

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

SEPTEMBER 5, 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

May 14, 2024

Artisan Lakes East Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 NE 37th Street
Fort Lauderdale, Florida 33308

RE: Letter Agreement for Acquisition of Eaves Bend Phase 2 ALP (Portion), Esplanade North (IB) and ALP 3 Improvements

Dear Jim,

Pursuant to the *Acquisition Agreement (Master Project)*, dated September 6, 2018 ("**Acquisition Agreement**"), you are hereby notified that Taylor Woodrow Communities at Artisan Lakes, LLC ("**Developer**") has completed and wishes to sell ("**Sale**") to the Artisan Lakes East Community Development District ("**District**") certain improvements ("**Improvements**"), and all as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, the District agrees to pay from bond proceeds the amount of **\$3,009,455.31**, which represents the actual cost of constructing and/or creating the Improvements.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer has agreed to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

Agreed to by:

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**



Chairman, Board of Supervisors

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



Name: Andrew "Drew" Miller

Title: Vice President

EXHIBIT A

Description of Eaves Bend Phase 2 ALP (Portion), Esplanade North (IB) and ALP 3 Improvements

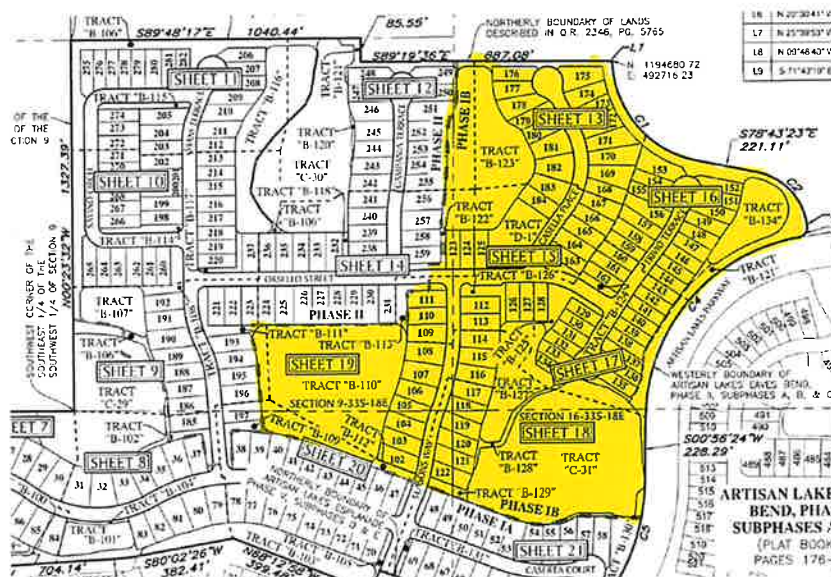
Eaves Bend Phase 2 Artisan Lakes Parkway

All public roads, pavement, curbing and other physical improvements, including related earthwork, within or upon rights-of-way designated as Tract A-16 (Public Roadway), Artisan Lakes Eaves Bend, Phase II, Subphases A, B & C, recorded at Plat Book 69, Pages 176 – 194, of the Official Records of Manatee County, Florida.

Esplanade North Subphase IB

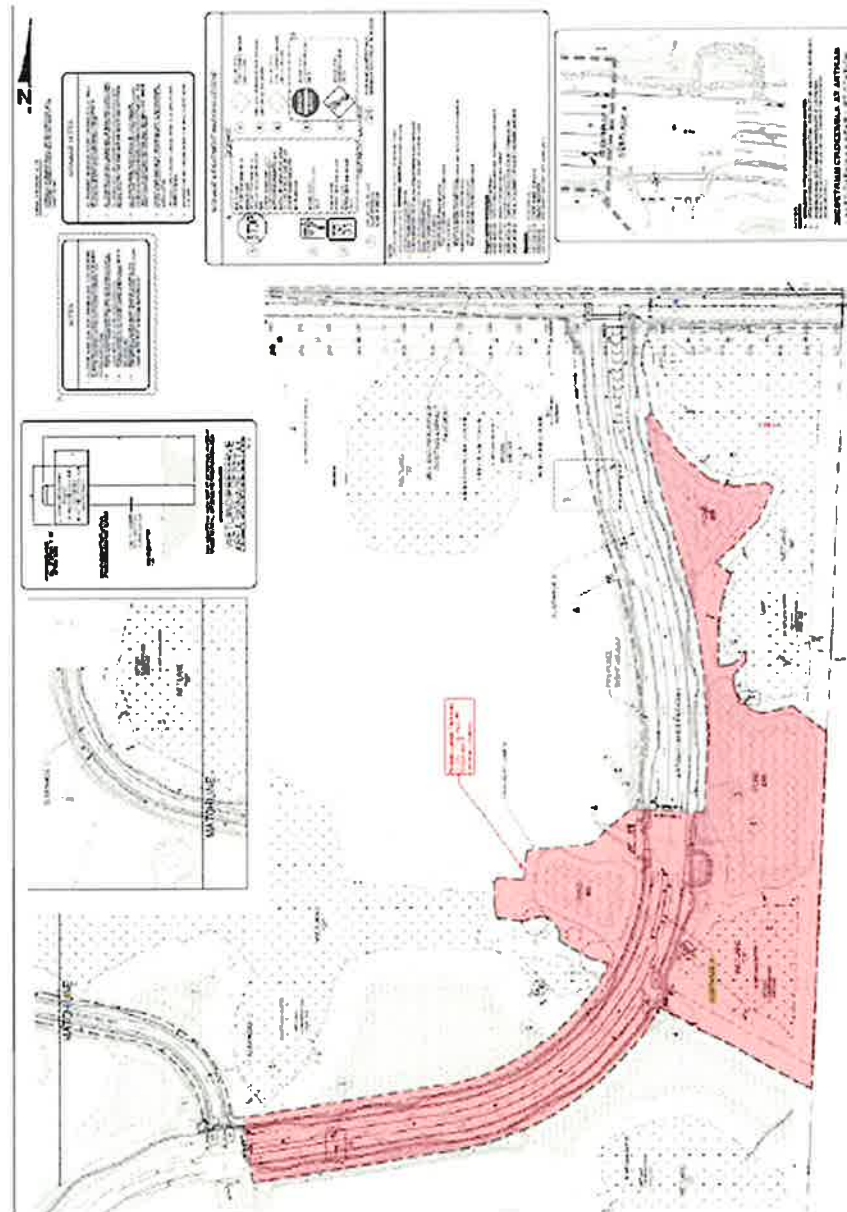
All wastewater lines and potable water lines including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment and appurtenances thereto, located within or upon that certain portion of Tract A-19 (Private Roadway, Public Utility Easement & Private Drainage Easement) and those certain "Public Utility Easements" located within Phase IB as identified in the map below, as further identified in the plat known as *Esplanade North at Artisan Lakes Subphases IA, IB & II*, as recorded at Plat Book 73, Pages 165 - 185, of the Public Records of Manatee County, Florida.

