

# Artisan Lakes East

Community Development District

*Meeting Agenda  
May 7, 2026*

*PFM Management Services 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:** May 7, 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**  
**wardj@pfm.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=m5c9a8dcf6b6872739405e8ed9cb535ec>  
✓ Phone: (408) 414-9388 Code: 2341 917 9342; Event Password: Jpward

## MAY, 2026

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# AGENDA

1. Call to Order & Roll Call

2. Minutes:

- I. April 2, 2026 - Public Hearing and Regular Meeting.

**Pages 5-9**

3. Consideration of **Resolution 2026-6**, a Resolution of the Board of Supervisors of Artisan Lakes East Community Development District Authorizing the Acceptance of Certain Pond Tracts; Granting Manatee County, Florida, an Easement Over the Pond Tracts; and Addressing Conflicts, Severability, and an Effective Date., Adding Real Estate Conveyances.

**Pages 10-20**

4. Consideration of **Resolution 2026-7**, a Resolution of the Board of Supervisors of Artisan Lakes East Community Development District Accepting a Certificate of the District Engineer; Authorizing the Assignment of the Impact Fee Credit Agreement for Transportation Improvements; Authorizing the Conveyance of a Portion of Artisan Lakes Parkway to Manatee County, Florida; and Addressing Conflicts, Severability, and Providing for an Effective Date.

**Pages 21-35**

5. Staff Reports.

- I. District Attorney
- II. District Engineer
- III. District Manager

a) Supervisor of Elections Report on Registered Voters as of 4/15/2026.

b) **Important Meeting Dates for Fiscal Year 2026:**

- NEXT MEETING: Thursday, June 4, 2026

- General Election: Qualifying period is June 8 - 12, 2026 (Seats 4 & 5)

c) Financial Statement for the period ending March 31, 2026 (unaudited).

**Pages 36-44**

6. Supervisors Requests.

7. Public Comments.

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

8. Adjournment.

# AGENDA

## Meeting Schedule - FY 2026

Thursday, October 2, 2025	Thursday, November 6, 2025
Thursday, December 4, 2025	Thursday, January 1, 2026 NO MEETING
Thursday, February 5, 2026	Thursday, March 5, 2026
Thursday, April 2, 2026	<u>Thursday, May 7, 2026</u>
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 3: Minutes - April 2, 2026 - Regular Meeting.

Item 4: Consideration of **Resolution 2026-6**, a Resolution of the Board of Supervisors of Artisan Lakes East Community Development District Authorizing the Acceptance of Certain Pond Tracts; Granting Manatee County, Florida, an Easement Over the Pond Tracts; and Addressing Conflicts, Severability, and an Effective Date., Adding Real Estate Conveyances.

Item 5: Consideration of **Resolution 2026-7**, a Resolution of the Board of Supervisors of Artisan Lakes East Community Development District Accepting a Certificate of the District Engineer; Authorizing the Assignment of the Impact Fee Credit Agreement for Transportation Improvements; Authorizing the Conveyance of a Portion of Artisan Lakes Parkway to Manatee County, Florida; and Addressing Conflicts, Severability, 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 Tern Bay Community Development District was held on Thursday, April 2, 2026 at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. It began at 3:00 p.m. and was presided over by Ms. 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

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**Absent:**

Mike Piendel	Vice Chairperson
Eric Singer	Assistant Secretary

**Also present were:**

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

**Audience:**

Mark Web

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. Ward called the meeting to order at approximately 3:07 p.m. He called roll and all Members of the Board were present, with the exception of Supervisor Piendel and Supervisor Singer, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Notice of Publication**

**Notice of Publication of Public Hearings and Regular Meeting**

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

47  
48 **February 5, 2026 - 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 Jim Schmidt, seconded by Matt**  
54 **Sawyer, and with all in favor, the February 5, 2026 Regular**  
55 **Meeting Minutes were approved.**

56  
57  
58 **FOURTH ORDER OF BUSINESS** **FISCAL YEAR 2027 BUDGET**

59  
60 **I. Public Comment and Testimony**

61  
62 Mr. Ward called for a motion to open the Public Hearing.

63  
64 **On MOTION made by Matt Sawyer, seconded by Jim**  
65 **Schmidt, and with all in favor, the Public Hearing was**  
66 **opened.**

67  
68 Mr. Ward asked if there were any members of the public present in person, or on  
69 audio or video with questions regarding the Fiscal Year 2027 budget; there were  
70 none. He called for a motion to close the public hearing.

71  
72 **On MOTION made by Matt Sawyer, seconded by Jim**  
73 **Schmidt, and with all in favor, the Public Hearing was**  
74 **closed.**

75  
76 **II. Board Comment**

77  
78 Mr. Ward asked if there were any Board questions; there were none.

79  
80 **III. Consideration of Resolution 2026-3, a Resolution of the Board of Supervisors**  
81 **adopting the Annual Appropriation and Budget for Fiscal Year 2027**

82  
83 Mr. Ward called for a motion to approve the budget beginning October 1, 2026 and  
84 ending on September 30, 2027.

85  
86 **On MOTION made by Matt Sawyer, seconded by Tina**  
87 **Golub, and with all in favor, Resolution 2026-3 was**  
88 **adopted, and the Chair was authorized to sign.**

89  
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91 **b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN**  
92 **ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR**  
93 **CONFLICT AND PROVIDING AN EFFECTIVE DATE**

94  
95 Mr. Ward indicated this public hearing set into place the assessment rates and certified an  
96 assessment roll.

97  
98 **I. Public Comment and Testimony**  
99

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

101  
102 **On MOTION made by Matt Sawyer, seconded by Tina**  
103 **Golub, and with all in favor, the Public Hearing was opened.**

104  
105 Mr. Ward asked if there were any members of the public present in person, or on  
106 audio or video with questions; there were none. He called for a motion to close  
107 the public hearing.

108  
109 **On MOTION made by Matt Sawyer, seconded by Tina**  
110 **Golub, and with all in favor, the Public Hearing was closed.**

111  
112 **II. Board Comment**  
113

114 Mr. Ward noted Resolution 2026-4 set the assessment rate for the general fund and  
115 adopted an assessment roll. He asked if there were any questions; there were none.

116  
117 **III. Consideration of Resolution 2026-4, a Resolution of the Board of Supervisors**  
118 **imposing special assessments, and certifying an assessment roll**  
119

120 Mr. Ward called for a motion.

121  
122 **On MOTION made by Matt Sawyer, seconded by Tina**  
123 **Golub, and with all in favor, Resolution 2026-4 was**  
124 **adopted, and the Chair was authorized to sign.**

125  
126  
127 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-5**

128  
129 **Consideration of Resolution 2026-5, a Resolution of the Board of Supervisors**  
130 **designating dates, time, and location for regular meetings of the Board of Supervisors**  
131 **for Fiscal Year 2027**  
132

133 Mr. Ward noted the meeting dates would be the first Thursday of each month at 3:00 p.m. at  
134 the Artisan Lakes East Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. He noted  
135 the Resolution allowed the CDD to advertise all meetings once in September, it did not bind  
136 the Board to the use of these dates, it simply set the dates, time, and location; the dates, time

137 or location could be changed and readvertised at the discretion of the Board. He asked if  
138 there were any questions.

139  
140 Mr. Matt Sawyer asked for all the meeting dates be sent out in an invite at the beginning of  
141 the fiscal year.

142  
143 **On MOTION made by Matt Sawyer, seconded by Jim**  
144 **Schmidt, and with all in favor, Resolution 2026-5 was**  
145 **adopted, and the Chair was authorized to sign.**

146  
147  
148 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

149  
150 **I. District Attorney**

151  
152 No report.

153  
154 **II. District Engineer**

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156 No report.

