscal Year 2027*

Prepared By:

*JPWard and Associates, LLC*

*2301 N.E. 37<sup>th</sup> Street*

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**Artisan Lakes East Community Development District  
General Fund - Budget  
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 12/23/2025	Anticipated Year End 09/30/2026	Fiscal Year 2027 Budget	Notes
<b>Revenues and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 155,792	\$ 26,361	\$ 155,792	\$ 156,396	Assessments from Property Owners
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 155,792</b>	<b>\$ 26,361</b>	<b>\$ 155,792</b>	<b>\$ 156,396</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ -	\$ 1,200	\$ 3,000	Statutory Required Fees (Waived by TM Board)
<b>Executive</b>					
Professional - Management	\$ 31,500	\$ 7,875	\$ 31,500	\$ 32,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 4,900	\$ 4,900	\$ 4,900	\$ 5,000	Statutory required audit - Yearly
Accounting Services	\$ 6,500	\$ 1,625	\$ 4,000	\$ 10,000	
Assessment Roll Preparation	\$ 6,500	\$ 1,625	\$ 6,000	\$ 10,000	
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>					
Legal Advertising	\$ 1,000	\$ -	\$ 800	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 8,385	\$ -	\$ 8,495	\$ 8,500	Trust Fees for Bonds
Dissemination Agent Services	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	Required Reporting for Bonds
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fee - Governmental Accounts
<b>Communications and Freight Services</b>					
Postage, Freight & Messenger	\$ 100	\$ -	\$ 100	\$ 100	Agenda Mailings and other Misc Mailings
Computer Services (Web Site)	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Site
<b>Insurance</b>	\$ 7,177	\$ 7,366	\$ 7,366	\$ 8,066	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ 1,000	\$ -	\$ 750	\$ 1,000	Agenda books and copies

**Artisan Lakes East Community Development District  
General Fund - Budget  
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 12/23/2025	Anticipated Year End 09/30/2026	Fiscal Year 2027 Budget	Notes
<b>Legal Services</b>					
General Counsel	\$ 11,000	\$ -	\$ 5,000	\$ 10,000	District Attorney
<b>Other General Government Services</b>					
Engineering Services	\$ 7,000	\$ 475	\$ 5,700	\$ 7,000	District Engineer
<b>Contingencies</b>	\$ -	\$ -	\$ -	\$ -	
<b>Reserves</b>					
Extraordinary Capital/Operations	\$ 50,000	\$ 12,500	\$ 50,000	\$ 40,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
<b>Other Fees and Charges</b>					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 10,905	\$ -	\$ 10,905	\$ 10,905	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
<b>Total Appropriations</b>	<b>\$ 155,792</b>	<b>\$ 36,541</b>	<b>\$ 146,541</b>	<b>\$ 156,396</b>	
<b>Fund Balances:</b>					
<b>Change from Current Year Operations</b>	\$ -	\$ (10,180)	\$ 9,251	\$ -	Cash Over (Short) at Fiscal Year End
<b>Fund Balance - Beginning</b>	<b>\$ 142,241</b>		<b>\$ 142,241</b>	<b>\$ 201,492</b>	
Current Year Reserve Allocation	\$ 50,000		\$ 50,000	\$ 40,000	Budgeted Funds for Long Term Capital Planning
<b>Total Fund Balance</b>	<b>\$ 192,241</b>		<b>\$ 201,492</b>	<b>\$ 241,492</b>	Total Cash Position
<b>Fund Balance - Allocations/Use of Funds</b>					
Extraordinary Capital/Operations	\$ 153,293		\$ 164,857	\$ 202,393	Long Term Capital Planning - Balance of Funds
1st 3 Months Operations Reserve	\$ 38,948		\$ 36,635	\$ 39,099	Required to meet Cash Needs until Assessment Rec'd.
	<b>\$ 192,241</b>		<b>\$ 201,492</b>	<b>\$ 241,492</b>	

**Artisan Lakes East Community Development District  
General Fund - Budget  
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 12/23/2025	Anticipated Year End 09/30/2026	Fiscal Year 2027 Budget	Notes
<b>Assessment Rate</b>	\$ 147.67			\$ 148.24	Year of Year Assessment Rate
<b>Units Subject to Assessment</b>	1055			1055	Anticipated Number of Units to be Built
<b>Adopted Cap Rate</b>	\$ 148.47			\$ 148.47	Mailed Notice Req'd if Cap Rate Exceeded

**TOTAL UNITS AND TYPES OF UNITS - FY 2027 BUDGET**

Type of Unit	2018	2021 -		Total
		Eaves Bend	Heritage Park	
Single Family 30' - 39'	0	0	0	0
Single Family 40' - 49'	198	158	48	404
Single Family 50' - 59'	130	123	96	349
Single Family 60' - 69'	94	70	138	302
Single Family 70' and up	0	0	0	0
<b>Total Units</b>	<b>422</b>	<b>351</b>	<b>282</b>	<b>1055</b>

Chart provides the current unit counts based on recorded plats and anticipated units provided by Developer.

**Artisan Lakes East Community Development District  
Debt Service Fund - Series 2018 Bonds - Budget  
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 12/23/2025	Anticipated Year End 09/30/2026	Fiscal Year 2027 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ 8,852	\$ 1,957	\$ 7,829	\$ 7,046
Revenue Account	\$ 5,470	\$ 1,612	\$ 6,449	\$ 5,804
<b>Special Assessment Revenue</b>	-			-
Special Assessment - On-Roll	\$ 425,762	\$ 72,475	\$ 425,762	\$ 425,762
<b>Total Revenue and Other Sources</b>	<b>\$ 440,084</b>	<b>\$ 76,044</b>	<b>\$ 440,040</b>	<b>\$ 438,612</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 120,000	\$ -	\$ 120,000	\$ 125,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 277,688	\$ 138,844	\$ 277,688	\$ 272,228
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 27,838	\$ -	\$ 27,838	\$ 27,806
<b>Total Expenditures and Other Uses</b>	<b>\$ 425,526</b>	<b>\$ 138,844</b>	<b>\$ 425,526</b>	<b>\$ 425,033</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 14,559	\$ (62,799)	\$ 14,514	\$ 13,579
<b>Fund Balance - Beginning</b>	\$ 402,069	\$ 402,069	\$ 402,069	\$ 416,583
<b>Fund Balance - Ending</b>	<b>\$ 416,628</b>	<b>\$ 339,270</b>	<b>\$ 416,583</b>	<b>\$ 430,162</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 198,954
Restricted for November 1, 2027 Interest Payment	\$ 133,270
<b>Total - Restricted Fund Balance:</b>	<b>\$ 332,224</b>

Description of Product	Number of Units	Rate	Rate
Single Family 30' - 39'	0	\$ -	\$ -
Single Family 40' - 49'	198	\$ 848.98	\$ 848.98
Single Family 50' - 59'	130	\$ 1,061.22	\$ 1,061.22
Single Family 60' - 69'	94	\$ 1,273.46	\$ 1,273.46
<b>Total:</b>	<b>422</b>		

