

# Artisan Lakes East

Community Development District

*Meeting Agenda  
July 13, 2026*

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

## 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://pfmccd.webex.com/pfmccd/j.php?MTID=m90f0891776ed60526a8a0d9d81ccfdb>  
✓ Phone: (844) 621-3956 Code: 2532 907 1626; Event Password: Jpward

## JULY, 2026

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# AGENDA

1. Call to Order & Roll Call.
2. Minutes:
  - I. May 7, 2026 - Public Hearing and Regular Meeting. **Pages 5-8**
3. Consideration of **Resolution 2026-9**, a Resolution Rescinding Resolution 2026-1, Which Approved the Proposed Fiscal Year 2027 Budget; Rescinding Resolution 2026-3, Which Adopted the Fiscal Year 2027 Budget; Approving A Revised Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for **Friday, September 11, 2026**, at **11:00 A.M.** at **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**. **Pages 9-11**
4. Consideration of **Resolution 2026-10**, a Resolution Designating Date, Time and Place of Public Hearing: **Friday, September 11, 2026**, at **11:00 A.M.** at **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**, and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules on Parking Restrictions; and Providing an Effective Date. **Pages 12-16**
5. Staff Reports.
  - I. District Attorney
    - a) Agreements with the School Boards/FPL for use of Conservation Area Easement agreement between Artisan Lakes East and Eaves Bend HOA.
  - II. District Engineer
  - III. District Manager
    - a) **Important Meeting Dates for Fiscal Year 2026:**
      - i. **Friday, September 11, 2026** at **11:00 A.M.** Fiscal Year 2027 Budget Public Hearing.
      - ii. **Friday, September 11, 2026**, at **11:00 A.M.**, Rules on Parking Public Hearing.
    - b) Financial Statement for the period ending May 31, 2026 (unaudited).**Pages 17-30**
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

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	Thursday, May 7, 2026
Thursday, June 4, 2026	Thursday, July 2, 2026 NO MEETING
<del>Tuesday, July 7, 2026 - CANX</del>	<u>Monday, July 13, 2026</u>
Thursday, August 6, 2026	<del>Thursday, September 3, 2026</del> Friday, September 11, 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 7, 2026 - Regular Meeting.

Item 3: **Resolution 2026-9**, a Resolution Rescinding Resolution 2026-1, Which Approved the Proposed Fiscal Year 2027 Budget; Rescinding Resolution 2026-3. Which Adopted the Fiscal Year 2027 Budget; Approving a Revised Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for **Friday, September 11, 2026, at 11:00 A.M. at Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**

Item 5: **Resolution 2026-10**, a Resolution Designating Date, Time and Place of Public Hearing, **Friday, September 11, 2026, at 11:00 A.M. at Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**, and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules on Parking Restrictions; and Providing 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**

11 The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development  
12 District was held on Thursday, May 7, 2026 at the Artisan Lakes Clubhouse, 4725 Los Robles  
13 Court, Palmetto, Florida 34221. It began at 3:00 p.m. and was presided over by Ms. Tina  
14 Golub, Chairperson, and James P. Ward as Secretary.  
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**Present and constituting a quorum:**

21 Tina Golub	Chairperson
22 Matthew Sawyer	Assistant Secretary
23 Jim Schmidt	Assistant Secretary
24 Eric Singer	Assistant Secretary

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**Absent:**

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

34 James P. Ward	District Manager
35 Jere Earlywine	District Counsel

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**Audience:**

40 All residents' names were not included with the minutes. If a resident did not identify  
41 themselves or the audio file did not pick up the name, the name was not recorded in  
42 these minutes. Portions of these minutes may be transcribed in verbatim.  
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**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Ward called the meeting to order at approximately 3:00 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**

**Consideration of Minutes**

**April 2, 2026 - Public Hearing and Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes. He  
noted he made several corrections. He asked for approval subject to the corrections made.