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Artisan Lakes Parkway Phase III

Phase IIIA - All public roads, pavement, curbing and other physical improvements located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIA, as depicted below.



Phase IIIB – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIB, as depicted below.

Phase IIIB – All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, located within or upon that certain portion of rights-

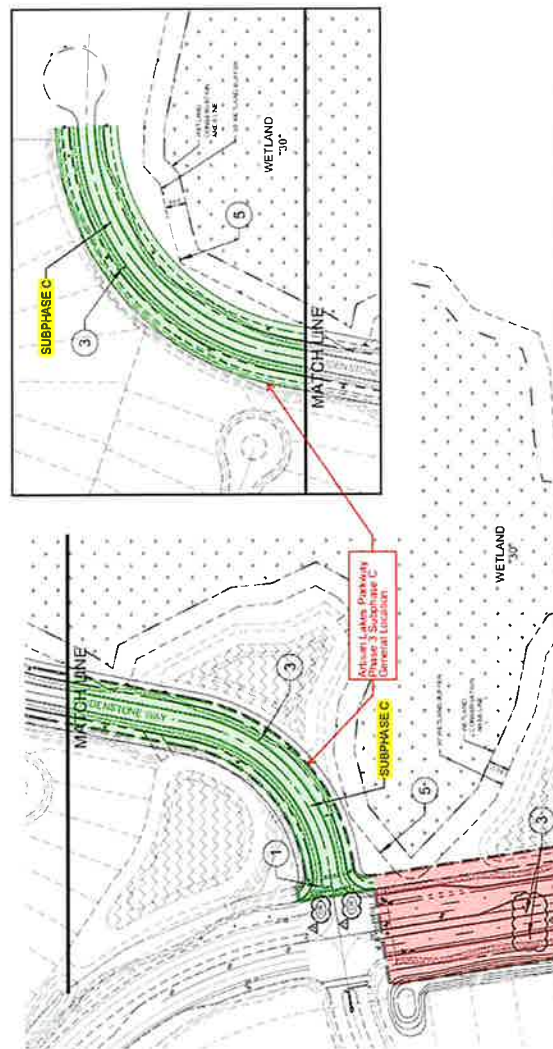
of-way designated as Artisan Lakes Parkway, Phase IIIB, as depicted below.

Phase IIIC – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIC, as depicted below.

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Phase IIIC – All surveys, pertaining or applicable to or in any way connected with the development, construction, and ownership of the Phase IIIC improvements.



	CDD Eligible Amounts	Retainage	Paid to Date (Less Retainage)	Amount Left to Be Paid
Eaves Bend Phase 2 ALP Portion				
Paving	\$509,945.17	\$-	\$509,945.17	\$-
Earthwork	\$95,855.00	\$-	\$95,855.00	\$-
Esplanade North				
IB Drainage	\$281,544.10	\$16,892.65	\$264,651.45	\$16,892.65
IB Potable Water	\$220,390.50	\$11,075.28	\$173,512.72	\$46,877.78
IB Sanitary	\$373,709.80	\$22,422.59	\$351,287.21	\$22,422.59
ALP 3				
3A Paving	\$329,370.09	\$20,005.07	\$301,103.62	\$28,266.47
3B Drainage	\$185,582.60	\$11,138.00	\$167,642.10	\$17,940.50
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CO #6	\$(14,982.95)	\$-	\$(14,982.95)	\$-
CO #7	\$24,550.00	\$1,529.47	\$23,020.54	\$1,529.47
TOTALS:	\$2,665,554.07	\$150,619.33	\$2,365,789.33	\$299,764.75

CORPORATE DECLARATION AND AGREEMENT
[EAVES BEND PHASE 2 ALP (PORTION), ESPLANADE NORTH (IB) AND ALP 3 IMPROVEMENTS]

I, Andrew Drew Miller, as Vice President of Taylor Woodrow Communities at Artisan Lakes, LLC, a Florida limited liability company ("**Developer**"), do hereby state as follows:

1. I have personal knowledge of the matters set forth in this Declaration.
2. My name is Andrew Drew Miller, and I am Vice President of the Developer. I have authority to make this Declaration on behalf of Developer.
3. Developer is the developer of certain lands within the Artisan Lakes East Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. 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*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Grantor agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
6. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Executed this 14 day of May, 2024.

**TAYLOR WOODROW COMMUNITIES AT
ARTISAN LAKES, LLC**

[Signature]
Name: Andrew " Drew" Miller
Title: Vice President

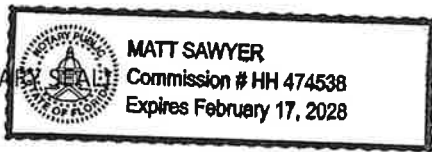
STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was sworn and subscribed to before me by means of physical presence or online notarization this 14 day of May, 2024, by Andrew Drew Miller as Vice President of **TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)



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

Exhibit A – Description of Eaves Bend Phase 2 ALP (Portion), Esplanade North (IB) and ALP 3 Improvements

EXHIBIT A

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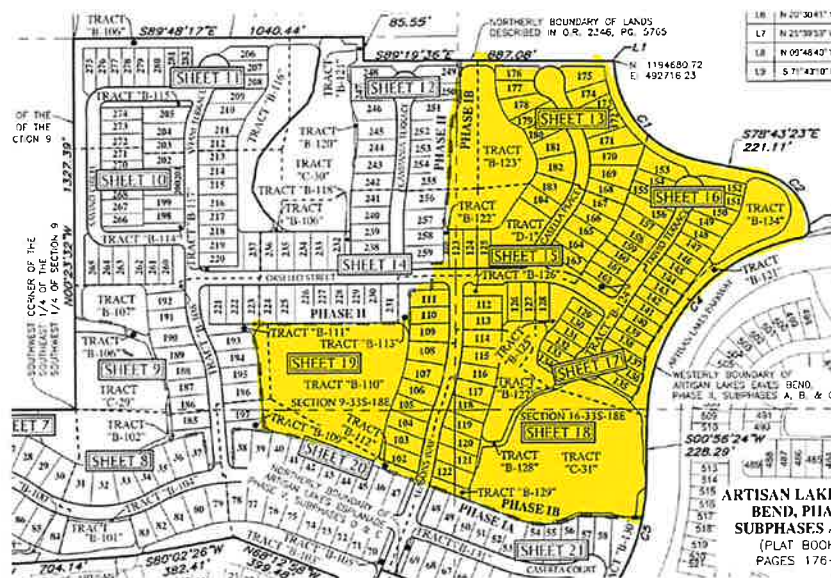
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Esplanade North Subphase IB