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
<b>Par Amount Issued:</b>		<b>\$ 6,060,000</b>	<b>Varies</b>			
5/1/2019				\$ 110,669.53		
11/1/2019				\$ 152,065.00	\$ 262,735	
5/1/2020	\$ 95,000		4.20%	\$ 152,065.00		\$ 5,965,000
11/1/2020				\$ 150,070.00	\$ 397,135	
5/1/2021	\$ 95,000		4.20%	\$ 150,070.00		\$ 5,870,000
11/1/2021				\$ 148,075.00	\$ 393,145	
5/1/2022	\$ 100,000		4.20%	\$ 148,075.00		\$ 5,770,000
11/1/2022				\$ 145,975.00	\$ 394,050	
5/1/2023	\$ 105,000		4.20%	\$ 145,975.00		\$ 5,665,000
11/1/2023				\$ 143,770.00	\$ 394,745	
5/1/2024	\$ 110,000		4.20%	\$ 143,770.00		\$ 5,555,000
11/1/2024				\$ 141,460.00	\$ 395,230	
5/1/2025	\$ 115,000		4.55%	\$ 141,460.00		\$ 5,440,000
11/1/2025				\$ 138,843.75	\$ 395,304	
5/1/2026	\$ 120,000		4.55%	\$ 138,843.75		\$ 5,320,000
11/1/2026				\$ 136,113.75	\$ 394,958	
5/1/2027	\$ 125,000		4.55%	\$ 136,113.75		\$ 5,195,000
11/1/2027				\$ 133,270.00	\$ 394,384	
5/1/2028	\$ 130,000		4.55%	\$ 133,270.00		\$ 5,065,000
11/1/2028				\$ 130,312.50	\$ 393,583	
5/1/2029	\$ 140,000		4.55%	\$ 130,312.50		\$ 4,925,000
11/1/2029				\$ 127,127.50	\$ 397,440	
5/1/2030	\$ 145,000		5.10%	\$ 127,127.50		\$ 4,780,000
11/1/2030				\$ 123,430.00	\$ 395,558	
5/1/2031	\$ 155,000		5.10%	\$ 123,430.00		\$ 4,625,000
11/1/2031				\$ 119,477.50	\$ 397,908	
5/1/2032	\$ 160,000		5.10%	\$ 119,477.50		\$ 4,465,000
11/1/2032				\$ 115,397.50	\$ 394,875	
5/1/2033	\$ 170,000		5.10%	\$ 115,397.50		\$ 4,295,000
11/1/2033				\$ 111,062.50	\$ 396,460	
5/1/2034	\$ 180,000		5.10%	\$ 111,062.50		\$ 4,115,000
11/1/2034				\$ 106,472.50	\$ 397,535	
5/1/2035	\$ 185,000		5.10%	\$ 106,472.50		\$ 3,930,000
11/1/2035				\$ 101,755.00	\$ 393,228	
5/1/2036	\$ 195,000		5.10%	\$ 101,755.00		\$ 3,735,000
11/1/2036				\$ 96,782.50	\$ 393,538	
5/1/2037	\$ 205,000		5.10%	\$ 96,782.50		\$ 3,530,000
11/1/2037				\$ 91,555.00	\$ 393,338	
5/1/2038	\$ 220,000		5.10%	\$ 91,555.00		\$ 3,310,000
11/1/2038				\$ 85,945.00	\$ 397,500	
5/1/2039	\$ 230,000		5.10%	\$ 85,945.00		\$ 3,080,000

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

<b>Description</b>	<b>Principal Prepayments</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>	<b>Bond Balance</b>
11/1/2039				\$ 80,080.00	\$ 346,025	
5/1/2040		\$ 240,000	5.20%	\$ 80,080.00		\$ 2,840,000
11/1/2040				\$ 73,840.00	\$ 393,920	
5/1/2041		\$ 255,000	5.20%	\$ 73,840.00		\$ 2,585,000
11/1/2041				\$ 67,210.00	\$ 396,050	
5/1/2042		\$ 270,000	5.20%	\$ 67,210.00		\$ 2,315,000
11/1/2042				\$ 60,190.00	\$ 127,400	
5/1/2043		\$ 280,000	5.20%	\$ 60,190.00		\$ 2,035,000
11/1/2043				\$ 52,910.00	\$ 393,100	
5/1/2044		\$ 295,000	5.20%	\$ 52,910.00		\$ 1,740,000
11/1/2044				\$ 45,240.00	\$ 393,150	
5/1/2045		\$ 315,000	5.20%	\$ 45,240.00		\$ 1,425,000
11/1/2045				\$ 37,050.00	\$ 397,290	
5/1/2046		\$ 330,000	5.20%	\$ 37,050.00		\$ 1,095,000
11/1/2046				\$ 28,470.00	\$ 395,520	
5/1/2047		\$ 345,000	5.20%	\$ 28,470.00		\$ 750,000
11/1/2047				\$ 19,500.00	\$ 392,970	
5/1/2048		\$ 365,000	5.20%	\$ 19,500.00		\$ 385,000
11/1/2048				\$ 10,010.00	\$ 394,510	
5/1/2049		\$ 385,000	5.20%	\$ 10,010.00		\$ -

Par Balance Outstanding at 9/30/2027 \$ 5,195,000

**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2021 Bonds - Budget**  
**Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 12/23/2025	Anticipated Year End 09/30/2026	Fiscal Year 2027 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ 15,640	\$ 3,458	\$ 13,833	\$ 12,449
Revenue Account	\$ 7,361	\$ 2,286	\$ 9,142	\$ 8,228
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 753,176	\$ 128,216	\$ 753,176	\$753,176
<b>Total Revenue and Other Sources</b>	<b>\$ 776,177</b>	<b>\$ 133,959</b>	<b>\$ 776,150</b>	<b>\$ 773,853</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2021-1 Eaves Bend	\$ 140,000	\$ -	\$ 140,000	\$ 140,000
Series 2021-2 Heritage Park	\$ 150,000	\$ -	\$ 150,000	\$ 155,000
<b>Interest Expense</b>				
Series 2021-1 Eaves Bend	\$ 191,308	\$ 95,654	\$ 191,308	\$ 188,088
Series 2021-2 Heritage Park	\$ 221,925	\$ 110,963	\$ 221,925	\$ 218,475
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 49,273	\$ -	\$ 49,273	\$ 49,273
<b>Total Expenditures and Other Uses</b>	<b>\$ 752,506</b>	<b>\$ 206,616</b>	<b>\$ 752,506</b>	<b>\$ 750,836</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 23,671	\$ (72,657)	\$ 23,645	\$ 23,017
<b>Fund Balance - Beginning</b>	\$ 642,448	\$ 642,448	\$ 642,448	\$ 666,093
<b>Fund Balance - Ending</b>	<b>\$ 666,120</b>	<b>\$ 569,792</b>	<b>\$ 666,093</b>	<b>\$ 689,110</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 351,951
Restricted for November 1, 2027 Interest Payment	
Series 2021-1 Eaves Bend	\$ 92,119
Series 2021-2 Heritage Park	\$ 107,106
<b>Total - Restricted Fund Balance:</b>	<b>\$ 551,176</b>

Assessment Rates	Eaves Bend		Heritage Park	
	FY 2026	FY 2027	FY 2026	FY 2027
Single Family 40' - 49'	\$850.26	\$850.26	\$1,064.12	\$1,064.12
Single Family 50' - 59'	\$1,062.82	\$1,071.46	\$ 1,330.14	\$1,330.14
Single Family 60' - 69'	\$1,275.39	\$1,257.17	\$ 1,596.17	\$1,596.17