**On MOTION made by Matt Sawyer, seconded by Jim Schmidt, and with all in favor, the April 2, 2026 Public Hearing and Regular Meeting Minutes were approved as amended.**



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**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-8**

**Resolution 2026-8**

*Mr. Ward: As you know I have sold my company to PFM Management Services LLC. They have essentially acquired all my assets. So, this resolution essentially terminates my existing agreement that I have with you and enters into two new agreements with PFM Management Services and PFM Financial Advisory Services. They just do it separately. I do it in one agreement. Basically, the terms and conditions of the agreement are the same and the fee structure is the same. 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 2026-8 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

No report.

**II. District Engineer**

No report.

**III. District Manager**

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

**b) Important Board 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 period ending March 31, 2026 (unaudited)**

Mr. Ward reported the Supervisor of Elections indicated the District had 1,819 registered voters. He noted the CDD was already transitioning from developer control to qualified elector based elections. He stated in 2026 Matt Sawyer’s and Tina Golub’s Seats were up for qualified election. He noted Mike Piendel’s seat would transition in 2028. He indicated there was no action required. He discussed the qualifying process, qualifying requirements, and the qualifying period for the two seats which were transitioning to qualified electors.

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

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

**EIGHTH ORDER OF BUSINESS                      Public Comments**

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

**NINTH ORDER OF BUSINESS                      Adjournment**

Mr. Ward adjourned the Meeting at approximately 3:10 p.m.

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

Artisan Lakes East Community Development District

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

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

**RESOLUTION 2026-9**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2026-1, WHICH APPROVED THE PROPOSED FISCAL YEAR 2027 BUDGET; RESCINDING RESOLUTION 2026-3, WHICH ADOPTED THE FISCAL YEAR 2027 BUDGET; APPROVING A REVISED 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 Board of Supervisors of Artisan Lakes East Community Development District has previously adopted Resolution 2026-1, Approving Proposed Fiscal Year 2027 Budget and Setting a Public Hearing date for April 2, 2026; and

**WHEREAS**, the Board of Supervisors of Artisan Lakes East Community Development District has previously adopted Resolution 2026-3, Adopting the Fiscal Year 2027 Budget; and

**WHEREAS**, it is the desire of the Board of Supervisors of Artisan Lakes East Community Development District to rescind Resolution 2026-1, and Resolution 2026-3; and

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

**WHEREAS**, the Board has considered the revised 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: Friday, September 11, 2026**  
**HOUR: 11:00 AM**

**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 13th day of July 2026.

**ATTEST:**

**ARTISAN LAKES EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**To Be Provided at the Meeting**

**RESOLUTION NO. 2026-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULE RELATING TO PARKING ENFORCEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Artisan Lakes East Community Development District (the "**District**") is a community development district that was established by the Board of County Commissioners of Manatee County, Ordinance 18-31; and

**WHEREAS**, the Board of Supervisors of Artisan Lakes East Community Development District (the "**Board**") is authorized by Section 190.011(5), Florida Statutes, to adopt rules and orders pursuant to Chapter 120, Florida Statutes.

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

**SECTION 1. FINDINGS.** The above recitals are true and correct and incorporated herein by this reference.

**SECTION 2. PUBLIC HEARING.** A Public Hearing will be held to adopt the District's Rules Relating to Procedure on **September 11, 2026, at 11:00 A.M.** at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**

**SECTION 3. NOTICE.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, Florida Statutes.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall be effective immediately upon its adoption.

**PASSED AND ADOPTED** at a meeting of the Board of Supervisors of Artisan Lakes East Community Development District, Manatee County, Florida, this 13th day of July 2026.

**ATTEST:**

**ARTISAN LAKES EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

## EXHIBIT A

### **ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT RULE RELATING TO PARKING ENFORCEMENT**

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In accordance with Chapter 190, Florida Statutes, and on \_\_\_\_\_, 2026, at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the Artisan Lakes East Community Development District (“District”) adopted the following rule to govern parking enforcement on certain District property.