157  
158 **III. District Manager**

159  
160 **a) Important Board Meeting Dates for Fiscal Year 2026**

161 – **Next Meeting: Thursday, May 7, 2026**

162 – **General Election: Qualifying period is June 8 - 12, 2026 (Seats 4 & 5)**

163 **b) Financial Statement for period ending January 31, 2026 (unaudited)**

164 **c) Financial Statement for period ending February 28, 2026 (unaudited)**

165  
166 No report.

167  
168  
169 **SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

170  
171 Mr. Ward asked if there were any Supervisor’s requests; there were none.

172  
173  
174 **EIGHTH ORDER OF BUSINESS**

**Public Comments**

175  
176 Mr. Ward asked if there were any public comments.

177  
178 Mr. Mark Web stated the Artisan Lakes East amenity center paid no property taxes to the  
179 County and paid no fire district taxes but had an assessment rate of a single-family home on a  
180 50 to 59 foot lot. He asked why this was the case.

181  
182 Mr. Ward asked for the parcel number.

185 Mr. Web indicated he did not have it.

186

187 Mr. Ward stated he would look into it and find out what was going on.

188

189

190 **NINTH ORDER OF BUSINESS**

**Adjournment**

191

192 Mr. Ward adjourned the Meeting at approximately 3:12 p.m.

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

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Artisan Lakes East Community  
Development District

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

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

## RESOLUTION 2026-6

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACCEPTANCE OF CERTAIN POND TRACTS; GRANTING MANATEE COUNTY, FLORIDA, AN EASEMENT OVER THE POND TRACTS; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

#### **RECITALS**

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

**WHEREAS**, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure within or without the boundaries of the District; and

**WHEREAS**, Taylor Woodrow Communities at Artisan Lakes, L.L.C. ("**Developer**"), the developer of the lands within the District, desires to convey, and the District desires to accept, certain ponds located outside of the boundaries of the District, *but within the parameters of the District's stormwater management permits* ("**Pond Tracts**"), for ownership, operation and maintenance by that certain *Special Warranty Deed* ("**Deed**"), a form of which is attached hereto as **Exhibit A**; and

**WHEREAS**, on or around May 28, 2024, the District, Developer and the County entered into that certain *Impact Fee Credit Agreement for Transportation Improvements*, dated May 28, 2024, to establish their mutual rights and obligations with respect to the construction of the improvements, dedication of Artisan Lakes Parkway, construction of Buckeye Road improvements and granting of impact fee credits thereof ("**Impact Fee Credit Agreement**"); and

**WHEREAS**, pursuant to the Impact Fee Credit Agreement, the District further desires to grant a perpetual easement to the County for ingress, egress and storm drainage over the Pond Tracts, by an *Easement Agreement*, a form of which is attached hereto as **Exhibit B**.

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

**1. FINDINGS.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**2. ACCEPTANCE OF POND TRACTS; APPROVAL OF THE DEED.** The District hereby approves the acceptance of the Pond Tracts by that certain Deed, a form of which is attached hereto as **Exhibit A**.

**3. AUTHORIZATION TO GRANT EASEMENT OVER POND TRACTS.** In connection with the Impact Fee Credit Agreement, the Board hereby agrees to grant the County an easement over the Pond Tracts for ingress, egress and storm drainage, a form of the *Easement* is attached hereto as **Exhibit B**. The District's Chairman and/or Vice Chairman are hereby authorized to approve any changes in the Deed in consultation with District's Counsel. The District's Chairman and Vice Chairman are authorized to execute such Easement.

**4. CONFLICTS.** If any provision of this Resolution is held to be in conflict with another resolution of the District, the resolutions shall be read to harmony to the extent possible, and, otherwise, the terms of this Resolution shall control with respect to the subject matter addressed herein.

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

**6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** by the Board of Supervisors of the Artisan Lakes East Community Development District this 7th day of May 2026.

**WITNESS:**

**ARTISAN LAKES EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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James P. Ward, Secretary

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Tina Golub, Chairperson

**Exhibit A:** Special Warranty Deed

**Exhibit B:** Easement

**EXHIBIT A**

# Description Sketch

(Not A Survey)



**DESCRIPTION:** A parcel of land lying in Section 9, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

**BEGIN** at the Northeasterly most corner of ARTISAN LAKES PARKWAY, as shown on ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C, as recorded in Plat Book 69, Pages 179 through 194, inclusive, of the Public Records of Manatee County, Florida; thence N.81°16'37"E, a distance of 484.57 feet; thence Northeasterly, 791.82 feet along the arc of a tangent curve to the left having a radius of 580.00 feet and a central angle of 78°13'16" (chord bearing N.42°09'59"E, 731.75 feet); thence N.03°03'21"E, a distance of 144.50 feet; thence S.86°56'39"E, a distance of 120.00 feet; thence S.03°03'21"W, a distance of 144.50 feet; thence along the Northerly boundary of aforesaid ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C the following three (3) courses: 1) Southwesterly, 955.65 feet along the arc of a tangent curve to the right having a radius of 700.00 feet and a central angle of 78°13'16" (chord bearing S.42°09'59"W, 883.15 feet); 2) S.81°16'37"W, a distance of 484.57 feet; 3) N.08°43'23"W, a distance of 120.00 feet to the **POINT OF BEGINNING**.

Containing 4.140 acres, more or less.

**SURVEYOR'S NOTES:**

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C, AS RECORDED IN PLAT BOOK 69, PAGES 179 THROUGH 194, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A GRID BEARING OF S.81°16'37"W. THE GRID BEARING AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- 2) I DO HEREBY CERTIFY THAT THIS SKETCH & DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- 3) SEE SHEET TWO FOR SKETCH, LINE AND CURVE TABLES

PROJECT: Artisan Lakes Edgestone North			Prepared For: Waldrop Engineering					
PHASE: ROW			 Digitally signed by David Williams Date: 2021.08.25 15:12:47 -04'00'			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768		
DRAWN: JCM	DATE: 08/23/21	CHECKED BY: MHC						
<b>REVISIONS</b>								
DATE	DESCRIPTION	DRAWN BY						
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS6423</b>								
FILE PATH: P:\ARTISAN LAKES\DESCRIPTION\ARTISAN-LAKES-EAVES-BEND-ROW-DS.DWG LAST SAVED BY: JORDANM								

This instrument was prepared by:

Melissa VanSickle  
Kutak Rock, LLP  
107 West College Avenue  
Tallahassee, Florida 32301

(This space reserved for Clerk)

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**EASEMENT**

**THIS EASEMENT (“Easement”)** is made as of the \_\_\_\_ day of \_\_\_\_\_, 2026, by and among **ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o JPWard & Associates, LLC, 2301 Northeast 37<sup>th</sup> Street, Fort Lauderdale, Florida 33308 (**“Grantor”**) and **MANATEE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205 (**“Grantee”**).

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

**WITNESSETH**

THAT GRANTOR, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee forever, non-exclusive perpetual easements over, under and within the property identified in **Exhibit A** attached hereto (**“Easement Areas”**) and being in the County of Manatee, State of Florida, and for purposes of ingress and egress and stormwater drainage.

This Easement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and shall run with the lands, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Areas. A default by any party under this Easement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance. In the event that either party seeks to enforce this Easement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys’ fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings. This Easement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the Grantee is located.