**Artisan Lakes East Community Development District  
Debt Service Fund - Series 2021-1 Bonds - Eaves Bend**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
<b>Par Amount Issued:</b>		<b>\$ 6,015,000</b>	<b>Varies</b>			
7/7/2021						
11/1/2021				\$ 64,404.46	\$ 64,404	\$ 6,015,000
5/1/2022	\$ 125,000		2.300%	\$ 101,691.25		\$ 5,890,000
11/1/2022				\$ 100,253.75	\$ 291,096	\$ 5,890,000
5/1/2023	\$ 130,000		2.300%	\$ 100,253.75		\$ 5,760,000
11/1/2023				\$ 98,758.75	\$ 330,508	\$ 5,760,000
5/1/2024	\$ 135,000		2.300%	\$ 98,758.75		\$ 5,625,000
11/1/2024				\$ 97,206.25	\$ 332,518	\$ 5,625,000
5/1/2025	\$ 135,000		2.300%	\$ 97,206.25		\$ 5,490,000
11/1/2025				\$ 95,653.75	\$ 329,413	\$ 5,490,000
5/1/2026	\$ 140,000		2.300%	\$ 95,653.75		\$ 5,350,000
11/1/2026				\$ 94,043.75	\$ 331,308	\$ 5,350,000
5/1/2027	\$ 140,000		2.750%	\$ 94,043.75		\$ 5,210,000
11/1/2027				\$ 92,118.75	\$ 328,088	\$ 5,210,000
5/1/2028	\$ 145,000		2.750%	\$ 92,118.75		\$ 5,065,000
11/1/2028				\$ 90,125.00	\$ 329,238	\$ 5,065,000
5/1/2029	\$ 150,000		2.750%	\$ 90,125.00		\$ 4,915,000
11/1/2029				\$ 88,062.50	\$ 330,250	\$ 4,915,000
5/1/2030	\$ 155,000		2.750%	\$ 88,062.50		\$ 4,760,000
11/1/2030				\$ 85,931.25	\$ 331,125	\$ 4,760,000
5/1/2031	\$ 160,000		2.750%	\$ 85,931.25		\$ 4,600,000
11/1/2031				\$ 83,731.25	\$ 331,863	\$ 4,600,000
5/1/2032	\$ 165,000		3.125%	\$ 83,731.25		\$ 4,435,000
11/1/2032				\$ 81,153.13	\$ 332,463	\$ 4,435,000
5/1/2033	\$ 170,000		3.125%	\$ 81,153.13		\$ 4,265,000
11/1/2033				\$ 78,496.88	\$ 332,306	\$ 4,265,000
5/1/2034	\$ 175,000		3.125%	\$ 78,496.88		\$ 4,090,000
11/1/2034				\$ 75,762.50	\$ 331,994	\$ 4,090,000
5/1/2035	\$ 180,000		3.125%	\$ 75,762.50		\$ 3,910,000
11/1/2035				\$ 72,950.00	\$ 331,525	\$ 3,910,000
5/1/2036	\$ 185,000		3.125%	\$ 72,950.00		\$ 3,725,000
11/1/2036				\$ 70,059.38	\$ 330,900	\$ 3,725,000
5/1/2037	\$ 190,000		3.125%	\$ 70,059.38		\$ 3,535,000
11/1/2037				\$ 67,090.63	\$ 330,119	\$ 3,535,000
5/1/2038	\$ 195,000		3.125%	\$ 67,090.63		\$ 3,340,000
11/1/2038				\$ 64,043.75	\$ 329,181	\$ 3,340,000
5/1/2039	\$ 205,000		3.125%	\$ 64,043.75		\$ 3,135,000
11/1/2039				\$ 60,840.63	\$ 333,088	\$ 3,135,000
5/1/2040	\$ 210,000		3.125%	\$ 60,840.63		\$ 2,925,000
11/1/2040				\$ 57,559.38	\$ 331,681	\$ 2,925,000
5/1/2041	\$ 215,000		3.125%	\$ 57,559.38		\$ 2,710,000

**Artisan Lakes East Community Development District  
Debt Service Fund - Series 2021-1 Bonds - Eaves Bend**

<b>Description</b>	<b>Principal Prepayments</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>	<b>Bond Balance</b>
11/1/2041				\$ 54,200.00	\$ 330,119	\$ 2,710,000
5/1/2042	\$ 225,000		4.000%	\$ 54,200.00		\$ 2,485,000
11/1/2042				\$ 49,700.00	\$ 333,400	\$ 2,485,000
5/1/2043	\$ 235,000		4.000%	\$ 49,700.00		\$ 2,250,000
11/1/2043				\$ 45,000.00	\$ 334,400	\$ 2,250,000
5/1/2044	\$ 245,000		4.000%	\$ 45,000.00		\$ 2,005,000
11/1/2044				\$ 40,100.00	\$ 85,100	\$ 2,005,000
5/1/2045	\$ 255,000		4.000%	\$ 40,100.00		\$ 1,750,000
11/1/2045				\$ 35,000.00	\$ 335,200	\$ 1,750,000
5/1/2046	\$ 265,000		4.000%	\$ 35,000.00		\$ 1,485,000
11/1/2046				\$ 29,700.00	\$ 335,000	\$ 1,485,000
5/1/2047	\$ 275,000		4.000%	\$ 29,700.00		\$ 1,210,000
11/1/2047				\$ 24,200.00	\$ 334,400	\$ 1,210,000
5/1/2048	\$ 285,000		4.000%	\$ 24,200.00		\$ 925,000
11/1/2048				\$ 18,500.00	\$ 333,400	\$ 925,000
5/1/2049	\$ 295,000		4.000%	\$ 18,500.00		\$ 630,000
11/1/2049				\$ 12,600.00	\$ 332,000	\$ 630,000
5/1/2050	\$ 310,000		4.000%	\$ 12,600.00		\$ 320,000
11/1/2050				\$ 6,400.00	\$ 335,200	\$ 320,000
5/1/2051	\$ 320,000		4.000%	\$ 6,400.00		\$ -

**Par Balance Outstanding at 9/30/2027 \$ 5,210,000**

**Artisan Lakes Community Development District  
Debt Service Fund - Series 2021-1 Bonds - Heritage Park**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
<b>Par Amount Issued:</b>		<b>\$ 6,745,000</b>	<b>Varies</b>			
7/7/2021						
11/1/2021				\$ 73,408.08	\$ 73,408	\$ 6,745,000
5/1/2022				\$ 115,907.50		\$ 6,745,000
11/1/2022				\$ 115,907.50	\$ 189,316	\$ 6,745,000
5/1/2023		\$ 140,000	2.300%	\$ 115,907.50		\$ 6,605,000
11/1/2023				\$ 114,297.50	\$ 371,815	\$ 6,605,000
5/1/2024		\$ 145,000	2.300%	\$ 114,297.50		\$ 6,460,000
11/1/2024				\$ 112,630.00	\$ 373,595	\$ 6,460,000
5/1/2025		\$ 145,000	2.300%	\$ 112,630.00		\$ 6,315,000
11/1/2025				\$ 110,962.50	\$ 370,260	\$ 6,315,000
5/1/2026		\$ 150,000	2.300%	\$ 110,962.50		\$ 6,165,000
11/1/2026				\$ 109,237.50	\$ 371,925	\$ 6,165,000
5/1/2027		\$ 155,000	2.750%	\$ 109,237.50		\$ 6,010,000
11/1/2027				\$ 107,106.25	\$ 373,475	\$ 6,010,000
5/1/2028		\$ 160,000	2.750%	\$ 107,106.25		\$ 5,850,000
11/1/2028				\$ 104,906.25	\$ 374,213	\$ 5,850,000
5/1/2029		\$ 165,000	2.750%	\$ 104,906.25		\$ 5,685,000
11/1/2029				\$ 102,637.50	\$ 374,813	\$ 5,685,000
5/1/2030		\$ 165,000	2.750%	\$ 102,637.50		\$ 5,520,000
11/1/2030				\$ 100,368.75	\$ 370,275	\$ 5,520,000
5/1/2031		\$ 170,000	2.750%	\$ 100,368.75		\$ 5,350,000
11/1/2031				\$ 98,031.25	\$ 370,738	\$ 5,350,000
5/1/2032		\$ 175,000	3.125%	\$ 98,031.25		\$ 5,175,000
11/1/2032				\$ 95,296.88	\$ 371,063	\$ 5,175,000
5/1/2033		\$ 185,000	3.125%	\$ 95,296.88		\$ 4,990,000
11/1/2033				\$ 92,406.25	\$ 375,594	\$ 4,990,000
5/1/2034		\$ 190,000	3.125%	\$ 92,406.25		\$ 4,800,000
11/1/2034				\$ 89,437.50	\$ 374,813	\$ 4,800,000
5/1/2035		\$ 195,000	3.125%	\$ 89,437.50		\$ 4,605,000
11/1/2035				\$ 86,390.63	\$ 373,875	\$ 4,605,000
5/1/2036		\$ 200,000	3.125%	\$ 86,390.63		\$ 4,405,000
11/1/2036				\$ 83,265.63	\$ 372,781	\$ 4,405,000
5/1/2037		\$ 205,000	3.125%	\$ 83,265.63		\$ 4,200,000
11/1/2037				\$ 80,062.50	\$ 371,531	\$ 4,200,000
5/1/2038		\$ 215,000	3.125%	\$ 80,062.50		\$ 3,985,000
11/1/2038				\$ 76,703.13	\$ 375,125	\$ 3,985,000
5/1/2039		\$ 220,000	3.125%	\$ 76,703.13		\$ 3,765,000
11/1/2039				\$ 73,265.63	\$ 373,406	\$ 3,765,000
5/1/2040		\$ 230,000	3.125%	\$ 73,265.63		\$ 3,535,000
11/1/2040				\$ 69,671.88	\$ 376,531	\$ 3,535,000
5/1/2041		\$ 235,000	3.125%	\$ 69,671.88		\$ 3,300,000