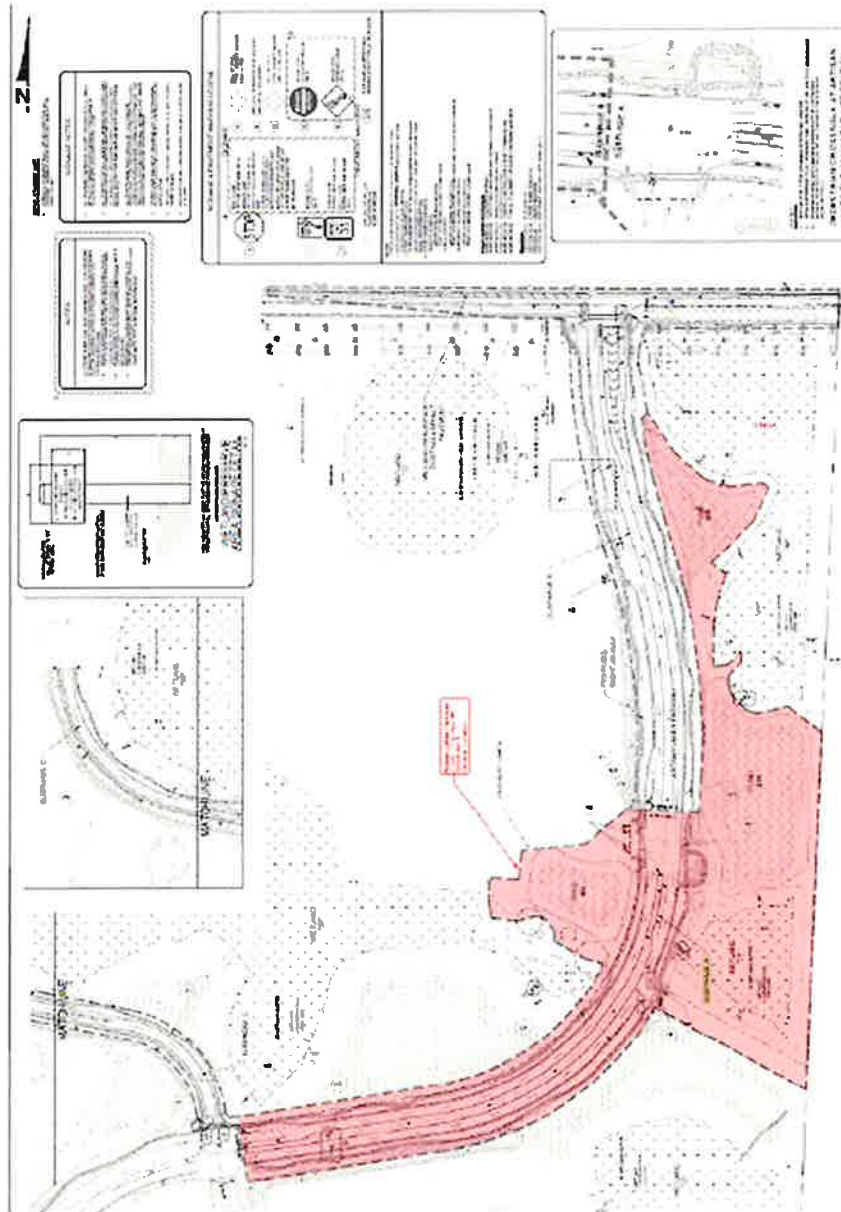
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Phase IIIB – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIB, as depicted below.

Phase IIIB – All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, located within or upon that certain portion of rights-

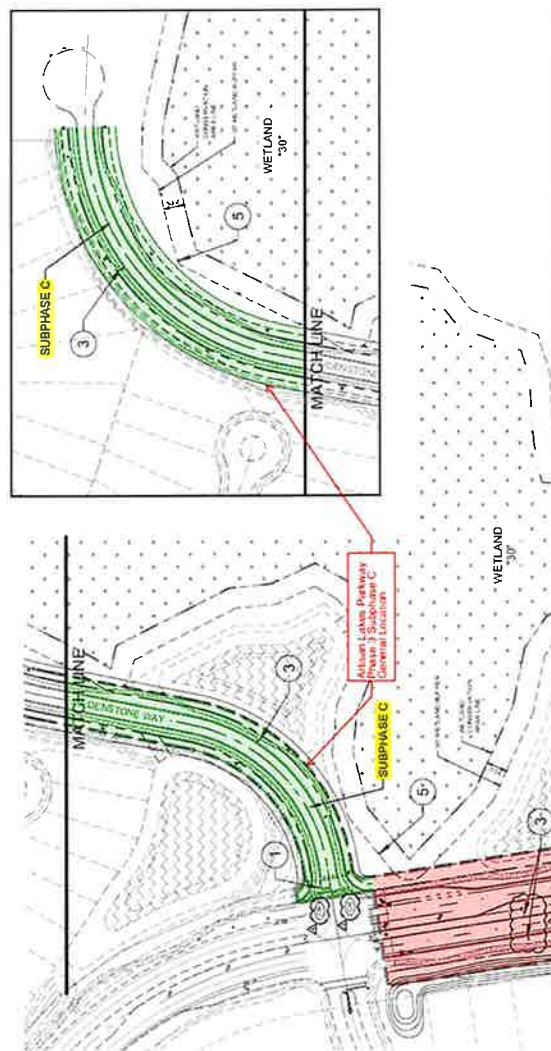
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Phase III C – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase III C, as depicted below.

Phase III C - All public roads, pavement, curbing and other physical improvements located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase III C, as depicted below.

Phase III C - All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase III C, as depicted below.