[SIGNATURE PAGE TO EASEMENT]

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

**WITNESS**

**ARTISAN LAKES EAST COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of Artisan Lakes East Community Development District who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

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

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**

**EXHIBIT A**

# Description Sketch (Not A Survey)

**DESCRIPTION:**

A parcel of land lying in Section 9, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Section 9; run thence along the Easterly boundary thereof, N.3°17'58"E., a distance of 1246.10 feet; thence N.86°42'02"W., a distance of 72.13 feet to the **POINT OF BEGINNING**; thence S.57°21'43"W., a distance of 72.58 feet; thence Westerly, 20.50 feet along the arc of a tangent curve to the right having a radius of 36.48 feet and a central angle of 32°11'42" (chord bearing S.73°27'34"W., 20.23 feet); thence N.84°06'43"W., a distance of 24.01 feet; thence S.73°36'00"W., a distance of 82.19 feet; thence Northwesterly, 33.24 feet along the arc of a non-tangent curve to the right having a radius of 16.90 feet and a central angle of 112°42'58" (chord bearing N.49°38'18"W., 28.13 feet); thence N.01°47'03"E., a distance of 15.97 feet; thence N.03°03'21"E., a distance of 65.48 feet; thence Northerly, 3.61 feet along the arc of a non-tangent curve to the left having a radius of 30.00 feet and a central angle of 06°53'37" (chord bearing N.19°25'10"W., 3.61 feet); thence N.27°57'39"W., a distance of 8.91 feet; thence N.29°48'44"W., a distance of 32.47 feet; thence Northerly, 72.24 feet along the arc of a non-tangent curve to the right having a radius of 138.31 feet and a central angle of 29°55'38" (chord bearing N.17°26'53"W., 71.42 feet); thence N.00°16'26"W., a distance of 289.06 feet; thence Northeasterly, 74.97 feet along the arc of a tangent curve to the right having a radius of 36.55 feet and a central angle of 117°32'10" (chord bearing N.58°29'39"E., 62.50 feet); thence Southeasterly, 11.36 feet along the arc of a compound curve to the right having a radius of 10.00 feet and a central angle of 65°06'04" (chord bearing S.30°11'12"E., 10.76 feet); thence S.02°21'49"W., a distance of 5.57 feet; thence Southerly, 23.23 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 44°21'28" (chord bearing S.19°48'55"E., 22.65 feet); thence S.41°59'39"E., a distance of 51.98 feet; thence Easterly, 30.94 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 59°05'21" (chord bearing S.71°32'20"E., 29.59 feet); thence N.78°55'00"E., a distance of 46.00 feet; thence N.74°49'28"E., a distance of 30.94 feet; thence S.42°11'57"E., a distance of 46.98 feet; thence Southeasterly, 63.29 feet along the arc of a non-tangent curve to the right having a radius of 74.00 feet and a central angle of 49°00'10" (chord bearing S.26°59'19"E., 61.38 feet); thence S.02°28'37"W., a distance of 283.92 feet; thence Southerly, 23.84 feet along the arc of a tangent curve to the right having a radius of 54.60 feet and a central angle of 25°00'52" (chord bearing S.14°59'03"W., 23.65 feet) to the **POINT OF BEGINNING**.

Containing 108,674 square feet & 2.495 acres, more or less.

**SURVEYORS NOTES:**

1) Bearings shown hereon are based on the Easterly boundary of Section 9, Township 33 South, Range 18 East, Manatee County, Florida, Having a Grid Bearing of N.3°17'58"E. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

2) Northing and Easting coordinates (indicated in feet) as shown hereon refer to the Florida State Plane Coordinate System for the West zone of Florida, North American Datum of 1983 (2011 - adjustment), as established from National Geodetic Survey (NGS) horizontal control monuments designated "GIS 009" (PID AG9114), scale factor 0.99997103 and "Gillette" (PID AG8529), scale factor 0.99997463.

3) This legal description and sketch is certified to Manatee County.

4) Not valid without the Original Signature and Seal of a Florida Licensed Surveyor and Mapper.

**NOTES:**

- 1) SEE SHEET 2 FOR SKETCH.
- 2) SEE SHEET 3 FOR LINE AND CURVE TABLES.



Digitally signed  
by David  
Williams  
Date:  
2024.03.29  
08:30:37 -04'00'

David A. Williams, Jr. LS6423

JOB : ARTISAN LAKES POND 55		
DRAWN: NMV	DATE: 03/27/24	CHECKED: MC
Prepared For: TAYLOR MORRISON		
Revisions		
DATE	DESCRIPTION	DRAWN
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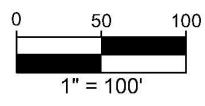
West Florida  
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
www.geopointsurvey.com  
Licensed Business No.: LB 7768



**GeoPoint**  
Surveying, Inc.

# Description Sketch

(Not A Survey)



N:1195105.92  
E:494633.49

TAYLOR WOODROW COMMUNITIES AT  
ARTISAN LAKES LLC  
(Parcel I.D. 604500559)  
(Now or Formerly)

TAYLOR WOODROW  
COMMUNITIES AT ARTISAN  
LAKES LLC  
(Parcel I.D. 604500239)  
(Now or Formerly)

POND #55  
(Area: 108,674  
square feet & 2.495  
acres, more or less.)

POINT OF BEGINNING  
N:1194675.35  
E:494878.50

ARTISAN LAKES PARKWAY  
120' DISTRICT RIGHT OF WAY  
(OFFICIAL INSTRUMENT NUMBER  
202241073115)

CA 289.06'  
N00°16'26"W

S2°28'37"W 283.92'

SECTION 9-33S-18E  
SECTION 10-33S-18E

**TRACT F-2**  
FUTURE  
DEVELOPMENT

**STONEGATE  
PRESERVE - IA**  
(PLAT BOOK 77,  
PAGES 132-154)

EASTERLY BOUNDARY OF SECTION 9  
(BASIS OF BEARINGS)

**ARTISAN LAKES EAVES BEND,  
PHASE II, SUBPHASES A, B & C**  
(PLAT BOOK 69, PAGES 176-194)

644 | 645 | 646 | 647 | 648 | 649

POINT OF  
COMMENCEMENT  
SOUTHEAST CORNER OF  
SECTION 9

MILESTONE LOOP  
50' PRIVATE RIGHT OF WAY

CCR#81007  
FCM 4x4 BROKEN



1246.10'

N3°17'58"E

**TRACT F-1**  
FUTURE  
DEVELOPMENT

See Sheet 1 for Signature & Revisions

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**GeoPoint**  
Surveying, Inc.

**NOTES:**

- 1) SEE SHEET 1 FOR DESCRIPTION AND BASIS OF BEARING.
- 2) SEE SHEET 3 FOR LINE AND CURVE TABLE.

**LEGEND:**

- CCR ----- CERTIFIED CORNER RECORD IDENTIFICATION  
I.D. ----- IDENTIFICATION

# Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 86°42'02" W	72.13'
L2	S 57°21'43" W	72.58'
L3	N 84°06'43" W	24.01'
L4	S 73°36'00" W	82.19'
L5	N 01°47'03" E	15.97'
L6	N 03°03'21" E	65.48'
L7	N 27°57'39" W	8.91'
L8	N 29°48'44" W	32.47'
L9	S 02°21'49" W	5.57'
L10	S 41°59'39" E	51.98'
L11	N 78°55'00" E	46.00'
L12	N 74°49'28" E	30.94'
L13	S 42°11'57" E	46.98'

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	36.48'	32°11'42"	20.50'	20.23'	S 73°27'34" W
C2	16.90'	112°42'58"	33.24'	28.13'	N 49°38'18" W
C3	30.00'	6°53'37"	3.61'	3.61'	N 19°25'10" W
C4	138.31'	29°55'38"	72.24'	71.42'	N 17°26'53" W
C5	36.55'	117°32'10"	74.97'	62.50'	N 58°29'39" E
C6	10.00'	65°06'04"	11.36'	10.76'	S 30°11'12" E
C7	30.00'	44°21'28"	23.23'	22.65'	S 19°48'55" E
C8	30.00'	59°05'21"	30.94'	29.59'	S 71°32'20" E
C9	74.00'	49°00'10"	63.29'	61.38'	S 26°59'19" E
C10	54.60'	25°00'52"	23.84'	23.65'	S 14°59'03" W

NOTES:  
 1) SEE SHEET 1 FOR DESCRIPTION AND BASIS OF BEARING.  
 2) SEE SHEET 2 FOR SKETCH.