**Artisan Lakes Community Development District  
Debt Service Fund - Series 2021-1 Bonds - Heritage Park**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2041				\$ 66,000.00	\$ 374,344	\$ 3,300,000
5/1/2042		\$ 245,000	4.000%	\$ 66,000.00		\$ 3,055,000
11/1/2042				\$ 61,100.00	\$ 377,000	\$ 3,055,000
5/1/2043		\$ 255,000	4.000%	\$ 61,100.00		\$ 2,800,000
11/1/2043				\$ 56,000.00	\$ 377,200	\$ 2,800,000
5/1/2044		\$ 265,000	4.000%	\$ 56,000.00		\$ 2,535,000
11/1/2044				\$ 50,700.00	\$ 106,700	\$ 2,535,000
5/1/2045		\$ 275,000	4.000%	\$ 50,700.00		\$ 2,260,000
11/1/2045				\$ 45,200.00	\$ 376,400	\$ 2,260,000
5/1/2046		\$ 285,000	4.000%	\$ 45,200.00		\$ 1,975,000
11/1/2046				\$ 39,500.00	\$ 375,400	\$ 1,975,000
5/1/2047		\$ 295,000	4.000%	\$ 39,500.00		\$ 1,680,000
11/1/2047				\$ 33,600.00	\$ 374,000	\$ 1,680,000
5/1/2048		\$ 310,000	4.000%	\$ 33,600.00		\$ 1,370,000
11/1/2048				\$ 27,400.00	\$ 377,200	\$ 1,370,000
5/1/2049		\$ 320,000	4.000%	\$ 27,400.00		\$ 1,050,000
11/1/2049				\$ 21,000.00	\$ 374,800	\$ 1,050,000
5/1/2050		\$ 335,000	4.000%	\$ 21,000.00		\$ 715,000
11/1/2050				\$ 14,300.00	\$ 377,000	\$ 715,000
5/1/2051		\$ 350,000	4.000%	\$ 14,300.00		\$ 365,000
11/1/2051				\$ 7,300.00	\$ 378,600	\$ 365,000
5/1/2052		\$ 365,000	4.000%	\$ 7,300.00		\$ -
11/1/2053						

Par Balance Outstanding at 9/30/2027 \$ 6,010,000

## RESOLUTION 2026-2

### **A RESOLUTION THE POLICY OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS AUTHORIZING THE ADOPTION OF THE STATEWIDE MUTUAL AID AGREEMENT AND PROVIDING FOR AN EFFECTIVE DATE.**

#### **RECITALS**

**WHEREAS**, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

**WHEREAS**, the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the state or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

**WHEREAS**, this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

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

**SECTION 1.** In order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

**SECTION 2.** The District reserves the right to change, modify or withdraw this Resolution in its sole discretion, except as to actions, demand or other claims based on acts or omissions that occurred before the effective change, modification, or withdrawal of this Resolution.

**SECTION 3.** 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 4.** 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.

**SECTION 5.** This Resolution shall become effective immediately upon passage.

**PASSED AND ADOPTED** by the Board of Supervisors of the Artisan Lakes East Community Development District, Manatee County, Florida, this 5th day of February 2026.

**ATTEST:**

**ARTISAN LAKES EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Tina Golub, Chairperson

**Attachment: Statewide Mutual Aid Agreement**



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## **STATEWIDE MUTUAL AID AGREEMENT - 2023**

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management (“the Division”) and the local government (“Participating Party”) signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

### **ARTICLE I: DEFINITIONS**

As used in this Agreement, the following expressions shall have the following meanings:

- A. The “Agreement” is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement (“SMAA”).



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

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- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

## ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

## ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

## ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)<sup>1</sup>.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

## ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

<sup>1</sup> FDEM approved documents such as activity logs and mutual aid forms can be found at:  
[https://portal.floridadisaster.org/projects/FROC/FROC\\_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D](https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D)



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



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- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

## ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



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- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

## ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



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## ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

## ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



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## ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Management's Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

## ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

## ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

***NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.***

*The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.*

*FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.*

**IN WITNESS WHEREOF**, the Parties have duly executed this Agreement on the date specified below:



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

ARTISAN LAKES EAST  
COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: \_\_\_\_\_ By: \_\_\_\_\_

Title: James P. Ward, Secretary

Title: Tina Golub, Chairperson

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

Jere Earlywine, District Attorney



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. \_\_\_\_\_

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by \_\_\_\_\_

\_\_\_\_\_ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

I certify that the foregoing is an accurate copy of the Resolution adopted by

\_\_\_\_\_ on \_\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_



# Artisan Lakes East

Community Development District

*Financial Statements*  
*October 31, 2025*

*JPWard and Associates, LLC*  
2301 N.E. 37<sup>th</sup> Street  
Fort Lauderdale, Florida 33308  
Phone: (954) 658-4900

# TABLE OF CONTENTS

## *Artisan Lakes East Community Development District*

### *Monthly Financial Statements*

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3
Debt Service Fund	
Series 2018	4
Series 2021	5
Income & Expense Graph – All Funds	6

**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending October 31, 2025**

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund		Account Groups			
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	General Long Term Debt	General Fixed Assets		
<b>Assets</b>									
<b>Cash and Investments</b>									
General Fund - Invested Cash	\$ 137,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,350
Debt Service Fund									
Reserve Account									
Series 2018	-	198,954	-	-	-	-	-	-	198,954
Series 2021-1	-	-	165,050	-	-	-	-	-	165,050
Series 2021-2	-	-	186,469	-	-	-	-	-	186,469
Revenue									
Series 2018	-	204,473	-	-	-	-	-	-	204,473
Series 2021-1	-	-	292,665	-	-	-	-	-	292,665
Prepayment Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	433	-	-	-	-	-	433
Series 2021-2	-	-	-	-	-	-	-	-	-
Construction Account									
	-	-	-	1	-	-	-	-	1
<b>Accounts Receivable</b>									
	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>									
General Fund	-	1,974	3,492	-	-	-	-	-	5,466
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>						1,053,509	-	-	1,053,509
<b>Amount to be Provided by Debt Service Funds</b>						16,191,491	-	-	16,191,491
<b>Investment in General Fixed Assets (net of depreciation)</b>						-	2,324,992	-	2,324,992
<b>Total Assets</b>	<b>\$ 137,350</b>	<b>\$ 405,400</b>	<b>\$ 648,108</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>\$ 17,245,000</b>	<b>\$ 2,324,992</b>	<b>\$ -</b>	<b>\$ 20,760,851</b>

**Artisan Lakes East Community Development District**  
**Balance Sheet**  
**for the Period Ending October 31, 2025**

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund		Account Groups			
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	General Long Term Debt	General Fixed Assets		
<b>Liabilities</b>									
<b>Accounts Payable</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	5,466	-	-	-	-	-	-	-	5,466
<b>Unamortized Prem/Discount on Bonds</b>	-	-	-	-	339,530	-	-	-	339,530
<b>Bonds Payable</b>									
Current Portion (Due within 12 months)									
Series 2018	-	-	-	-	-	120,000	-	-	120,000
Series 2021	-	-	-	-	-	290,000	-	-	290,000
Long Term									
Series 2018	-	-	-	-	-	\$5,320,000	-	-	5,320,000
Series 2021	-	-	-	-	-	\$11,515,000	-	-	11,515,000
<b>Total Liabilities</b>	<b>\$ 5,466</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 339,530</b>	<b>\$ 17,245,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,589,996</b>
<b>Fund Equity and Other Credits</b>									
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	2,324,992	-	2,324,992
<b>Fund Balance</b>									
<b>Restricted</b>									
Beginning: October 1, 2025 (Unaudited)	-	402,069	642,448	1	(339,530)	-	-	-	704,988
Results from Current Operations	-	3,331	5,660	-	-	-	-	-	8,991
<b>Unassigned</b>									
Beginning: October 1, 2025 (Unaudited)	142,241	-	-	-	-	-	-	-	142,241
Additions to Extraordinary Cap/Oper Reserve	4,167	-	-	-	-	-	-	-	4,167
Results from Current Operations	(14,523)	-	-	-	-	-	-	-	(14,523)
<b>Total Fund Equity and Other Credits</b>	<b>\$ 131,884</b>	<b>\$ 405,400</b>	<b>\$ 648,108</b>	<b>\$ 1</b>	<b>\$ (339,530)</b>	<b>\$ -</b>	<b>\$ 2,324,992</b>	<b>\$ -</b>	<b>\$ 3,170,855</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 137,350</b>	<b>\$ 405,400</b>	<b>\$ 648,108</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>\$ 17,245,000</b>	<b>\$ 2,324,992</b>	<b>\$ -</b>	<b>\$ 20,760,851</b>