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TOTALS:	\$2,665,554.07	\$150,619.33	\$2,365,789.33	\$299,764.75

ACKNOWLEDGMENT AND RELEASE

[EAVES BEND PHASE 2 ALP (PORTION), ESPLANADE NORTH (IB) AND ALP 3 IMPROVEMENTS]

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 30th day of May, 2024, by E.T. MacKenzie of Florida, Inc., having offices located at 6212 33rd Street East, Bradenton, Florida 34203 ("Contractor"), in favor of the Artisan Lakes East Community Development District ("District"), which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to those certain construction agreements ("Contract") dated _____, and between Contractor and Taylor Woodrow Communities at Artisan Lakes, LLC, a Florida limited liability company ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in Exhibit A ("Improvements"); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

[CONTINUED ON FOLLOWING PAGE]

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

E.T. MACKENZIE OF FLORIDA, INC.



By: Scott Huber

Its: GM

STATE OF FLORIDA

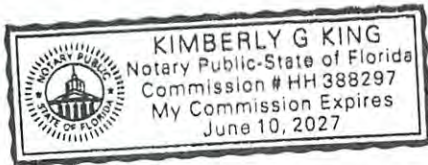
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of May, 2024, by Scott Huber, as General Manager of E.T. Mackenzie FL 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: Kimberly G. King

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

EXHIBIT A

Description of Eaves Bend Phase 2 ALP (Portion), Esplanade North (IB) and ALP 3 Improvements

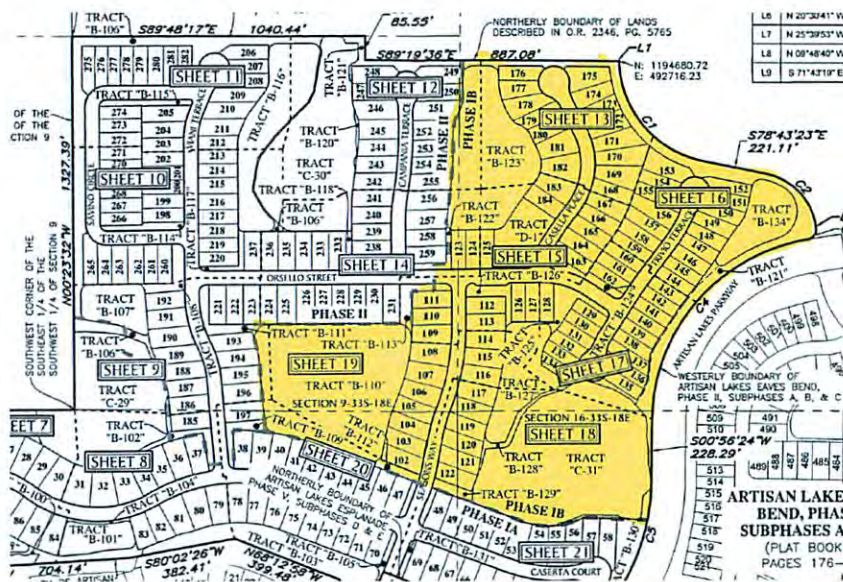
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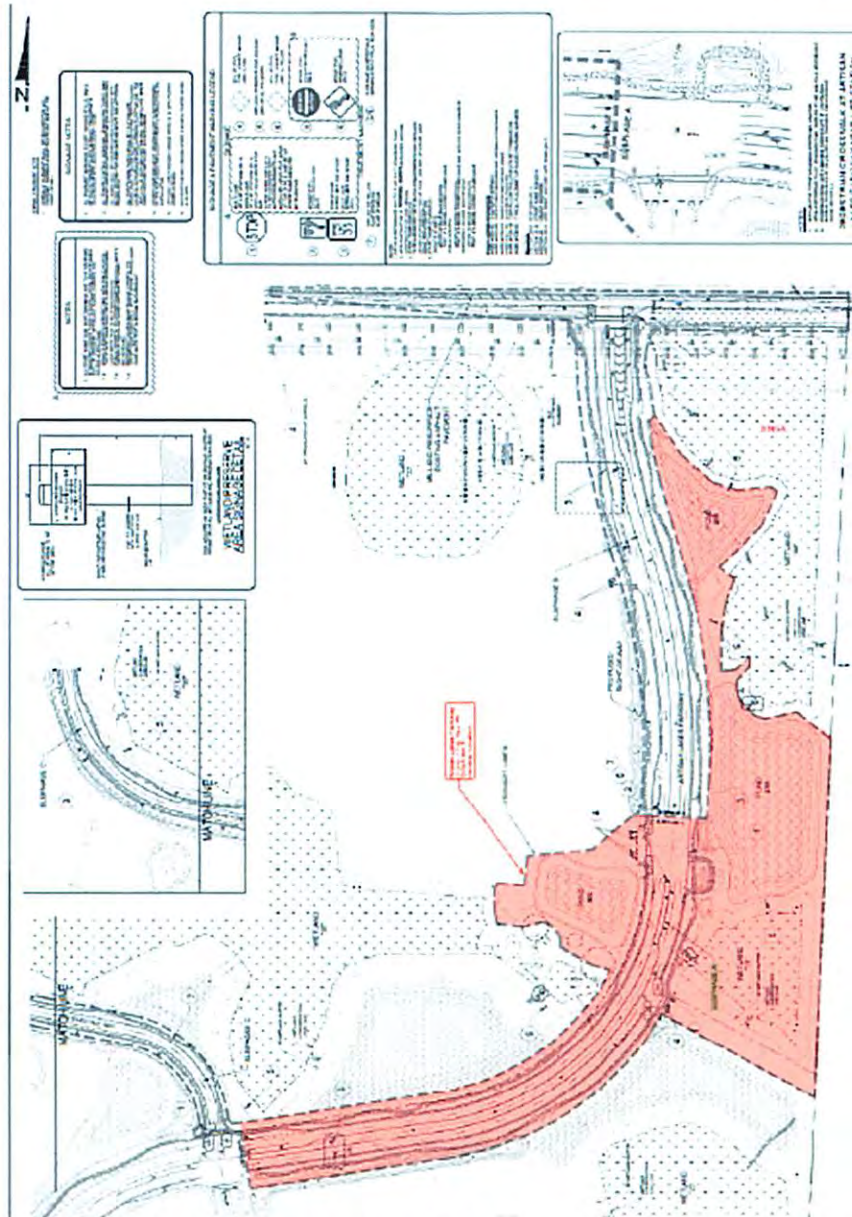
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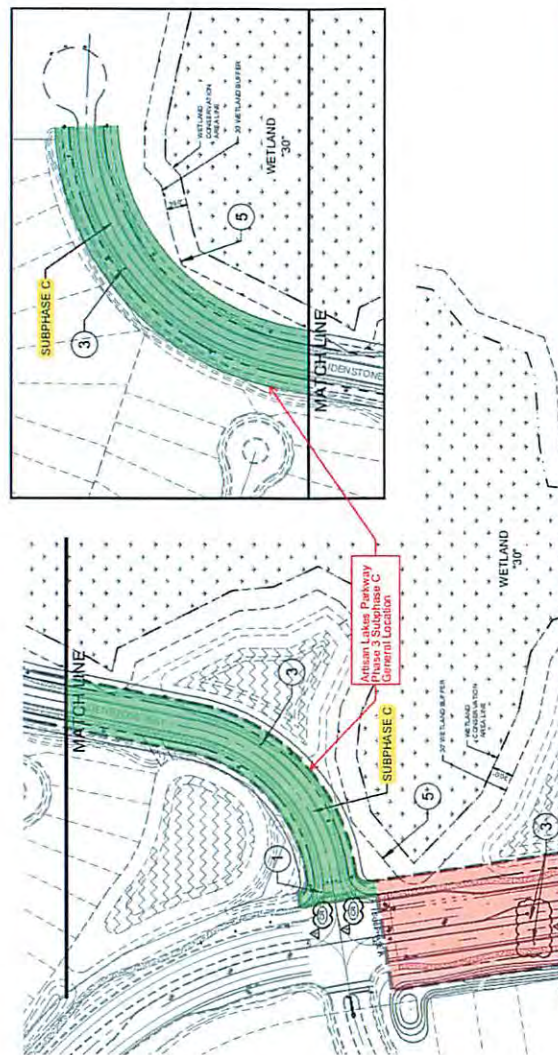
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DISTRICT ENGINEER'S CERTIFICATE
[EAVES BEND PHASE 2 ALP (PORTION), ESPLANADE NORTH (IB) AND ALP 3 IMPROVEMENTS]