See Sheet 1 for Signature & Revisions

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**GeoPoint**  
 Surveying, Inc.

# Description Sketch

## (Not A Survey)

**DESCRIPTION:**

A parcel of land lying in Section 9, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Section 9; run thence along the Easterly boundary thereof, N.3°17'58"E., a distance of 1947.65 feet; thence N.86°42'02"W., a distance of 345.03 feet to the **POINT OF BEGINNING**; thence S.85°56'24"W., a distance of 39.95 feet; thence Northwesterly, 14.20 feet along the arc of a non-tangent curve to the right having a radius of 8.68 feet and a central angle of 93°43'09" (chord bearing N.47°53'39"W., 12.66 feet); thence Northerly, 147.15 feet along the arc of a non-tangent curve to the left having a radius of 1300.00 feet and a central angle of 06°29'07" (chord bearing N.16°49'48"W., 147.07 feet); thence Northerly, 155.51 feet along the arc of a reverse curve to the right having a radius of 1100.00 feet and a central angle of 08°06'01" (chord bearing N.16°01'21"W., 155.39 feet); thence Northeasterly, 11.69 feet along the arc of a compound curve to the right having a radius of 8.00 feet and a central angle of 83°44'41" (chord bearing N.29°54'00"E., 10.68 feet); thence N.57°03'41"E., a distance of 23.60 feet; thence S.32°56'19"E., a distance of 18.95 feet; thence Southeasterly, 8.82 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 16°50'43" (chord bearing S.41°21'41"E., 8.79 feet); thence S.49°47'02"E., a distance of 46.62 feet; thence S.43°11'30"E., a distance of 52.97 feet; thence S.75°02'52"E., a distance of 72.55 feet; thence N.83°01'14"E., a distance of 55.19 feet; thence N.80°32'53"E., a distance of 22.07 feet; thence S.70°35'01"E., a distance of 8.33 feet; thence S.36°51'35"E., a distance of 4.92 feet; thence S.27°13'39"W., a distance of 78.74 feet; thence S.42°13'05"W., a distance of 66.65 feet; thence S.40°11'11"W., a distance of 44.67 feet; thence S.37°51'00"W., a distance of 35.98 feet; thence Southerly, 31.35 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 59°52'24" (chord bearing S.07°54'49"W., 29.94 feet) to the **POINT OF BEGINNING**.

Containing 38,014 square feet & 0.873 acres, more or less.

**SURVEYORS NOTES:**

1) Bearings shown hereon are based on the Easterly boundary of Section 9, Township 33 South, Range 18 East, Manatee County, Florida, Having a Grid Bearing of N.3°17'58"E. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

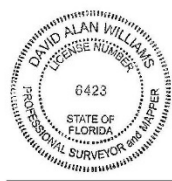

2) Northing and Easting coordinates (indicated in feet) as shown hereon refer to the Florida State Plane Coordinate System for the West zone of Florida, North American Datum of 1983 (2011 - adjustment), as established from National Geodetic Survey (NGS) horizontal control monuments designated "GIS 009" (PID AG9114), scale factor 0.99997103 and "Gillette" (PID AG8529), scale factor 0.99997463.

3) This legal description and sketch is certified to Manatee County.

4) Not valid without the Original Signature and Seal of a Florida Licensed Surveyor and Mapper.

**NOTES:**

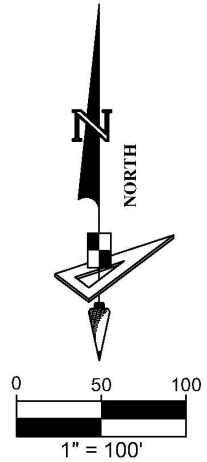
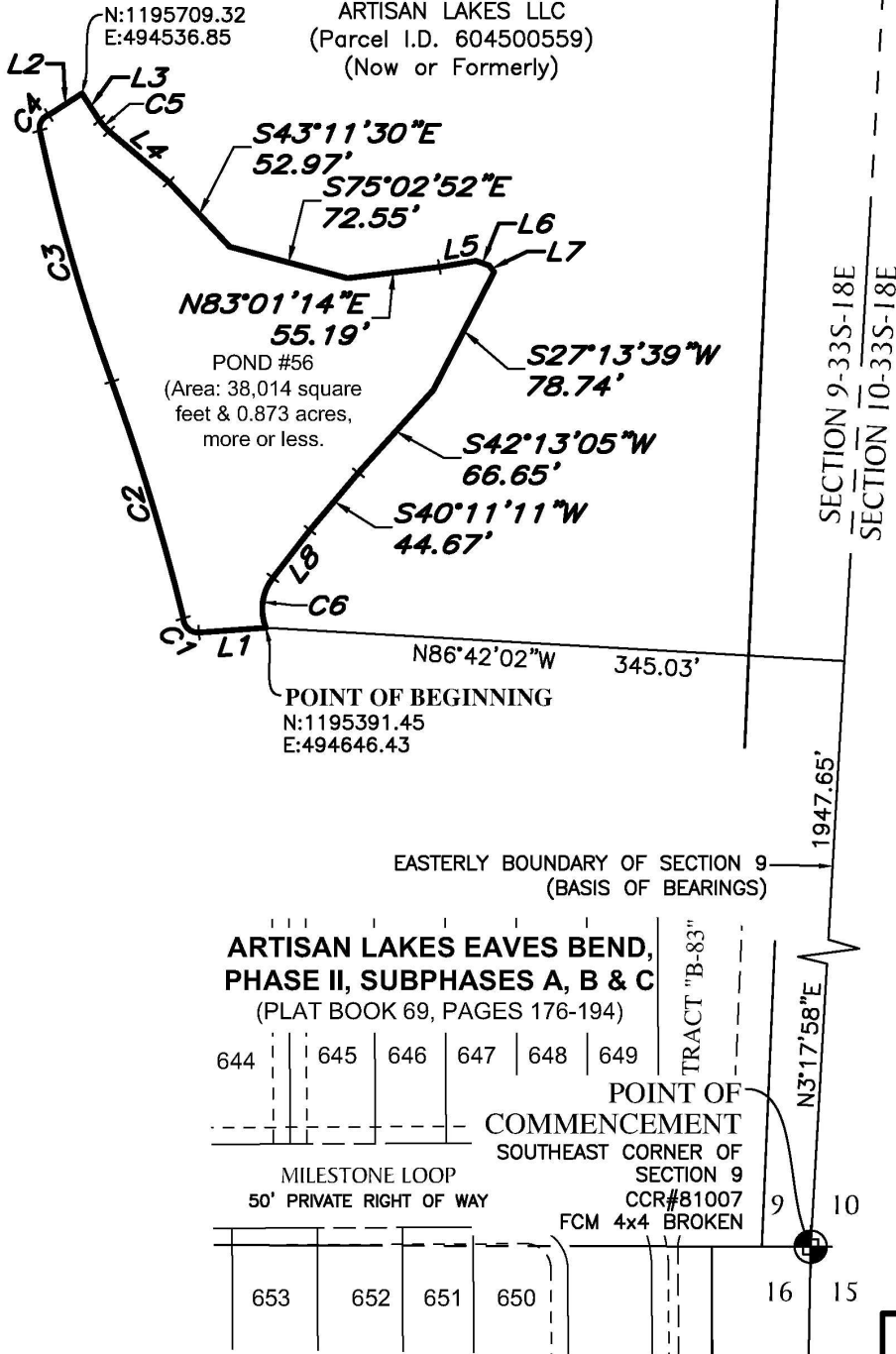
- 1) SEE SHEET 2 FOR SKETCH.
- 2) SEE SHEET 3 FOR LINE AND CURVE TABLES.