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1. **INTRODUCTION.** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles and fine such owners consistent with this rule and as indicated herein.
  
2. **PARKING RULES.**

#### *State and Local Parking Rules*

The parking prohibitions set forth in applicable state and local ordinances, including but not limited to, Chapter 316, Florida Statutes (and Article IV of Chapter 2-22 and Section 2-9-108 of the Manatee County Code of Ordinances, if applicable) are applicable to District-owned property, including but not limited to District-owned rights-of-way, and are incorporated herein by this reference (“**State & Local Parking Rules**”).

#### *Parking on CDD Streets and Other Property*

The District hereby adopts the State & Local Parking Rules for CDD streets and other common property. Without intending to limit the foregoing, a summary of certain of such prohibitions is listed here (taken from Sections 316.1945 and 316.195, Florida Statutes), and certain additional provisions are also hereby created below:

- a. **Direction:** Vehicles must park in the direction of authorized traffic movement.
- b. **Distance from Curb:** Right-hand wheels must be within 12 inches of the right-hand curb or edge of the roadway.
- c. **Prohibited Areas (No Stopping, Standing, or Parking):**
  - (1) Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device, no person shall:
    - (a) Stop, stand, or park a vehicle:
      1. On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
      2. On a sidewalk.
      3. Within an intersection.
      4. On a crosswalk.

5. Between a safety zone and the adjacent curb or within 30 feet of points on the curb immediately opposite the ends of a safety zone, unless the Department of Transportation indicates a different length by signs or markings.
  6. Alongside or opposite any street excavation or obstruction when stopping, standing, or parking would obstruct traffic.
  7. Upon any bridge or other elevated structure upon a highway or within a highway tunnel.
  8. On any railroad tracks.
  9. On a bicycle path.
  10. At any place where official traffic control devices prohibit stopping.
- (b) Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:
1. In front of a public or private driveway.
  2. Within 15 feet of a fire hydrant.
  3. Within 20 feet of a crosswalk at an intersection.
  4. Within 30 feet upon the approach to any flashing signal, stop sign, or traffic control signal located at the side of a roadway.
  5. Within 20 feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within 75 feet of such entrance (when property signposted).
  6. On an exclusive bicycle lane.
  7. At any place where official traffic control devices prohibit standing.
- d. Disabled Parking:**
- i. It is illegal to park in marked disabled spaces without a proper permit.
  - ii. It is illegal to obstruct the path of travel to an accessible parking space or curb cut.
- e. Parking and Emergency Access:**
- i. No person may park a vehicle directly across from another vehicle, regardless of permitting status.
  - ii. No vehicle shall be parked in a manner that would block access by sanitation trucks, emergency vehicles, or other governmental service providers.
- f. Parking on Common Areas Prohibited:**
- i. Except as outlined in this rule, parking on grassy areas or other common areas owned by the District or in which the District owns an easement is strictly prohibited except for authorized District vehicles and/or District contractors.
- g. Parking by Commercial Vehicles/Trailers/Semi-Trucks:**
- i. Parking of commercial vehicles, trailers, semi-trucks, tractor-trailers, recreational vehicles, boats, or any vehicle exceeding a gross vehicle weight rating of 10,000 pounds on District-owned streets, rights-of-way, or common areas is strictly prohibited, except for (i) vehicles actively engaged in making deliveries or providing services to residents, and (ii) authorized District contractors performing work on behalf of the District.