December 22, 2024 ~~2023~~

Board of Supervisors
Artisan Lakes East Community Development District

Re: Artisan Lakes East Community Development District (Manatee County, Florida)
Eaves Bend Phase 2 ALP (Portion), Esplanade North (IB) and ALP 3 Improvements

Ladies and Gentlemen:

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 improvements, as further described in **Exhibit A**, and in a "**Bill of Sale**" dated on or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. The District Engineer has inspected the improvements and has further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The improvements are within the scope of 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, and are therefore part of the District's Capital Improvement Program.
3. Based on limited site inspections and record drawing information provided by the Project Surveyor, the improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following:(i) what was actually paid by the Developer to create and/or construct the improvements, and (ii) the reasonable fair market value of the improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the improvements.

FURTHER AFFIANT SAYETH NOT.

Victor Barbosa
VICTOR BARBOSA, P.E.

Atwell, LLC
Florida Registration No. 58548
District Engineer

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of December 2023, by Victor Barbosa, as Associate Director of Atwell LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Amy He
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Amy He
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

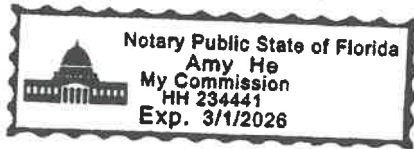


EXHIBIT A

Description of Eaves Bend Phase 2 ALP (Portion), Esplanade North (IB) and ALP 3 Improvements

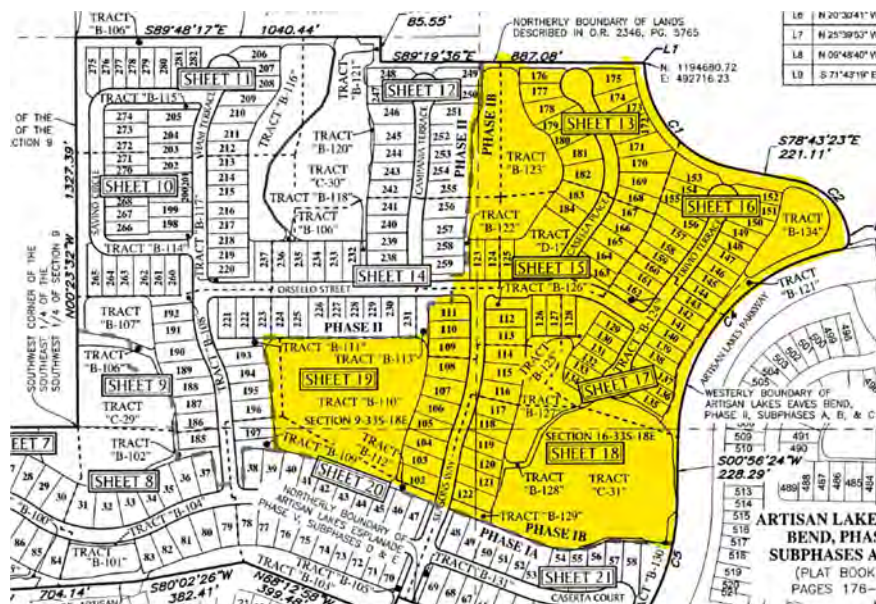
Eaves Bend Phase 2 Artisan Lakes Parkway

All public roads, pavement, curbing and other physical improvements, including related earthwork, within or upon rights-of-way designated as Tract A-16 (Public Roadway), Artisan Lakes Eaves Bend, Phase II, Subphases A, B & C, recorded at Plat Book 69, Pages 176 – 194, of the Official Records of Manatee County, Florida.