 <p>Digitally signed by David Williams Date: 2024.03.29 08:30:04 -04'00'</p> <p>David A. Williams, Jr.    LS6423</p>	<p><b>JOB : ARTISAN LAKES POND 56</b></p> <p><b>DRAWN: NMV    DATE: 03/26/24    CHECKED: MC</b></p> <p><b>Prepared For: TAYLOR MORRISON</b></p>	<p style="font-size: small;">West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768</p>  <p style="font-size: large; font-weight: bold;">GeoPoint</p> <p style="font-weight: bold;">Surveying, Inc.</p>																		
	<p><b>Revisions</b></p>																			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN</th> </tr> </thead> <tbody> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
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<p style="font-size: x-small; text-align: center;">FILE PATH: P:\ARTISAN LAKES\DESCRIPTION\POND 56-D&amp;S.DWG    LAST SAVED BY: NAYARAV    <b>01 of 03</b></p>																				

# Description Sketch

(Not A Survey)

TAYLOR WOODROW COMMUNITIES AT  
ARTISAN LAKES LLC  
(Parcel I.D. 604500559)  
(Now or Formerly)



**TRACT F-2**  
FUTURE  
DEVELOPMENT

**STONEGATE  
PRESERVE - IA**  
(PLAT BOOK 77,  
PAGES 132-154)

**TRACT F-1**  
FUTURE  
DEVELOPMENT

See Sheet 1 for Signature & Revisions

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**GeoPoint**  
Surveying, Inc.

**NOTES:**

- 1) SEE SHEET 1 FOR DESCRIPTION AND BASIS OF BEARING.
- 2) SEE SHEET 3 FOR LINE AND CURVE TABLE.

**LEGEND:**

- CCR - - - - - CERTIFIED CORNER RECORD  
I.D. - - - - - IDENTIFICATION

# Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 85°56'24" W	39.95'
L2	N 57°03'41" E	23.60'
L3	S 32°56'19" E	18.95'
L4	S 49°47'02" E	46.62'
L5	N 80°32'53" E	22.07'
L6	S 70°35'01" E	8.33'
L7	S 36°51'35" E	4.92'
L8	S 37°51'00" W	35.98'

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	8.68'	93°43'09"	14.20'	12.66'	N 47°53'39" W
C2	1300.00'	6°29'07"	147.15'	147.07'	N 16°49'48" W
C3	1100.00'	8°06'01"	155.51'	155.39'	N 16°01'21" W
C4	8.00'	83°44'41"	11.69'	10.68'	N 29°54'00" E
C5	30.00'	16°50'43"	8.82'	8.79'	S 41°21'41" E
C6	30.00'	59°52'24"	31.35'	29.94'	S 07°54'49" W

**NOTES:**

- 1) SEE SHEET 1 FOR DESCRIPTION AND BASIS OF BEARING.
- 2) SEE SHEET 2 FOR SKETCH.

See Sheet 1 for Signature & Revisions

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**GeoPoint**  
Surveying, Inc.

## RESOLUTION 2026-7

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT ACCEPTING A CERTIFICATE OF THE DISTRICT ENGINEER; AUTHORIZING THE ASSIGNMENT OF THE IMPACT FEE CREDIT AGREEMENT FOR TRANSPORTATION IMPROVEMENTS; AUTHORIZING THE CONVEYANCE OF A PORTION OF ARTISAN LAKES PARKWAY TO MANATEE COUNTY, FLORIDA; AND ADDRESSING CONFLICTS, SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, on or around July 2019, that certain plat titled *Artisan Lakes Parcel J, Phases I & II*, as recorded in Plat Book 66, Pages 105 - 117, of the Official Records of the County, dedicated "all public right-of-ways" including a portion of Artisan Lakes Parkway ("**ALP Phase 1**") to the County; and

**WHEREAS**, on or around December 2020, that certain plat titled *Artisan Lakes Eaves Bend Phase II, Subphases A, B & C*, as recorded in Plat Book 69, Pages 176 - 194, of the Official Records of the County, dedicated "Tract A-16 for public right-of-way for Artisan Lakes Parkway" ("**ALP Phase 2**") to the County; and

**WHEREAS**, on or around June 2, 2022, Taylor Woodrow Communities at Artisan Lakes, LLC ("**Developer**") conveyed a certain portion of Artisan Lakes Parkway ("**ALP Phase 3**") to the District by that certain *Special Warranty Deed and Grant of Easements*, recorded at Instrument Number #202241073115; and

**WHEREAS**, as of the date of this Resolution the Developer retains ownership of the northernmost part of Artisan Lakes Parkway ("**ALP Phase 4**"); and

**WHEREAS**, the location of ALP Phase 1, ALP Phase 2, ALP Phase 3 and ALP Phase 4 are depicted in **Exhibit A** attached hereto; and

**WHEREAS**, the District has acquired certain utilities, roadway and drainage improvements located upon or within ALP Phase 2 and ALP Phase 3 and received certain bills of sale from the Developer to the District for those improvements (together, "**ALP Improvements**"), specifically the *Bill of Sale and Limited Assignment (Artisan Lakes Parkway Phase II (Portion), Artisan Lakes Parkway Phase IIIA and Gillet Drive Improvements)*, dated December 15, 2022, and the *Bill of Sale and Limited Assignment [Eaves Bend Phase 2 ALP (Portion), Esplanade North (IB) and ALP 3 Improvements]*, dated May 14, 2024; and

**WHEREAS**, on or around May 28, 2024, the District, the Developer and the County entered into that certain *Impact Fee Credit Agreement for Transportation Improvements*, dated May 28, 2024, to establish their mutual rights and obligations with respect to the construction of the improvements, dedication of Artisan Lakes Parkway, construction of Buckeye Road improvements and granting of impact fee credits thereof ("**Impact Fee Credit Agreement**"); and

**WHEREAS**, in preparation of the acquisition of the ALP Improvements, the District Engineer, based on the pay applications provided by the Developer, tabulated the costs of the ALP Improvements, and in doing so, ensured that the District did not pay for any impact fee creditable improvements; and

**WHEREAS**, in reliance upon the *Engineer's Certificate*, attached hereto as **Exhibit B**, stating that the District did not fund any impact fee creditable portions of ALP Improvements, the Board desires to assign the District's entitlements to any impact fee credits as identified in the *Impact Fee Credit Agreement for Transportation Improvements* ("**Assignment**"), a form of which is attached hereto as **Exhibit C**; and

**WHEREAS**, the District further desires to convey ALP Phase 3 to the County for ownership, operation and maintenance by *Warranty Deed* ("**Deed**"), a form of which is attached hereto as **Exhibit D**; and

**WHEREAS**, the Board finds that it is in the interests of the District to authorize the District's Chairman and/or Vice Chairman to approve any subsequent changes and execute the Assignment and Deed, as well as any other documents that are related to the Assignment and Deed.

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

**SECTION 1. ACCEPTANCE OF ENGINEER'S CERTIFICATE.** The Board hereby accepts the *Engineer's Certificate*, attached hereto as **Exhibit B**, and certifies that the District did not fund any ALP Improvements that generated impact fee credits or similar credits.

**SECTION 2. AUTHORIZATION OF ASSIGNMENT OF IMPACT FEE CREDIT AGREEMENT.** Because the Developer funded the impact fee creditable improvements, instead of the District, the Board hereby approves the assignment of the District's entitlements to any impact fee credits as identified in the *Impact Fee Credit Agreement* to the Developer in that certain Assignment, the form of which is attached hereto as **Exhibit C**. The District's Chairman and/or Vice Chairman are hereby authorized to approve any changes in the Assignment in consultation with District's Counsel. The District's Chairman and Vice Chairman are authorized to execute such Assignment.