**Artisan Lakes East Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2025**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	718	718	155,792	0%
Special Assessments - Off-Roll	-	-	-	0%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(10,905)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 718</b>	<b>\$ 718</b>	<b>\$ 144,887</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	2,625	2,625	31,500	8%
<b>Financial and Administrative</b>				
Audit Services	-	-	4,900	0%
Accounting Services	542	542	6,500	8%
Assessment Roll Services	542	542	6,500	8%
Arbitrage Rebate Services	-	-	1,000	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	-	8,385	0%
Dissemination Agent Services	-	-	6,000	0%
Bank Service Fees	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	-	100	0%
Computer Services - Website Development	-	-	2,400	0%
<b>Insurance</b>	7,366	7,366	7,177	103%
<b>Printing &amp; Binding</b>	-	-	1,000	0%
<b>Subscription &amp; Memberships</b>	-	-	175	0%
<b>Legal Services</b>				
Legal - General Counsel	-	-	11,000	0%
<b>Other General Government Services</b>				
Engineering Services	-	-	7,000	0%
<b>Reserves</b>				
Extraordinary Capital/Operations Reserve	4,167	4,167	50,000	8%
<b>Sub-Total:</b>	<b>15,241</b>	<b>15,241</b>	<b>144,887</b>	<b>11%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 15,241</b>	<b>\$ 15,241</b>	<b>\$ 144,887</b>	<b>11%</b>
Net Increase/ (Decrease) in Fund Balance	(14,523)	(14,523)	-	
Fund Balance - Beginning	142,241	142,241	142,241	
<b>Fund Balance - Ending</b>	<b>\$ 127,718</b>	<b>\$ 127,718</b>	<b>\$ 142,241</b>	

**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2025**

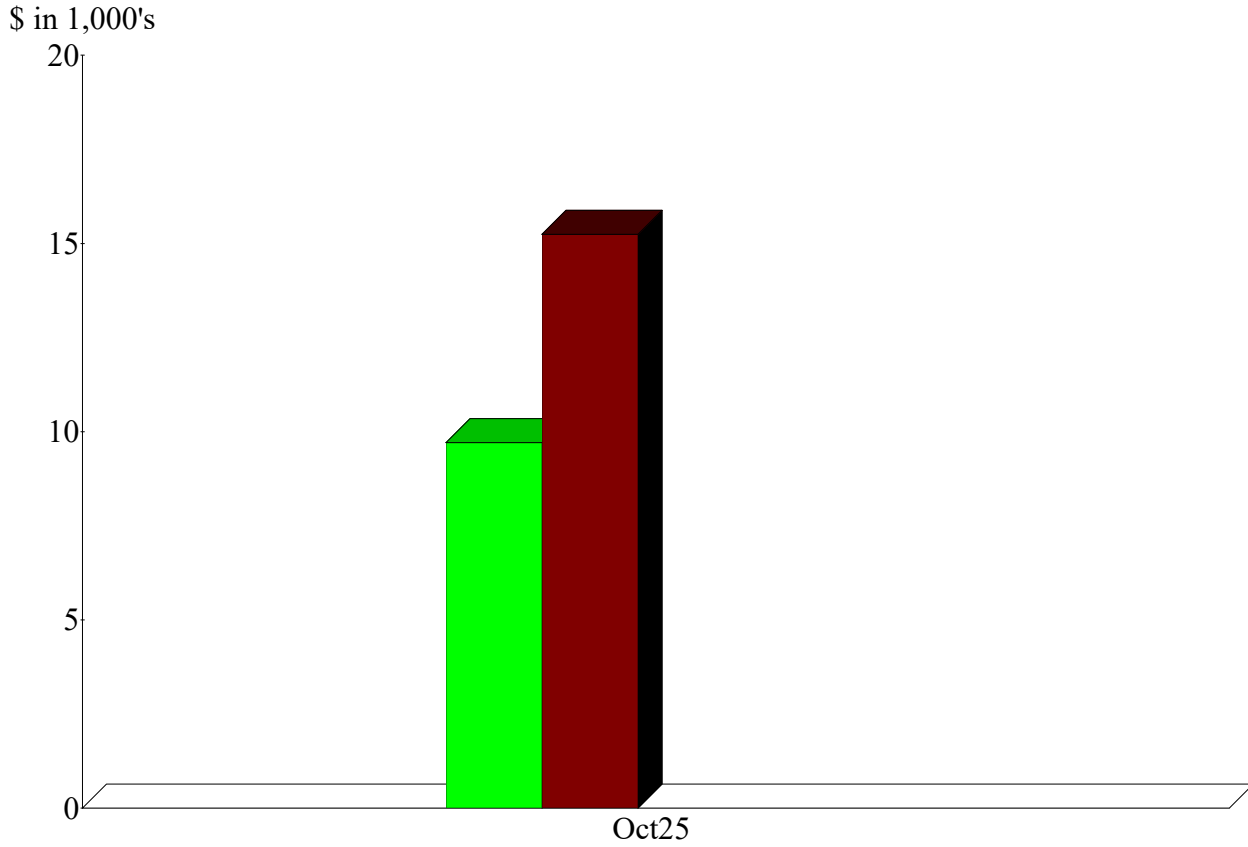
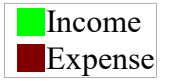
Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	672	672	8,852	8%
Revenue Account	686	686	5,470	13%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	1,974	1,974	425,762	0%
Special Assessments - Off Roll	-	-	-	0%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(27,837)	0%
Intragovernmental Transfer In	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,331</b>	<b>\$ 3,331</b>	<b>\$ 412,247</b>	<b>1%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2018	-	-	120,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2018	-	-	-	0%
<b>Interest Expense</b>				
Series 2018	-	-	277,688	0%
Intragovernmental Transfer Out	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 397,688</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	3,331	3,331	14,559	
Fund Balance - Beginning	402,069	402,069	402,069	
<b>Fund Balance - Ending</b>	<b>\$ 405,400</b>	<b>\$ 405,400</b>	<b>\$ 416,628</b>	

**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2021**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2025**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account - Series 2021-1	558	558	7,820	7%
Reserve Account - Series 2021-2	630	630	7,820	8%
Revenue Account	981	981	7,361	13%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	3,492	3,492	753,176	0%
Special Assessments - Off Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(49,273)	0%
<b>Intragovernmental Transfer In</b>	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 5,660</b>	<b>\$ 5,660</b>	<b>\$ 726,904</b>	<b>1%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2021-1 - Eaves Bend	-	-	140,000	0%
Series 2021-2 - Heritage Park	-	-	150,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2021-1 - Eaves Bend	-	-	-	0%
Series 2021-2 - Heritage Park	-	-	-	0%
<b>Interest Expense</b>				
Series 2021-1 - Eaves Bend	-	-	191,308	0%
Series 2021-2 - Heritage Park	-	-	221,925	0%
<b>Intragovernmental Transfer Out</b>	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 703,233</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	5,660	5,660	23,671	
Fund Balance - Beginning	642,448	642,448	642,448	
<b>Fund Balance - Ending</b>	<b>\$ 648,108</b>	<b>\$ 648,108</b>	<b>\$ 666,119</b>	

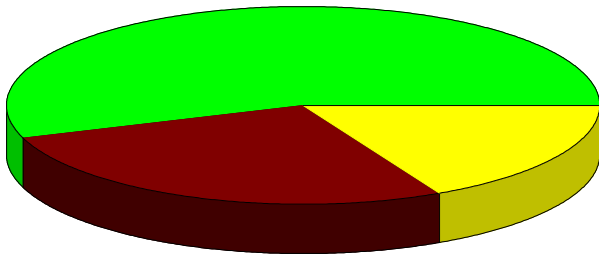
# Artisan Lakes East Community Development District