Esplanade North Subphase IB

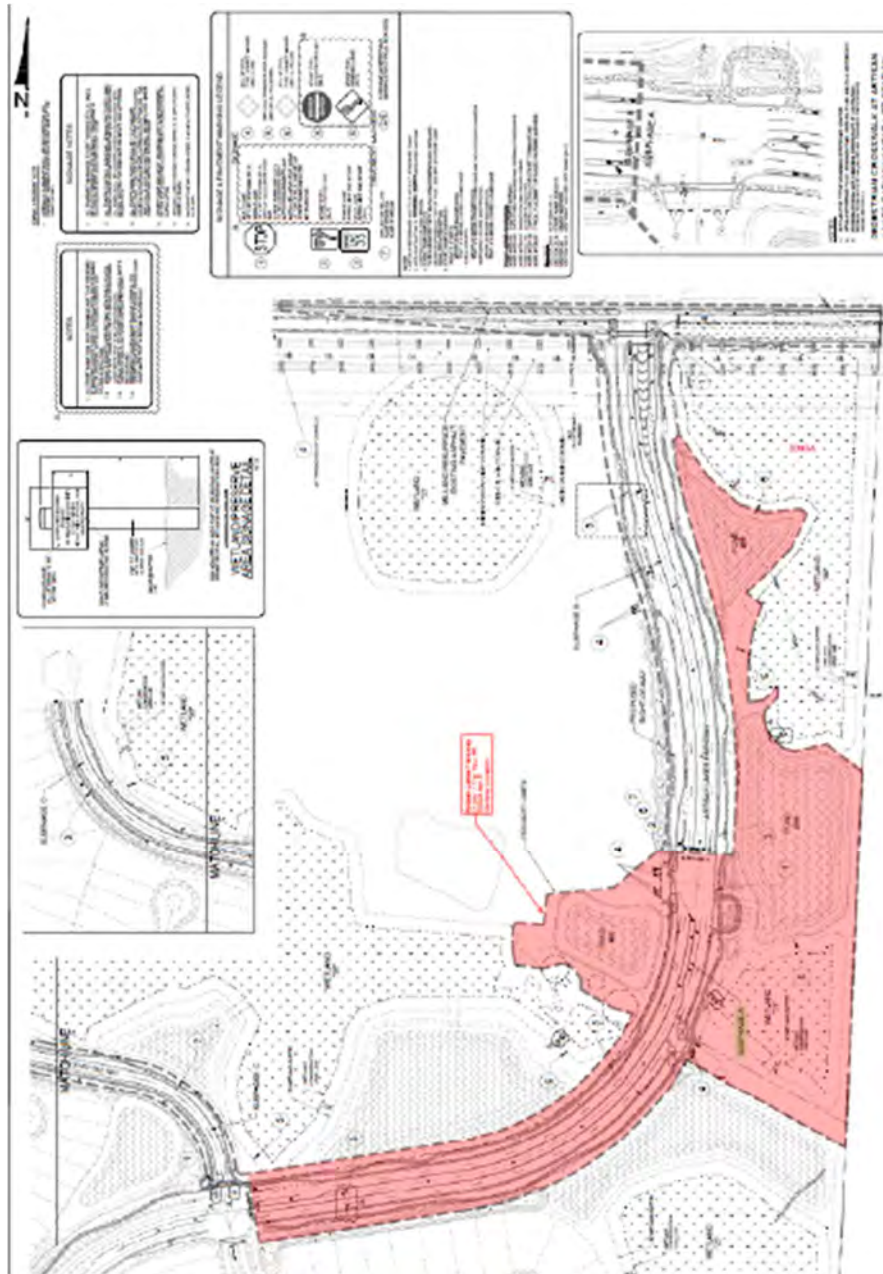
All wastewater lines and potable water lines including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment and appurtenances thereto, located within or upon that certain portion of Tract A-19 (Private Roadway, Public Utility Easement & Private Drainage Easement) and those certain "Public Utility Easements" located within Phase IB as identified in the map below, as further identified in the plat known as *Esplanade North at Artisan Lakes Subphases IA, IB & II*, as recorded at Plat Book 73, Pages 165 - 185, of the Public Records of Manatee County, Florida.

All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within that certain portion of Tract A-19 (Private Roadway, Public Utility Easement & Private Drainage Easement), Tracts B-110, B-123, B-127 and B-134 (Drainage and Lake), Tracts B-113, B-121, B-124, B-125, B-126, B-128, B-129 and B-130 (Landscape, Irrigation, Drainage and Common Area), Tract C-31 (Wetland, Wetland Buffer and Drainage), and the "Drainage Easements" located within Phase IB as identified in the map below, as further identified in the plat known as *Esplanade North at Artisan Lakes Subphases IA, IB & II*, as recorded at Plat Book 73, Pages 165 - 185, of the Public Records of Manatee County, Florida.



Artisan Lakes Parkway Phase III

Phase IIIA - All public roads, pavement, curbing and other physical improvements located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIA, as depicted below.



Phase IIIB – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIB, as depicted below.

Phase IIIB – All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, located within or upon that certain portion of rights-

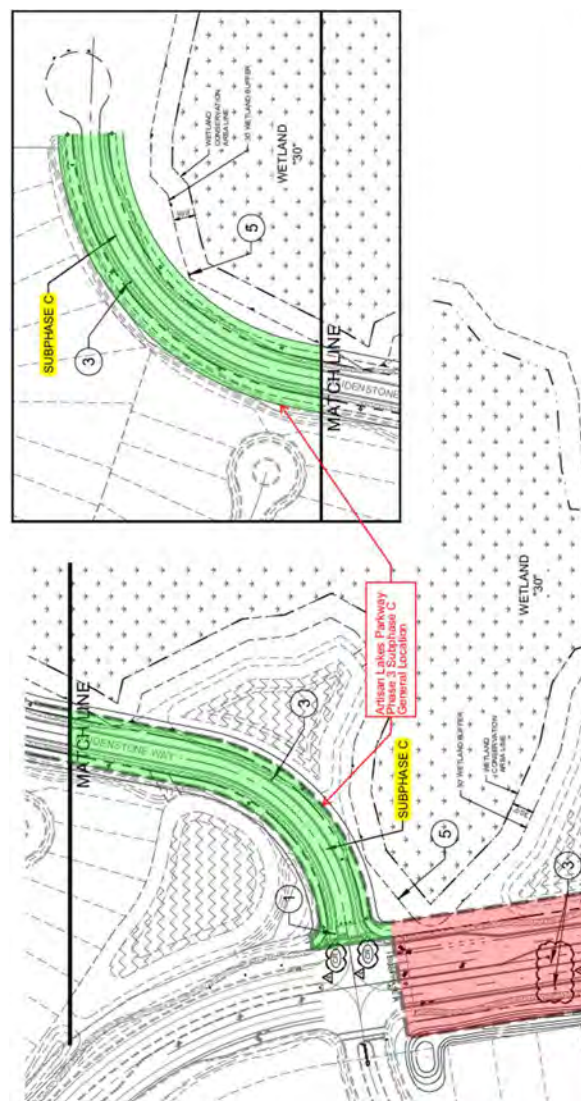
of-way designated as Artisan Lakes Parkway, Phase IIIB, as depicted below.

Phase IIIC – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIC, as depicted below.

Phase IIIC - All public roads, pavement, curbing and other physical improvements located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIC, as depicted below.

Phase IIIC - All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIC, as depicted below.