**SECTION 3. AUTHORIZATION OF CONVEYANCE OF ALP PHASE 3.** In connection with the Assignment, the Board hereby approves the conveyance of ALP Phase 3 to the County for ownership, operation and maintenance by Deed, a form of which is attached hereto as **Exhibit D**. The District’s Chairman and/or Vice Chairman are hereby authorized to approve any changes in the Deed in consultation with District’s Counsel. The District’s Chairman and Vice Chairman are authorized to execute such Deed.

**SECTION 4. CONFLICTS.** All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 5. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** by the Board of Supervisors of the Artisan Lakes East Community Development District, Manatee County, Florida, this 7th day of May 2026.

**ATTEST:**

**ARTISAN LAKES EAST  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Location of Artisan Lakes Parkway

**Exhibit B:** Engineer’s Certificate

**Exhibit C:** Assignment of Impact Fee Credit Agreement for Transportation Improvements

**Exhibit D:** Warranty Deed

**EXHIBIT A**  
**LOCATION OF ARTISAN LAKES PARKWAY**



**EXHIBIT B**  
**ENGINEER'S CERTIFICATE**  
**REGARDING ACQUISITION OF ARTISAN LAKES PARKWAY IMPROVEMENTS**

\_\_\_\_\_, 2026

Board of Supervisors  
Artisan Lakes East Community Development District

RE: Certificate Regarding Acquisition of Artisan Lakes Parkway Improvements

The undersigned, a representative of Atwell, LLC, ("**District Engineer**"), as engineer for the Artisan Lakes East Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of Artisan Lakes Parkway improvements upon which the District may rely:

1. The District's *Report of the District Engineer*, dated September 6, 2018, the *Supplemental Report of the District Engineer*, dated November 9, 2018, and the *Supplemental Report of District Engineer*, dated May 6, 2021 (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes* ("**Project**").
2. Artisan Lakes Parkway is a public right-of-way that abuts the northern boundary of the District. Artisan Lakes Parkway has been phased as ALP Phase 1, ALP Phase 2, ALP Phase 3 and ALP Phase 4, as identified in **Exhibit 1** attached hereto.
3. The District has acquired certain utilities, roadway and drainage improvements located upon or within ALP Phase 2 and ALP Phase 3 and received certain bills of sale from the Developer to the District for those improvements (together, "**ALP Improvements**"), specifically the *Bill of Sale and Limited Assignment (Artisan Lakes Parkway Phase II (Portion), Artisan Lakes Parkway Phase IIIA and Gillet Drive Improvements)*, dated December 15, 2022, and the *Bill of Sale and Limited Assignment [Eaves Bend Phase 2 ALP (Portion), Esplanade North (IB) and ALP 3 Improvements]*, dated May 14, 2024.
4. In preparation of the acquisition of the ALP Improvements, the District Engineer reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, pay applications, plans, as-builts, and other documents, and subsequently tabulated the construction costs of the ALP Improvements.

5. Due to the fact that certain ALP Improvements were subject to impact fee credits outlined in that certain *Impact Fee Credit Agreement for Transportation Improvements*, dated May 28, 2024, the District Engineer removed certain percentages of the construction costs of the improvements from the final acquisition amounts eligible for payment by the District's construction and acquisition proceeds. In doing so, the District Engineer ensured that the District did not fund any such impact fee creditable improvements.
6. As part of the Project, the District did not fund any improvements that generated impact fee credits or similar credits.

WHEREFORE, the undersigned authorized representative of the District Engineer executes this Engineer's Certificate.

\_\_\_\_\_  
 \_\_\_\_\_, P.E.  
 Atwell, LLC  
 Florida Registration No. \_\_\_\_\_  
 District Engineer

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was sworn and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_ who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
 NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
 (Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**EXHIBIT C**  
**FORM OF ASSIGNMENT OF IMPACT FEE**  
**CREDIT AGREEMENT FOR TRANSPORTATION IMPROVEMENTS**

**ASSIGNMENT OF  
IMPACT FEE CREDIT AGREEMENT FOR TRANSPORTATION IMPROVEMENTS**  
*Artisan Lakes Parkway*

\_\_\_\_\_  
*Manatee County*  
*Artisan Lakes East Community Development District*  
\_\_\_\_\_

**THIS ASSIGNMENT OF IMPACT FEE CREDIT AGREEMENT FOR TRANSPORTATION IMPROVEMENTS** (the “**Assignment Agreement**”) is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2026 (the “**Effective Date**”), by and between **MANATEE COUNTY**, a political subdivision of the State of Florida, whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205 (the “**County**”), **TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, LLC**, a Florida limited liability company, whose mailing address is 10210 Highland Manor Drive, Suite 400A, Tampa, Florida 33610 (the “**Developer**”), and **ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, whose address is 2301 NE 37<sup>th</sup> Street, Ft. Lauderdale, Florida 33308 (“**District**”).

**RECITALS**

**A.** District is the owner of certain property located in Manatee County, Florida, more particularly described on Exhibit A attached hereto and incorporated herein by reference (the “**Property**”); and

**B.** District is the Community Development District with governing authority relative to the Property, which is commonly known and referred to as “Artisan Lakes East” (the “**Project**”); and

**C.** Pursuant to that certain *Impact Fee Credit Agreement for Transportation Improvements*, the Developer, the County, and District dated May 28, 2024 (the “**Credit**

Artisan Lakes East Community Development District / Manatee County  
Assignment Agreement  
Page 1 of 4

**Agreement”**), the District has conveyed the CDD Road ROW (as defined there) to the County; and

**D.** Pursuant to Section 3.4.2 of the Credit Agreement, District wishes to assign, and County wishes to accept assignment of, District’s rights and obligations under the Credit Agreement.

**NOW, THEREFORE**, for and in consideration of these premises, the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**1. Recitals.** The recitals set forth above are true and correct and incorporated by reference as if fully set forth herein.

**2. Assignment of Credit Agreement.** For good and valuable consideration, the receipt whereof is hereby acknowledged, District does hereby assign unto the Developer all of District’s right, title and interest in the Credit Agreement. By its execution hereunder, Developer agrees to accept the foregoing assignment and agrees to be bound to the obligations and assume the rights of the District, all as more provided for in the Credit Agreement.

**3. Miscellaneous.**

3.1. No Waiver of Sovereign Immunity. Notwithstanding anything to the contrary in this Assignment Agreement, nothing in this Assignment Agreement shall constitute a waiver of the District’s or County’s limitations of liability set forth in Section 768.28, Florida Statutes or other applicable law.

3.2. Choice of Law. This Assignment Agreement shall be governed and construed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this Assignment Agreement shall be in the Circuit Court for the Twelfth

Judicial Circuit in Manatee County, Florida, or the United States District Court, Middle District of Florida, Tampa Division.

3.3. Severability; Partial Invalidity. The provisions of this Assignment Agreement are declared by the parties to be severable. If any part of this Assignment Agreement shall be determined to be invalid or unenforceable by a court of competent jurisdiction, the remainder of this Assignment Agreement shall remain in full force and effect, provided that the part of this Assignment Agreement thus invalidated or declared unenforceable is not material to the intended operation of this Assignment Agreement.

3.4. Integration. This Assignment Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Assignment Agreement that are not contained herein. This Assignment Agreement supersedes all prior negotiations, understandings, or representations, both written and oral, applicable to the matters contained herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this Assignment Agreement the day and year first above written.