Income and Expense by Month  
October 2025



Expense Summary  
October 2025

5130000 · Financial and Administrative	55.44%
9099000 · Reserve Allocations	27.34
5120000 · Executive	17.22
Total	\$15,241.01



By Account

# Artisan Lakes East

Community Development District

*Financial Statements*  
*November 30, 2025*

*JPWard and Associates, LLC*  
2301 N.E. 37<sup>th</sup> Street  
Fort Lauderdale, Florida 33308  
Phone: (954) 658-4900

# TABLE OF CONTENTS

## *Artisan Lakes East Community Development District*

### *Monthly Financial Statements*

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3
Debt Service Fund	
Series 2018	4
Series 2021	5
Income & Expense Graph – All Funds	6

**Artisan Lakes East Community Development District**  
**Balance Sheet**  
**for the Period Ending November 30, 2025**

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund		Account Groups			
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	General Long Term Debt	General Fixed Assets		
<b>Assets</b>									
<b>Cash and Investments</b>									
General Fund - Invested Cash	\$ 134,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 134,980
Debt Service Fund									
Reserve Account									
Series 2018	-	198,954	-	-	-	-	-	-	198,954
Series 2021-1	-	-	165,050	-	-	-	-	-	165,050
Series 2021-2	-	-	186,469	-	-	-	-	-	186,469
Revenue									
Series 2018	-	68,967	-	-	-	-	-	-	68,967
Series 2021-1	-	-	91,718	-	-	-	-	-	91,718
Prepayment Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	433	-	-	-	-	-	433
Series 2021-2	-	-	-	-	-	-	-	-	-
Construction Account	-	-	-	1	-	-	-	-	1
<b>Accounts Receivable</b>	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>									
General Fund	-	2,379	4,209	-	-	-	-	-	6,589
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	-	718,178	-	-	718,178
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	-	16,526,822	-	-	16,526,822
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	-	-	2,324,992	-	2,324,992
<b>Total Assets</b>	<b>\$ 134,980</b>	<b>\$ 270,300</b>	<b>\$ 447,879</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>\$ 17,245,000</b>	<b>\$ 2,324,992</b>	<b>\$ -</b>	<b>\$ 20,423,151</b>

**Artisan Lakes East Community Development District**  
**Balance Sheet**  
**for the Period Ending November 30, 2025**

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund		Account Groups			
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	General Long Term Debt	General Fixed Assets		
<b>Liabilities</b>									
<b>Accounts Payable</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	6,589	-	-	-	-	-	-	-	6,589
<b>Unamortized Prem/Discount on Bonds</b>	-	-	-	-	339,530	-	-	-	339,530
<b>Bonds Payable</b>									
Current Portion (Due within 12 months)									
Series 2018	-	-	-	-	-	120,000	-	-	120,000
Series 2021	-	-	-	-	-	290,000	-	-	290,000
Long Term									
Series 2018	-	-	-	-	-	\$5,320,000	-	-	5,320,000
Series 2021	-	-	-	-	-	\$11,515,000	-	-	11,515,000
<b>Total Liabilities</b>	<b>\$ 6,589</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 339,530</b>	<b>\$ 17,245,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,591,119</b>
<b>Fund Equity and Other Credits</b>									
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	2,324,992	-	2,324,992
<b>Fund Balance</b>									
<b>Restricted</b>									
Beginning: October 1, 2025 (Unaudited)	-	402,069	642,448	1	(339,530)	-	-	-	704,988
Results from Current Operations	-	(131,769)	(194,570)	-	-	-	-	-	(326,339)
<b>Unassigned</b>									
Beginning: October 1, 2025 (Unaudited)	142,241	-	-	-	-	-	-	-	142,241
Additions to Extraordinary Cap/Oper Reserve	8,333	-	-	-	-	-	-	-	8,333
Results from Current Operations	(22,183)	-	-	-	-	-	-	-	(22,183)
<b>Total Fund Equity and Other Credits</b>	<b>\$ 128,391</b>	<b>\$ 270,300</b>	<b>\$ 447,879</b>	<b>\$ 1</b>	<b>\$ (339,530)</b>	<b>\$ -</b>	<b>\$ 2,324,992</b>	<b>\$ -</b>	<b>\$ 2,832,032</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 134,980</b>	<b>\$ 270,300</b>	<b>\$ 447,879</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>\$ 17,245,000</b>	<b>\$ 2,324,992</b>	<b>\$ -</b>	<b>\$ 20,423,151</b>

**Artisan Lakes East Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2025**

Description	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	865	1,583	155,792	1%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(10,905)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 865</b>	<b>\$ 1,583</b>	<b>\$ 144,887</b>	<b>1%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	2,625	5,250	31,500	17%
<b>Financial and Administrative</b>				
Audit Services	-	-	4,900	0%
Accounting Services	542	1,083	6,500	17%
Assessment Roll Services	542	1,083	6,500	17%
Arbitrage Rebate Services	-	-	1,000	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	-	8,385	0%
Dissemination Agent Services	-	-	6,000	0%
Bank Service Fees	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	-	100	0%
Computer Services - Website Development	-	-	2,400	0%
<b>Insurance</b>	-	7,366	7,177	103%
<b>Printing &amp; Binding</b>	-	-	1,000	0%
<b>Subscription &amp; Memberships</b>	175	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	-	-	11,000	0%
<b>Other General Government Services</b>				
Engineering Services	475	475	7,000	7%
<b>Reserves</b>				
Extraordinary Capital/Operations Reserve	4,167	8,333	50,000	17%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 8,525</b>	<b>\$ 23,766</b>	<b>\$ 144,887</b>	<b>16%</b>
Net Increase/ (Decrease) in Fund Balance	(7,660)	(22,183)	-	
Fund Balance - Beginning	131,884	142,241	142,241	
Extraordinary Capital/Operations Reserve	4,167	8,333	50,000	17%
<b>Fund Balance - Ending</b>	<b>\$ 128,391</b>	<b>\$ 128,391</b>	<b>\$ 192,241</b>	

**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2025**

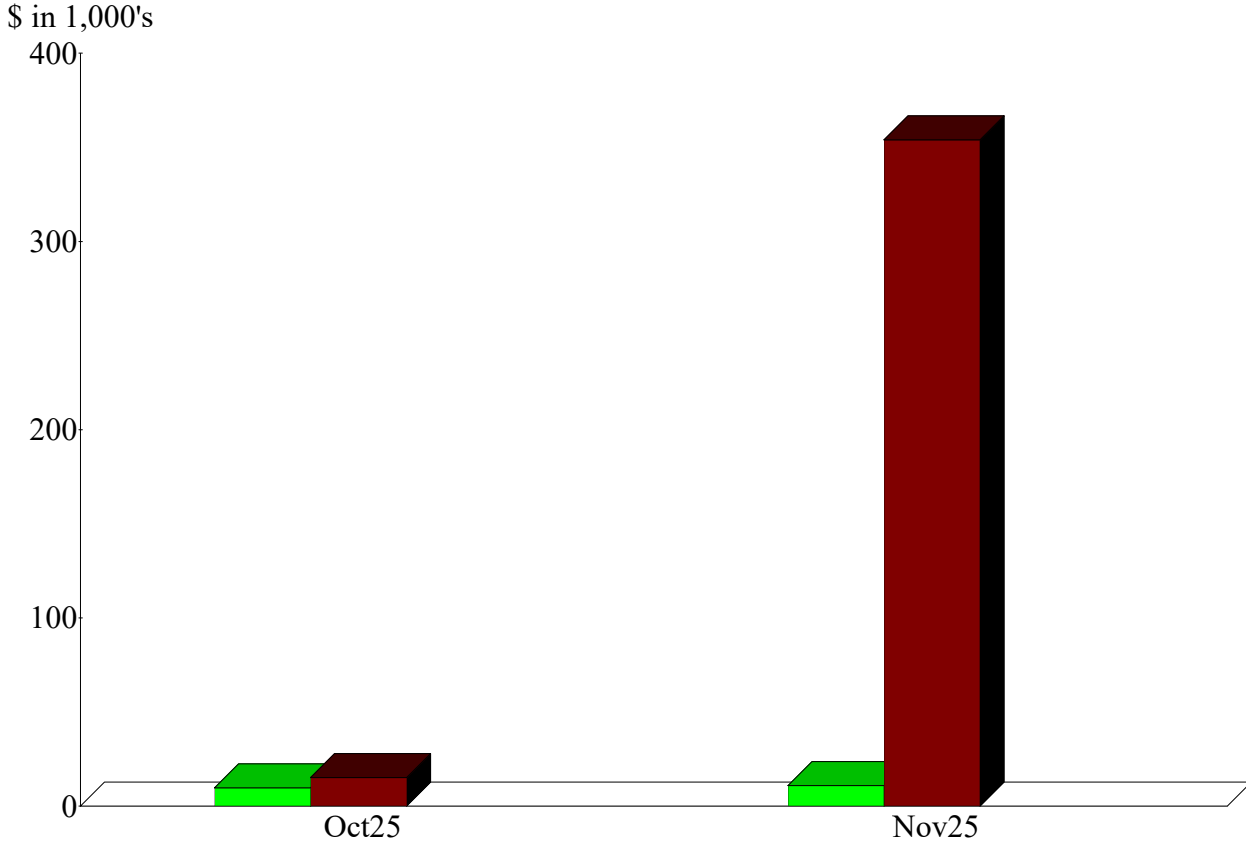
Description	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	673	1,345	8,852	15%
Revenue Account	691	1,377	5,470	25%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	2,379	4,353	425,762	1%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(27,837)	0%
<b>Intragovernmental Transfer In</b>				
	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,743</b>	<b>\$ 7,074</b>	<b>\$ 412,247</b>	<b>2%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2018	-	-	120,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2018	-	-	-	0%
<b>Interest Expense</b>				
Series 2018	138,844	138,844	277,688	50%
<b>Intragovernmental Transfer Out</b>				
	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 138,844</b>	<b>\$ 138,844</b>	<b>\$ 397,688</b>	<b>35%</b>
Net Increase/ (Decrease) in Fund Balance	(135,101)	(131,769)	14,559	
Fund Balance - Beginning	405,400	402,069	402,069	
<b>Fund Balance - Ending</b>	<b>\$ 270,300</b>	<b>\$ 270,300</b>	<b>\$ 416,628</b>	