### **3. TOWING/REMOVAL PROCEDURES.**

- a. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida*

*Statutes*, as may be amended from time to time. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*, and shall comply with the following requirements:

- i. **Sign Placement.** Signs shall be prominently placed at each driveway access or curb cut allowing vehicular access to District property, as well as at other conspicuous locations throughout the District as determined by the Board of Supervisors or District Manager. Signs shall be posted not higher than six (6) feet above ground level and shall be continuously maintained on the property.
- ii. **Sign Dimensions.** Each sign shall be not less than twenty-four (24) inches tall and eighteen (18) inches wide, with sufficient size and contrast to be readable during daylight hours.
- iii. **Sign Content.** Each sign shall contain the following information:
  - (i) The word "TOW AWAY ZONE" in letters not less than four (4) inches tall, prominently displayed at the top of the sign;
  - (ii) A notice that unauthorized vehicles will be towed at the owner's expense;
  - (iii) The name, address, and current telephone number of the Towing Operator authorized to tow vehicles from the property;
  - (iv) The hours during which vehicles are subject to being towed;
  - (v) The name and current telephone number of the District or its authorized representative, including the District Manager; and
  - (vi) A statement that the vehicle owner may contact the District Manager to request a hearing to contest the towing.
  - (vii) **Lettering Requirements.** All letters on each sign shall be not less than one (1) inch in height and shall be of sufficient contrast to the background to be clearly legible.
- iv. **Compliance with Statutory Amendments.** The signage requirements set forth in this section shall be interpreted and applied consistent with section 715.07, *Florida Statutes*, as may be amended from time to time, and to the extent any provision of this section conflicts with the requirements of section 715.07, *Florida Statutes*, as amended, the statutory requirements shall control.

**b. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the rules set forth herein ("**Towing Operator**").

**c. TOWING/REMOVAL AUTHORITY.**

The District's Manager or his/her authorized representative is authorized to contact the Towing Operator for removal of a vehicle parked on the District's streets or common areas in violation of this Rule. The Towing Operator shall render its services in accordance with this Rule, the Towing Agreement and Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*. Alternatively, the District's staff may elect to contact local law enforcement and notify such authority of any vehicle parked in violation of these rules.

**4. OTHER DISTRICT PENALTIES.** If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), *Florida Statutes* and other applicable law, the

District shall have the right to impose a fine of up to the amount of \$250 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law.

- 5. PARKING AT YOUR OWN RISK.** Vehicles may be parked on District property pursuant to this rule, provided, however, that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

Effective date: \_\_\_\_\_, **2026**

This instrument was prepared by:

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

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## EASEMENT AGREEMENT

**THIS EASEMENT AGREEMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between:

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Manatee County, Florida, and whose mailing address is c/o 2301 Northeast 37<sup>th</sup> Street, Fort Lauderdale, Florida 33308 ("**District**" or "**Grantor**"); and

**EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION INC.**, a Florida non-for-profit corporation, and whose mailing address is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Association**" or "**Grantee**").

### WITNESSETH:

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

**WHEREAS**, the District desires to formally grant to the Association easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described here; and

**WHEREAS**, the District acknowledges that use of the Easement Areas serves the District through maintenance of District facilities and improvements; and

**WHEREAS**, the District grants the Association a perpetual easement over the Easement Areas on the terms and conditions set forth herein.

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

**1. Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **Grant of Non-Exclusive Easement.** District hereby grants to the Association, its successors, and assigns, in perpetuity, non-exclusive easements (collectively, “**Easement**”) over, upon, under, through, and across

Tracts B-66 and B-67 (Landscape, Irrigation, and Drainage), as identified on the plat entitled, ***Artisan Lakes Parcel J, Phases I & II, as recorded at Plat Book 66, Pages 105 - 117, of the Official Records of Manatee County, Florida (“Plat”).***

The Association shall have the right and obligation to maintain the Easement Areas in a manner consistent with community standards.

The Association shall indemnify and hold harmless the District, its officers and employees, from and against any and all claims, actions, damages, fees, fines, penalties, defense costs, suits or liabilities, including but not limited to reasonable attorneys’ fees, which may arise out of or in any way connected with the Association’s performance or failure to perform. Nothing shall constitute or be construed as a waiver of the District’s sovereign immunity under Section 768.28, Florida Statutes.

3. **Inconsistent Use.** District agrees and covenants that they shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the Association. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement 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 land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default.** A default by any Party under this Easement Agreement 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.