Phase IIIC – All surveys, pertaining or applicable to or in any way connected with the development, construction, and ownership of the Phase IIIC improvements.



	CDD Eligible Amounts	Retainage	Paid to Date (Less Retainage)	Amount Left to Be Paid
Eaves Bend Phase 2 ALP Portion				
Paving	\$509,945.17	\$-	\$509,945.17	\$-
Earthwork	\$95,855.00	\$-	\$95,855.00	\$-
Esplanade North				
IB Drainage	\$281,544.10	\$16,892.65	\$264,651.45	\$16,892.65
IB Potable Water	\$220,390.50	\$11,075.28	\$173,512.72	\$46,877.78
IB Sanitary	\$373,709.80	\$22,422.59	\$351,287.21	\$22,422.59
ALP 3				
3A Paving	\$329,370.09	\$20,005.07	\$301,103.62	\$28,266.47
3B Drainage	\$185,582.60	\$11,138.00	\$167,642.10	\$17,940.50
3B Buckeye	\$349,978.00	\$17,345.29	\$261,070.21	\$88,907.79
3B Irrigation	\$51,060.90	\$2,603.95	\$39,193.05	\$11,867.85
3C Survey	\$34,320.00	\$2,138.14	\$32,181.86	\$2,138.14
3C Drainage	\$122,743.50	\$7,646.92	\$115,096.58	\$7,646.92
3C Paving	\$88,239.27	\$5,497.31	\$82,741.96	\$5,497.31
3C Excavation	\$67,471.60	\$4,203.48	\$63,268.12	\$4,203.48
3C Irrigation	\$32,643.80	\$2,033.71	\$30,610.09	\$2,033.71
CO #1 - Paving	\$40,644.19	\$1,872.52	\$28,184.05	\$12,460.14
CO #2 & #3 - East Road Connect	\$395,548.00	\$24,214.95	\$364,468.05	\$31,079.95
CO #4	\$(519,729.36)	\$-	\$(519,729.36)	\$-
CO #5	\$(3,330.14)	\$-	\$(3,330.14)	\$-
CO #6	\$(14,982.95)	\$-	\$(14,982.95)	\$-
CO #7	\$24,550.00	\$1,529.47	\$23,020.54	\$1,529.47
TOTALS:	\$2,665,554.07	\$150,619.33	\$2,365,789.33	\$299,764.75

BILL OF SALE AND LIMITED ASSIGNMENT
[EAVES BEND PHASE 2 ALP (PORTION), ESPLANADE NORTH (IB) AND ALP 3 IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this 14 day of May, 2024, by and between **Taylor Woodrow Communities at Artisan Lakes, LLC**, a Florida limited liability company, whose address for purposes hereof is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 ("**Grantor**"), and for good and valuable consideration, to it paid by the **Artisan Lakes East Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308.

(Wherever used herein the terms "Grantor" and "Grantee" include all of the parties to this instrument and their respective successors and assigns.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, "**AS IS, WHERE IS**", AND "**WITH ALL FAULTS**". The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of its successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the

Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

5. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, LLC

By: [Signature]
Name: Keira Calhoun

By: [Signature]
Name: Andrew "Drew" Miller
Title: Vice President

By: [Signature]
Name: Matt Sawyer

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of May, 2024, by Andrew Drew Miller as Vice President of Taylor Woodrow Communities at Artisan Lakes, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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



EXHIBIT A

Description of Eaves Bend Phase 2 ALP (Portion), Esplanade North (IB) and ALP 3 Improvements

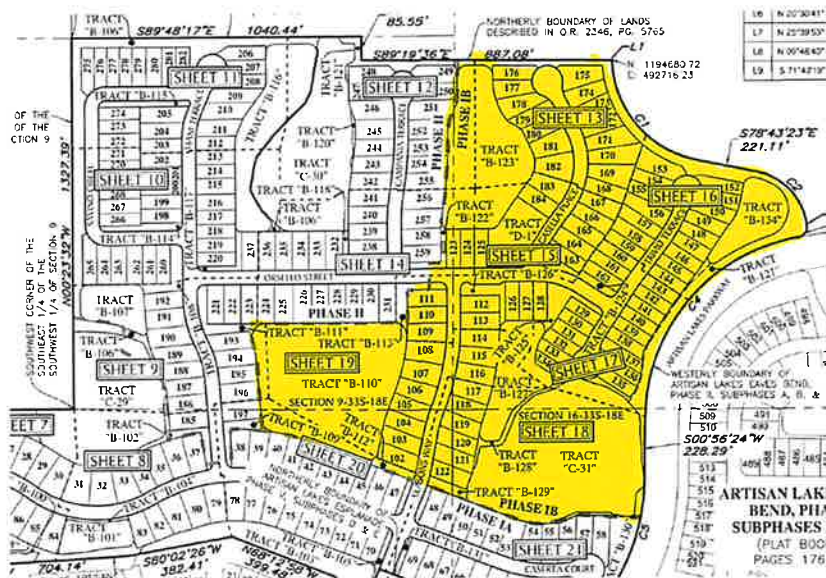
Eaves Bend Phase 2 Artisan Lakes Parkway

All public roads, pavement, curbing and other physical improvements, including related earthwork, within or upon rights-of-way designated as Tract A-16 (Public Roadway), Artisan Lakes Eaves Bend, Phase II, Subphases A, B & C, recorded at Plat Book 69, Pages 176 – 194, of the Official Records of Manatee County, Florida.