**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2021**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2025**

Description	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account - Series 2021-1	558	1,115	7,820	14%
Reserve Account - Series 2021-2	630	1,260	7,820	16%
Revenue Account	989	1,970	7,361	27%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	4,209	7,701	753,176	1%
Special Assessments - Prepayments	-	-	-	0%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(49,273)	0%
<b>Intragovernmental Transfer In</b>	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 6,387</b>	<b>\$ 12,047</b>	<b>\$ 726,904</b>	<b>2%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2021-1 - Eaves Bend	-	-	140,000	0%
Series 2021-2 - Heritage Park	-	-	150,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2021-1 - Eaves Bend	-	-	-	0%
Series 2021-2 - Heritage Park	-	-	-	0%
<b>Interest Expense</b>				
Series 2021-1 - Eaves Bend	95,654	95,654	191,308	50%
Series 2021-2 - Heritage Park	110,963	110,963	221,925	50%
<b>Intragovernmental Transfer Out</b>	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 206,616</b>	<b>\$ 206,616</b>	<b>\$ 703,233</b>	<b>29%</b>
Net Increase/ (Decrease) in Fund Balance	(200,230)	(194,570)	23,671	
Fund Balance - Beginning	648,108	642,448	642,448	
<b>Fund Balance - Ending</b>	<b>\$ 447,879</b>	<b>\$ 447,879</b>	<b>\$ 666,119</b>	

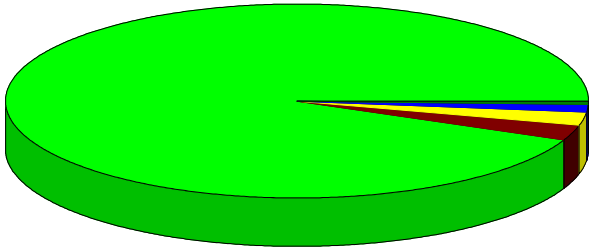
Income and Expense by Month  
October through November 2025

Income  
Expense



Expense Summary  
October through November 2025

5170000 · Debt Service	93.56%
5130000 · Financial and Administrative	2.63
9099000 · Reserve Allocations	2.26
5120000 · Executive	1.42
5190000 · Other General Government Serv.	0.13
<b>Total</b>	<b>\$369,226.02</b>



By Account

# Artisan Lakes East

Community Development District

*Financial Statements*  
*December 31, 2025*

*JPWard and Associates, LLC*  
2301 N.E. 37<sup>th</sup> Street  
Fort Lauderdale, Florida 33308  
Phone: (954) 658-4900

# TABLE OF CONTENTS

## *Artisan Lakes East Community Development District*

### *Monthly Financial Statements*

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3
Debt Service Fund	
Series 2018	4
Series 2021	5
Income & Expense Graph – All Funds	6

**Artisan Lakes East Community Development District**  
**Balance Sheet**  
**for the Period Ending December 31, 2025**

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund		General Long Term Debt	General Fixed Assets		
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021				
<b>Assets</b>									
<b>Cash and Investments</b>									
General Fund - Invested Cash	\$ 1,064,927	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,064,927
Debt Service Fund									
Reserve Account									
Series 2018	-	198,954	-	-	-	-	-	-	198,954
Series 2021-1	-	-	165,050	-	-	-	-	-	165,050
Series 2021-2	-	-	186,469	-	-	-	-	-	186,469
Revenue									
Series 2018	-	140,316	-	-	-	-	-	-	140,316
Series 2021-1	-	-	217,840	-	-	-	-	-	217,840
Prepayment Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	433	-	-	-	-	-	433
Accounts Receivable	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	293,781	519,731	-	-	-	-	-	813,512
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,722,574	-	-	1,722,574
Amount to be Provided by Debt Service Funds	-	-	-	-	-	15,522,426	-	-	15,522,426
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	2,324,992	-	2,324,992
<b>Total Assets</b>	<b>\$ 1,064,927</b>	<b>\$ 633,051</b>	<b>\$ 1,089,523</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>\$ 17,245,000</b>	<b>\$ 2,324,992</b>	<b>\$ -</b>	<b>\$ 22,357,493</b>

**Artisan Lakes East Community Development District**  
**Balance Sheet**  
**for the Period Ending December 31, 2025**

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund		General Long Term Debt	General Fixed Assets		
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021				
<b>Liabilities</b>									
<b>Accounts Payable</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	813,512	-	-	-	-	-	-	-	813,512
<b>Unamortized Prem/Discount on Bonds</b>	-	-	-	-	339,530	-	-	-	339,530
<b>Bonds Payable</b>									
Current Portion (Due within 12 months)									
Series 2018	-	-	-	-	-	120,000	-	-	120,000
Series 2021	-	-	-	-	-	290,000	-	-	290,000
Long Term									
Series 2018	-	-	-	-	-	\$5,320,000	-	-	5,320,000
Series 2021	-	-	-	-	-	\$11,515,000	-	-	11,515,000
<b>Total Liabilities</b>	<b>\$ 813,512</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 339,530</b>	<b>\$ 17,245,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,398,043</b>
<b>Fund Equity and Other Credits</b>									
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	2,324,992	-	2,324,992
<b>Fund Balance</b>									
<b>Restricted</b>									
Beginning: October 1, 2025 (Unaudited)	-	402,069	642,448	1	(339,530)	-	-	-	704,988
Results from Current Operations	-	230,982	447,074	-	-	-	-	-	678,056
<b>Unassigned</b>									
Beginning: October 1, 2025 (Unaudited)	142,241	-	-	-	-	-	-	-	142,241
Additions to Extraordinary Cap/Oper Reserve	12,500	-	-	-	-	-	-	-	12,500
Results from Current Operations	96,674	-	-	-	-	-	-	-	96,674
<b>Total Fund Equity and Other Credits</b>	<b>\$ 251,415</b>	<b>\$ 633,051</b>	<b>\$ 1,089,523</b>	<b>\$ 1</b>	<b>\$ (339,530)</b>	<b>\$ -</b>	<b>\$ 2,324,992</b>	<b>\$ -</b>	<b>\$ 3,959,451</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,064,927</b>	<b>\$ 633,051</b>	<b>\$ 1,089,523</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>\$ 17,245,000</b>	<b>\$ 2,324,992</b>	<b>\$ -</b>	<b>\$ 22,357,493</b>