[signature page to follow]

Artisan Lakes East Community Development District / Manatee County  
Assignment Agreement  
Page 3 of 4

**DISTRICT:**  
**ARTISAN LAKES COMMUNITY  
DEVELOPMENT DISTRICT**, a local  
unit of special purpose government

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

**DEVELOPER:**  
**TAYLOR WOODROW COMMUNITIES  
AT ARTISAN LAKES, LLC**, a Florida  
limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXHIBIT D**  
**FORM OF WARRANTY DEED**

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

(This space reserved for Clerk)

Jere Earlywine, Esq.  
Kutak Rock LLP  
107 W College Avenue  
Tallahassee, Florida 32301

Parcel ID Number: 604500609

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**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made to be effective as of the \_\_\_\_ day of \_\_\_\_\_ 2026, by and between:

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o JPWard & Associates, LLC, 2301 Northeast 37<sup>th</sup> Street, Fort Lauderdale, Florida 33308 ("**Grantor**"); and

**MANATEE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 ("**Grantee**").

**SPECIAL WARRANTY GRANT OF FEE TITLE**

WITNESS THAT GRANTOR, for good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, grants, bargains and conveys to Grantee forever, all of the right, title, interest, claim and demand which the Grantor have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Manatee, State of Florida, and more particularly below ("**Property**") Identified in **Exhibit "A"** attached hereto.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrant the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but against none other.

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

**WITNESS**

**ARTISAN LAKES EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of Artisan Lakes East Community Development District, who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**

# Description Sketch

(Not A Survey)



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	580.00'	78°13'16"	791.82'	731.75'	N 42°09'59" E
C2	700.00'	78°13'16"	955.65'	883.15'	S 42°09'59" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 81°16'37" E	484.57'
L2	N 03°03'21" E	144.50'
L3	S 86°56'39" E	120.00'

LINE DATA TABLE

NO.	BEARING	LENGTH
L4	S 03°03'21" W	144.50'
L5	S 81°16'37" W	484.57'
L6	N 08°43'23" W	120.00'

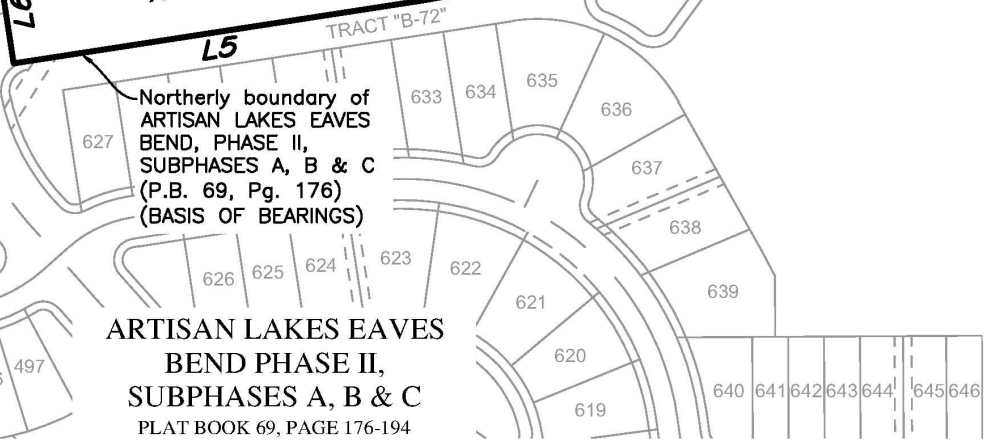
POINT OF BEGINNING  
Northeasterly most corner of ARTISAN LAKES PARKWAY as shown on EAVES BEND, PHASE II, SUBPHASES A, B & C

L1  
AREA = 4.140 ACRES ±

ARTISAN LAKES PARKWAY

Northerly boundary of ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C (P.B. 69, Pg. 176) (BASIS OF BEARINGS)

ARTISAN LAKES EAVES BEND PHASE II, SUBPHASES A, B & C PLAT BOOK 69, PAGE 176-194



NOTE:  
SEE SHEET NO. I FOR SURVEYOR'S NOTES AND DESCRIPTION

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768



**Scott Farrington**

**Supervisor of Elections**



**MAKE FREEDOM COUNT...  
REGISTER AND VOTE!**

**Manatee County, Florida**

April 17, 2026

Artisan Lakes East Community Development District  
Attn: Katey Selchan  
J.P. Ward & Associates, LLC  
2301 NE 37<sup>th</sup> St  
Fort Lauderdale FL 33308

Dear Ms. Selchan:

We are in receipt of your request for the number of registered voters in the Artisan Lakes East Community Development District as of April 15, 2026. According to our records, there were 1819 persons registered in the Artisan Lakes East Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Scott Farrington  
Supervisor of Elections

SF/sas



**Manatee County  
Supervisor of Elections**  
**Scott Farrington**

**Special District candidates** must file their qualifying paperwork with the **Manatee County Supervisor of Elections office** any time between **Noon on Monday, June 8, 2026 and Noon on Friday, June 12, 2026**. All qualifying fees and paperwork must be completed and received by the Supervisor of Elections office before the end of qualifying period, **Noon on Friday, June 12, 2026**, at the following address:

**Manatee County Supervisor of Elections  
600 301 Blvd. W., Suite 108  
Bradenton, FL 34205-7946  
Phone: 941-741-3823**

The optional pre-qualifying period begins on **Tuesday, May 26, 2026, and ends on Friday, June 5, 2026** and is an opportunity for candidates to avoid the rush of the one-week actual qualifying period by completing all of the steps early.

Candidates may submit qualifying paperwork by hand-delivery or mail. The Supervisor of Elections Office does not accept qualifying papers via facsimile or email. Candidates should provide a telephone number and email address on the Candidate Oath where they can be reached for questions about their qualifying paperwork.

As part of the qualifying process, candidates are also required to file a financial disclosure form with the Florida Commission on Ethics through the [Electronic Financial Disclosure Management System \(EFDMS\)](#) and click on the **I am a Candidate** box.

These forms must be completed and received by the Supervisor of Elections office no later than **noon on Friday - June 12, 2026**.

# Artisan Lakes East

Community Development District

*Financial Statements*  
*March 31, 2026*

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

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## *Artisan Lakes East Community Development District*

### *Monthly Financial Statements*

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**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending March 31, 2026**

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds		Account Groups			
		Series 2018	Series 2021	General Long Term Debt	General Fixed Assets		
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 254,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,012
Debt Service Fund							
Reserve Account							
Series 2018	-	198,954	-	-	-	-	198,954
Series 2021-1	-	-	164,550	-	-	-	164,550
Series 2021-2	-	-	186,969	-	-	-	186,969
Revenue							
Series 2018	-	453,354	-	-	-	-	453,354
Series 2021-1	-	-	771,370	-	-	-	771,370
Prepayment Account							
Series 2018	-	1	-	-	-	-	1
Series 2021-1	-	-	433	-	-	-	433
<b>Accounts Receivable</b>	-	-	-	-	-	-	-
<b>Due from Other Funds</b>							
General Fund	-	5,008	8,859	-	-	-	13,866
Debt Service Fund(s)	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	1,789,496	-	-	1,789,496
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	15,455,504	-	-	15,455,504
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	2,163,649	-	2,163,649
<b>Total Assets</b>	<b>\$ 254,012</b>	<b>\$ 657,316</b>	<b>\$ 1,132,180</b>	<b>\$ 17,245,000</b>	<b>\$ 2,163,649</b>	<b>\$ -</b>	<b>\$ 21,452,158</b>