7. **Enforcement of Agreement.** In the event that either District or Association seek to enforce this Easement Agreement 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.

8. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the

United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel(s) for Grantee may deliver Notice on behalf of the District and Grantee, respectively.

9. **Assignment.** Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void.

10. **Controlling Law; Venue.** This Easement Agreement 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 District is located.

11. **Public Records.** Association understands and agrees that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. **Severability.** The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. **Binding Effect.** This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the Parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. **Authorization.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. **Amendments.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. **Counterparts.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**[SIGNATURES ON NEXT PAGE]**

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

**WITNESSES**

**ARTISAN LAKES EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

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

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ as \_\_\_\_\_ of the Artisan Lakes East Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

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

(NOTARY SEAL)

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

*[Signatures continue on following page]*

**WITNESSES**

**EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION INC.**

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

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

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

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

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ as \_\_\_\_\_ of Eaves Bend at Artisan Lakes Community Association, Inc., a Florida not-for-profit corporation, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

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

(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.**

# Artisan Lakes East

Community Development District

## *Financial Statements* *May 31, 2026*

*PFM Management Services LLC*  
3501 Quadrangle Blvd., Suite 270  
Orlando, Florida 32817  
Phone: (954) 658-4900

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## *Artisan Lakes East Community Development District*

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**Artisan Lakes East Community Development District  
Balance Sheet  
Through May 31, 2026**

	Governmental Funds					Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		General Long Term Debt	General Fixed Assets			
		Series 2018	Series 2021					
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 228,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 228,611
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	-	209,523	-	-	-	-	-	209,523
Series 2021-1	-	-	301,132	-	-	-	-	301,132
Prepayment Account								
Series 2018	-	1	-	-	-	-	-	1
Series 2021-1	-	-	433	-	-	-	-	433
<b>Accounts Receivable</b>	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>								
General Fund	-	3,609	6,384	-	-	-	-	9,993
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	1,071,553	-	-	-	1,071,553
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	15,763,447	-	-	-	15,763,447
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	2,163,649	-	-	2,163,649
<b>Total Assets</b>	<b>\$ 228,611</b>	<b>\$ 412,086</b>	<b>\$ 659,467</b>	<b>\$ 16,835,000</b>	<b>\$ 2,163,649</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,298,814</b>

**Artisan Lakes East Community Development District  
Balance Sheet  
Through May 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>Liabilities</b>						
<b>Accounts Payable</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	9,993	-	-	-	-	9,993
<b>Unamortized Prem/Discount on Bonds</b>	-	-	-	-	-	339,530
<b>Bonds Payable</b>						
Current Portion (Due within 12 months)						
Series 2018	-	-	-	\$125,000	-	125,000
Series 2021	-	-	-	\$295,000	-	295,000
Long Term						
Series 2018	-	-	-	\$5,195,000	-	5,195,000
Series 2021	-	-	-	\$11,220,000	-	11,220,000
<b>Total Liabilities</b>	<b>\$ 9,993</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,835,000</b>	<b>\$ -</b>	<b>\$ 17,184,523</b>
<b>Fund Equity and Other Credits</b>						
<b>Investment in General Fixed Assets</b>	-	-	-	-	2,163,649	2,163,649
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2025 (Unaudited)	-	402,069	642,448	-	-	704,988
Results from Current Operations	-	10,017	17,018	-	-	27,035
<b>Unassigned</b>						
Beginning: October 1, 2025 (Unaudited)	142,241	-	-	-	-	142,241
Additions to Extraordinary Cap/Oper Reserve	33,334	-	-	-	-	33,334
Results from Current Operations	43,044	-	-	-	-	43,044
<b>Total Fund Equity and Other Credits</b>	<b>\$ 218,619</b>	<b>\$ 412,086</b>	<b>\$ 659,467</b>	<b>\$ -</b>	<b>\$ 2,163,649</b>	<b>\$ 3,114,291</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 228,611</b>	<b>\$ 412,086</b>	<b>\$ 659,467</b>	<b>\$ 16,835,000</b>	<b>\$ 2,163,649</b>	<b>\$ 20,298,814</b>