**Artisan Lakes East Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	131,632	133,215	155,792	86%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(10,905)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 131,632</b>	<b>\$ 133,215</b>	<b>\$ 144,887</b>	<b>92%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	2,625	7,875	31,500	25%
<b>Financial and Administrative</b>				
Audit Services	4,900	4,900	4,900	100%
Accounting Services	542	1,625	6,500	25%
Assessment Roll Services	542	1,625	6,500	25%
Arbitrage Rebate Services	-	-	1,000	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	-	8,385	0%
Dissemination Agent Services	-	-	6,000	0%
Bank Service Fees	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	-	100	0%
Computer Services - Website Development	-	-	2,400	0%
<b>Insurance</b>	-	7,366	7,177	103%
<b>Printing &amp; Binding</b>	-	-	1,000	0%
<b>Subscription &amp; Memberships</b>	-	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	-	-	11,000	0%
<b>Other General Government Services</b>				
Engineering Services	-	475	7,000	7%
<b>Reserves</b>				
Extraordinary Capital/Operations Reserve	4,167	12,500	50,000	25%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 12,775</b>	<b>\$ 36,541</b>	<b>\$ 144,887</b>	<b>25%</b>
Net Increase/ (Decrease) in Fund Balance	118,857	96,674	-	
Fund Balance - Beginning	128,391	142,241	142,241	
Extraordinary Capital/Operations Reserve	4,167	12,500	50,000	25%
<b>Fund Balance - Ending</b>	<b>\$ 251,415</b>	<b>\$ 251,415</b>	<b>\$ 192,241</b>	

Prepared by:

JPWARD and Associates, LLC

**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2025**

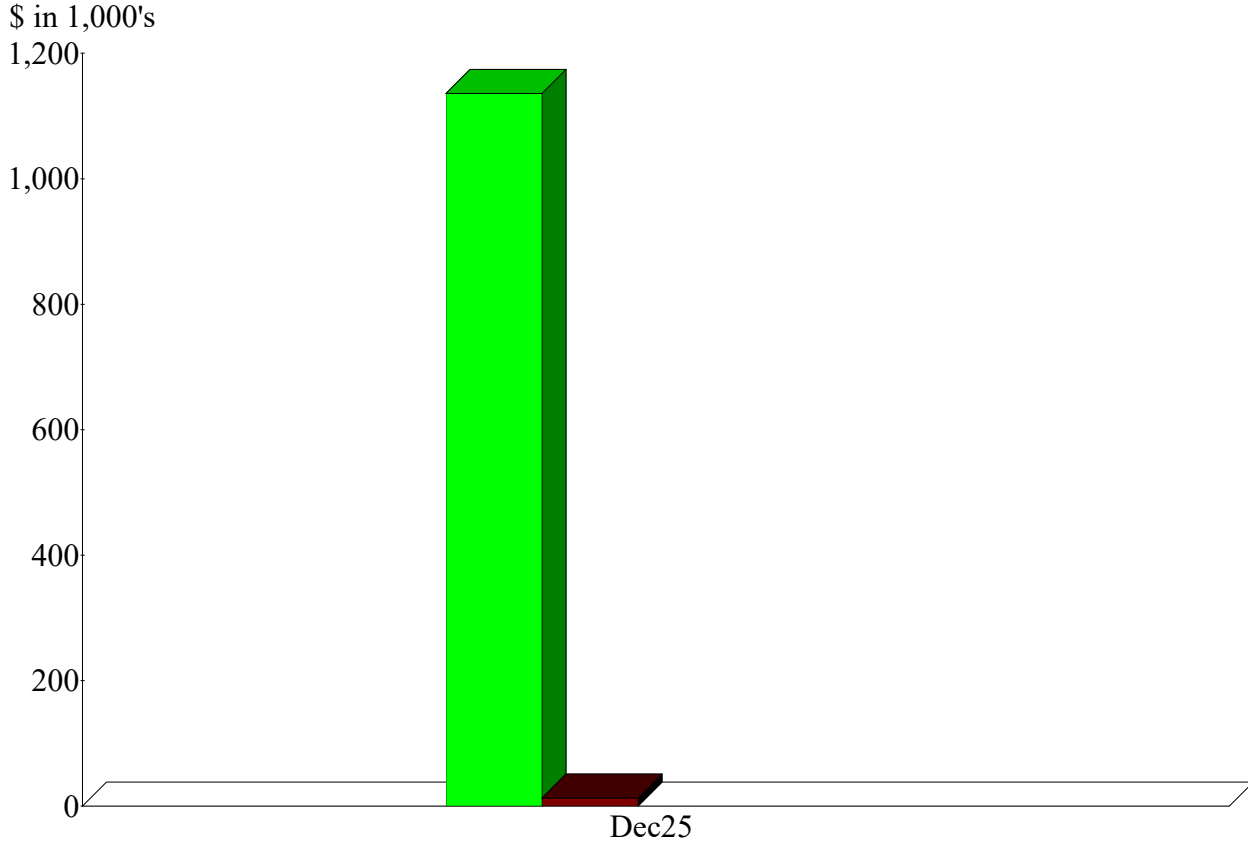
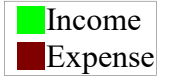
Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	613	1,957	8,852	22%
Revenue Account	236	1,612	5,470	29%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	361,903	366,256	425,762	86%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(27,837)	0%
<b>Intragovernmental Transfer In</b>				
	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 362,751</b>	<b>\$ 369,825</b>	<b>\$ 412,247</b>	<b>90%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2018	-	-	120,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2018	-	-	-	0%
<b>Interest Expense</b>				
Series 2018	-	138,844	277,688	50%
<b>Intragovernmental Transfer Out</b>				
	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 138,844</b>	<b>\$ 397,688</b>	<b>35%</b>
Net Increase/ (Decrease) in Fund Balance	362,751	230,982	14,559	
Fund Balance - Beginning	270,300	402,069	402,069	
<b>Fund Balance - Ending</b>	<b>\$ 633,051</b>	<b>\$ 633,051</b>	<b>\$ 416,628</b>	

**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2021**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account - Series 2021-1	508	1,624	7,820	21%
Reserve Account - Series 2021-2	574	1,834	7,820	23%
Revenue Account	316	2,286	7,361	31%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	640,246	647,947	753,176	86%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(49,273)	0%
<b>Intragovernmental Transfer In</b>	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 641,644</b>	<b>\$ 653,691</b>	<b>\$ 726,904</b>	<b>90%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2021-1 - Eaves Bend	-	-	140,000	0%
Series 2021-2 - Heritage Park	-	-	150,000	0%
<b>Interest Expense</b>				
Series 2021-1 - Eaves Bend	-	95,654	191,308	50%
Series 2021-2 - Heritage Park	-	110,963	221,925	50%
<b>Intragovernmental Transfer Out</b>	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 206,616</b>	<b>\$ 703,233</b>	<b>29%</b>
Net Increase/ (Decrease) in Fund Balance	641,644	447,074	23,671	
Fund Balance - Beginning	447,879	642,448	642,448	
<b>Fund Balance - Ending</b>	<b>\$ 1,089,523</b>	<b>\$ 1,089,523</b>	<b>\$ 666,119</b>	

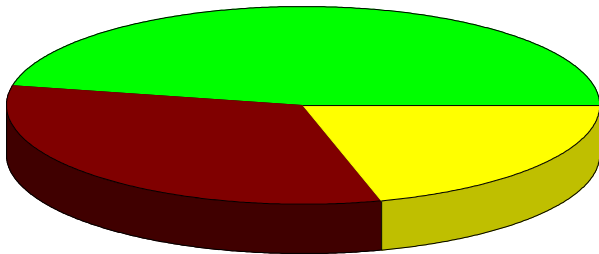
# Artisan Lakes East Community Development District

Income and Expense by Month  
December 2025



Expense Summary  
December 2025

5130000 · Financial and Administrative	46.84%
9099000 · Reserve Allocations	32.62
5120000 · Executive	20.55
Total	\$12,775.01



By Account