**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending March 31, 2026**

**Governmental Funds**

	General Fund		Debt Service Funds		Account Groups		Totals (Memorandum Only)	
			Series 2018	Series 2021	General Long	General Fixed		
					Term Debt	Assets		
<b>Liabilities</b>								
<b>Accounts Payable</b>	\$	-	\$	-	\$	-	\$	-
<b>Due to Other Funds</b>								
General Fund		-		-		-		-
Debt Service Fund(s)		13,866		-		-		13,866
<b>Unamortized Prem/Discount on Bonds</b>		-		-		-		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>\$</b>	<b>13,866</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>17,245,000</b>	<b>\$</b>	<b>-</b>
<b>Fund Equity and Other Credits</b>								
<b>Investment in General Fixed Assets</b>		-		-		-		2,163,649
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2025 (Unaudited)		-		402,069		642,448		-
Results from Current Operations		-		255,246		489,732		-
<b>Unassigned</b>								
Beginning: October 1, 2025 (Unaudited)		142,241		-		-		-
Additions to Extraordinary Cap/Oper Reserve		20,833		-		-		-
Results from Current Operations		77,072		-		-		-
<b>Total Fund Equity and Other Credits</b>	<b>\$</b>	<b>240,146</b>	<b>\$</b>	<b>657,316</b>	<b>\$</b>	<b>1,132,180</b>	<b>\$</b>	<b>-</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$</b>	<b>254,012</b>	<b>\$</b>	<b>657,316</b>	<b>\$</b>	<b>17,245,000</b>	<b>\$</b>	<b>2,163,649</b>
								<b>\$ 21,452,158</b>

Prepared by:

**JPWARD and Associates, LLC**

**Artisan Lakes East Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2026**

Description	March	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	1,821	140,532	155,792	90%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(10,905)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,821</b>	<b>\$ 140,532</b>	<b>\$ 144,887</b>	<b>97%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's - Fees	-	200	-	0%
<b>Executive</b>				
Professional Management	2,625	15,750	31,500	50%
<b>Financial and Administrative</b>				
Audit Services	-	4,900	4,900	100%
Accounting Services	542	3,250	6,500	50%
Assessment Roll Services	542	3,250	6,500	50%
Arbitrage Rebate Services	500	500	1,000	50%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	4,246	8,385	51%
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	-	1,200	2,400	50%
<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	216	750	11,000	7%
<b>Other General Government Services</b>				
Engineering Services	565	1,040	7,000	15%
<b>Reserves</b>				
Extraordinary Capital/Operations Reserve	-	20,833	50,000	42%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 4,989</b>	<b>\$ 63,461</b>	<b>\$ 144,887</b>	<b>44%</b>
Net Increase/ (Decrease) in Fund Balance	(3,168)	77,072	-	
Fund Balance - Beginning	243,514	142,241	142,241	
Extraordinary Capital/Operations Reserve	-	20,833	50,000	
<b>Fund Balance - Ending</b>	<b>\$ 240,346</b>	<b>\$ 240,146</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 March 31, 2026**

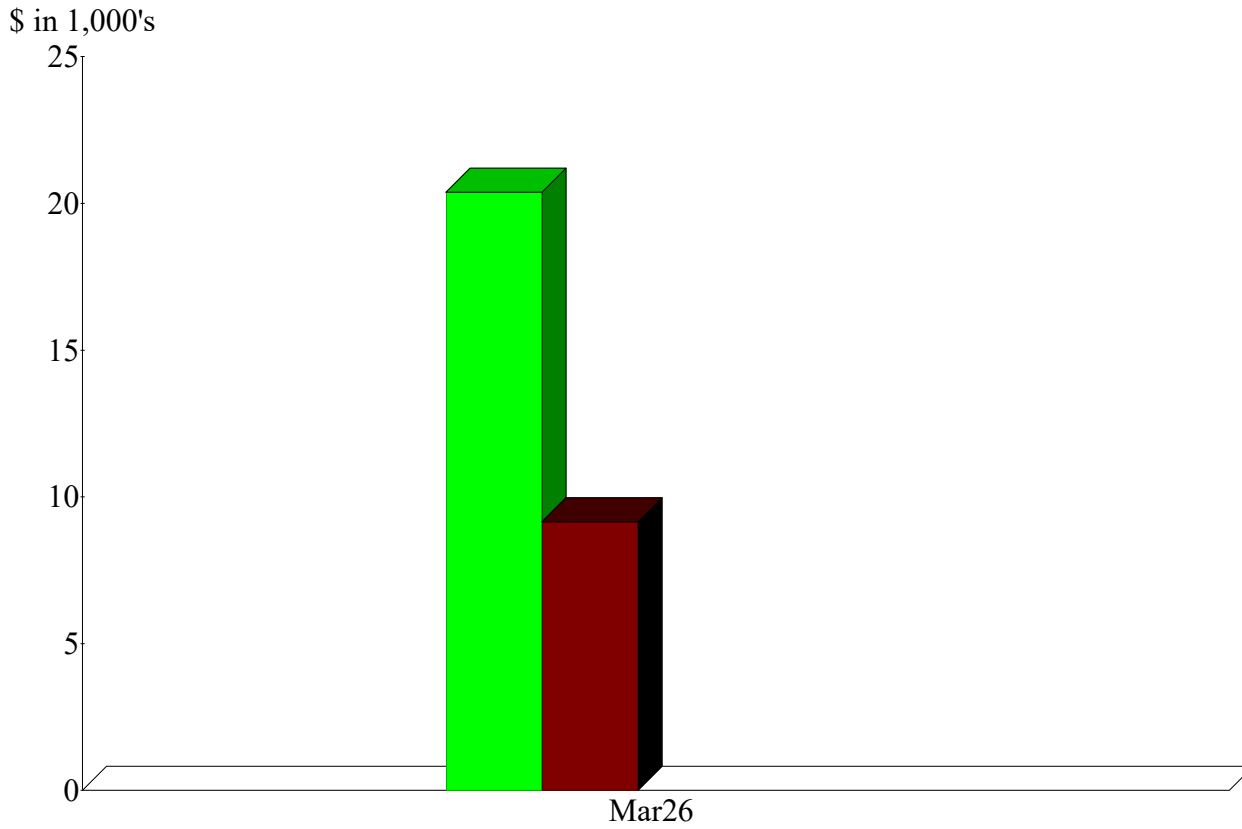
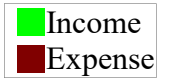
Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	534	3,686	8,852	42%
Revenue Account	1,192	4,030	5,470	74%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	5,008	386,373	425,762	91%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(27,837)	0%
<b>Intragovernmental Transfer In</b>	-	1	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 6,733</b>	<b>\$ 394,090</b>	<b>\$ 412,247</b>	<b>96%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2018	-	-	120,000	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	6,733	255,246	14,559	
Fund Balance - Beginning	650,582	402,069	402,069	
<b>Fund Balance - Ending</b>	<b>\$ 657,316</b>	<b>\$ 657,316</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 March 31, 2026**

Description	March	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	443	3,058	7,820	39%
Reserve Account - Series 2021-2	500	3,455	7,820	44%
Revenue Account	2,027	6,299	7,361	86%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	8,859	683,537	753,176	91%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(49,273)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 11,829</b>	<b>\$ 696,348</b>	<b>\$ 726,904</b>	<b>96%</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>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	11,829	489,732	23,671	
Fund Balance - Beginning	1,120,352	642,448	642,448	
<b>Fund Balance - Ending</b>	<b>\$ 1,132,180</b>	<b>\$ 1,132,180</b>	<b>\$ 666,119</b>	

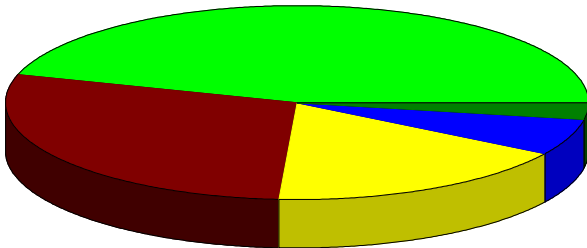
# Artisan Lakes East Community Development District

## Income and Expense by Month March 2026



### Expense Summary March 2026

9099000 · Reserve Allocations	45.51%
5120000 · Executive	28.67
5130000 · Financial and Administrative	17.29
5190000 · Other General Government Serv.	6.17
5140000 · Legal Services	2.36
<b>Total</b>	<b>\$9,156.01</b>



By Account