Prepared by:

**PFM Management Services LLC**

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

Description	May	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	1,313	144,092	155,792	92%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(10,905)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,313</b>	<b>\$ 144,092</b>	<b>\$ 144,887</b>	<b>99%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's - Fees	400	800	-	0%
<b>Executive</b>				
Professional Management	2,625	21,000	31,500	67%
<b>Financial and Administrative</b>				
Audit Services	-	4,900	4,900	100%
Accounting Services	542	4,333	6,500	67%
Assessment Roll Services	542	4,333	6,500	67%
Arbitrage Rebate Services	-	500	1,000	50%
<b>Other Contractual Services</b>				
Legal Advertising	-	1,941	1,000	194%
Trustee Services	-	4,246	8,385	51%
Dissemination Agent Services	6,000	6,000	6,000	100%
Bank Service Fees	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	-	100	0%
Computer Services - Website Development	1,200	2,400	2,400	100%
<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	749	7,387	11,000	67%
<b>Other General Government Services</b>				
Engineering Services	255	2,333	7,000	33%
<b>Reserves</b>				
Extraordinary Capital/Operations Reserve	4,167	33,334	50,000	67%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 16,479</b>	<b>\$ 101,048</b>	<b>\$ 144,887</b>	<b>70%</b>
Net Increase/ (Decrease) in Fund Balance	(15,166)	43,044	-	
Fund Balance - Beginning	229,619	142,241	142,241	
Extraordinary Capital/Operations Reserve	4,167	33,334	50,000	
<b>Fund Balance - Ending</b>	<b>\$ 218,619</b>	<b>\$ 218,619</b>	<b>\$ 192,241</b>	

Prepared by:

**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2026**

Description	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	572	4,849	8,852	55%
Revenue Account	1,320	6,695	5,470	122%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	3,609	396,160	425,762	93%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(27,837)	0%
Intragovernmental Transfer In	-	1	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 5,500</b>	<b>\$ 407,704</b>	<b>\$ 412,247</b>	<b>99%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2018	120,000	120,000	120,000	100%
<b>Interest Expense</b>				
Series 2018	138,844	277,688	277,688	100%
Intragovernmental Transfer Out	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 258,844</b>	<b>\$ 397,688</b>	<b>\$ 397,688</b>	<b>100%</b>
Net Increase/ (Decrease) in Fund Balance	(253,344)	10,017	14,559	
Fund Balance - Beginning	665,430	402,069	402,069	
<b>Fund Balance - Ending</b>	<b>\$ 412,086</b>	<b>\$ 412,086</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 May 31, 2026**

Description	May	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	474	4,022	7,820	51%
Reserve Account - Series 2021-2	536	4,544	7,820	58%
Revenue Account	2,246	10,833	7,361	147%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	6,384	700,851	753,176	93%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(49,273)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 9,641</b>	<b>\$ 720,251</b>	<b>\$ 726,904</b>	<b>99%</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	100%
Series 2021-2 - Heritage Park	150,000	150,000	150,000	100%
<b>Interest Expense</b>				
Series 2021-1 - Eaves Bend	95,654	191,308	191,308	100%
Series 2021-2 - Heritage Park	110,963	221,925	221,925	100%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 496,616</b>	<b>\$ 703,233</b>	<b>\$ 703,233</b>	<b>100%</b>
Net Increase/ (Decrease) in Fund Balance	(486,976)	17,018	23,671	
Fund Balance - Beginning	1,146,443	642,448	642,448	
<b>Fund Balance - Ending</b>	<b>\$ 659,467</b>	<b>\$ 659,467</b>	<b>\$ 666,119</b>	

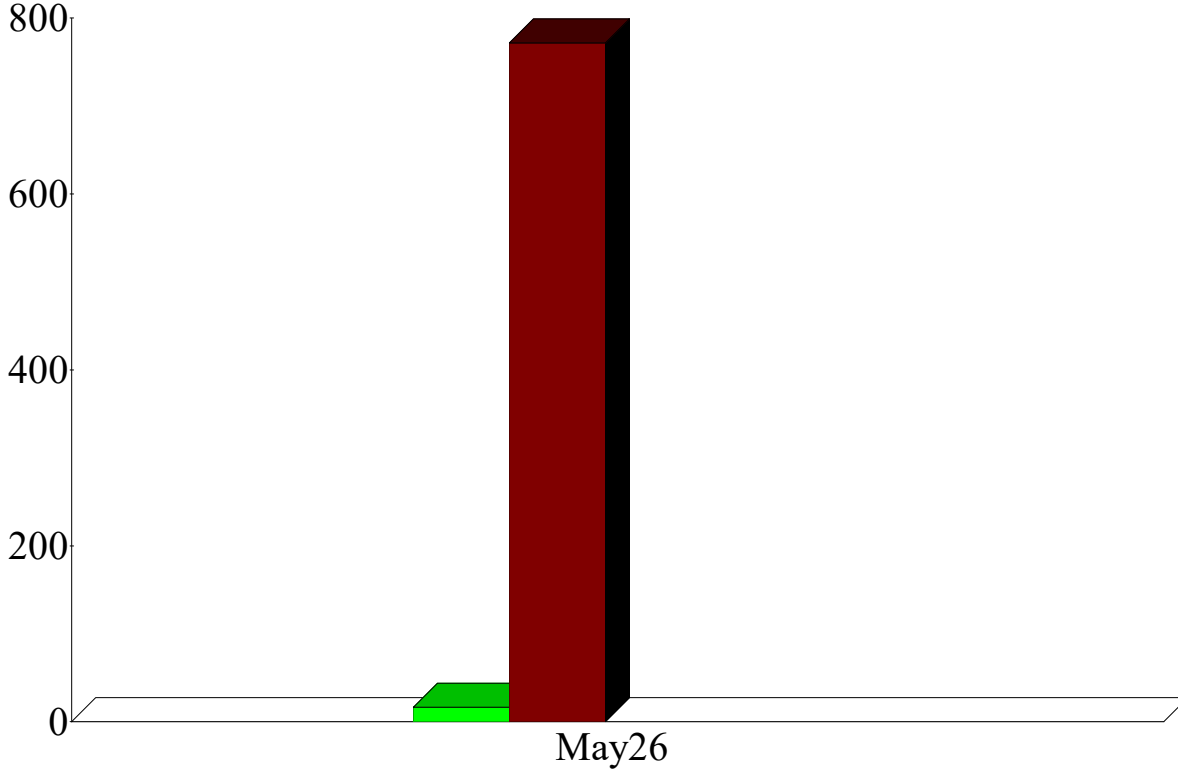
# Artisan Lakes East Community Development District

## Income and Expense by Month

May 2026

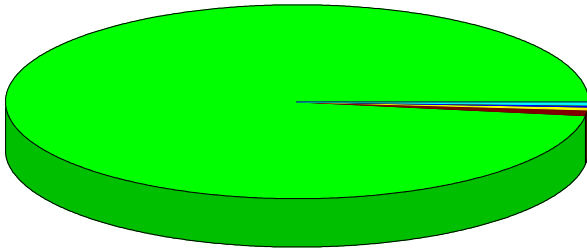


\$ in 1,000's



### Expense Summary May 2026

5170000 · Debt Service	97.87%
5130000 · Financial and Administ	1.07
9099000 · Reserve Allocations	0.54
5120000 · Executive	0.34
5140000 · Legal Services	0.10
5110000 · Legislative	0.05
5190000 · Other General Governn	0.03
<b>Total</b>	<b>\$771,939.01</b>



By Account