Esplanade North Subphase IB

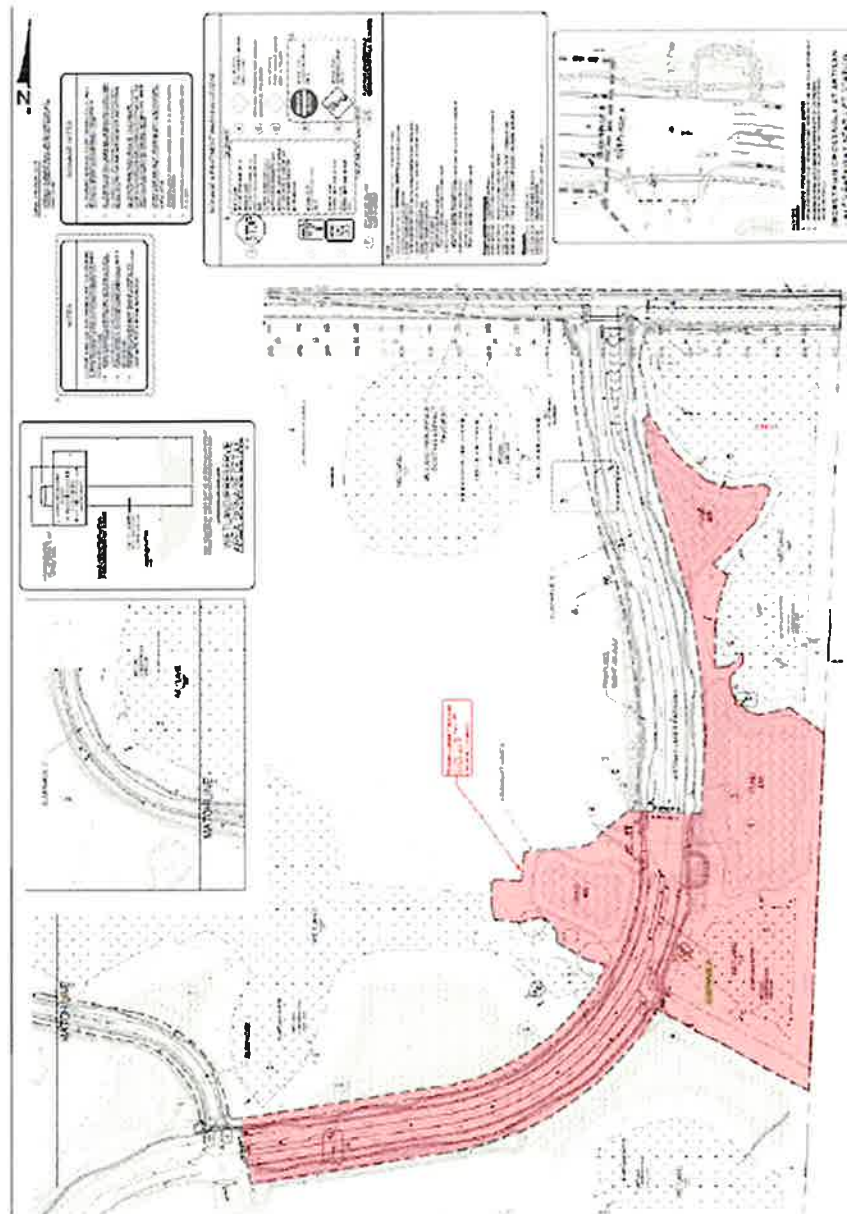
All wastewater lines and potable water lines including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment and appurtenances thereto, located within or upon that certain portion of Tract A-19 (Private Roadway, Public Utility Easement & Private Drainage Easement) and those certain "Public Utility Easements" located within Phase IB as identified in the map below, as further identified in the plat known as *Esplanade North at Artisan Lakes Subphases IA, IB & II*, as recorded at Plat Book 73, Pages 165 - 185, of the Public Records of Manatee County, Florida.

All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within that certain portion of Tract A-19 (Private Roadway, Public Utility Easement & Private Drainage Easement), Tracts B-110, B-123, B-127 and B-134 (Drainage and Lake), Tracts B-113, B-121, B-124, B-125, B-126, B-128, B-129 and B-130 (Landscape, Irrigation, Drainage and Common Area), Tract C-31 (Wetland, Wetland Buffer and Drainage), and the "Drainage Easements" located within Phase IB as identified in the map below, as further identified in the plat known as *Esplanade North at Artisan Lakes Subphases IA, IB & II*, as recorded at Plat Book 73, Pages 165 - 185, of the Public Records of Manatee County, Florida.



Artisan Lakes Parkway Phase III

Phase IIIA - All public roads, pavement, curbing and other physical improvements located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIA, as depicted below.



Phase IIIB – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIB, as depicted below.

Phase IIIB – All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, located within or upon that certain portion of rights-

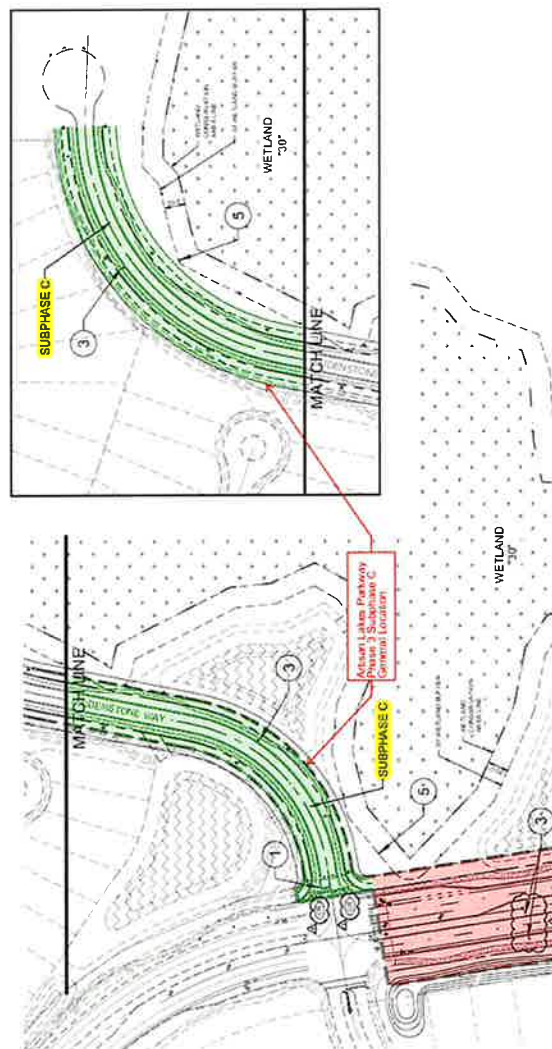
of-way designated as Artisan Lakes Parkway, Phase IIIB, as depicted below.

Phase IIIC – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIC, as depicted below.

Phase IIIC - All public roads, pavement, curbing and other physical improvements located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIC, as depicted below.

Phase IIIC - All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIC, as depicted below.

Phase IIIC – All surveys, pertaining or applicable to or in any way connected with the development, construction, and ownership of the Phase IIIC improvements.



	CDD Eligible Amounts	Retainage	Paid to Date (Less Retainage)	Amount Left to Be Paid
Eaves Bend Phase 2 ALP Portion				
Paving	\$509,945.17	\$-	\$509,945.17	\$-
Earthwork	\$95,855.00	\$-	\$95,855.00	\$-
Esplanade North				
IB Drainage	\$281,544.10	\$16,892.65	\$264,651.45	\$16,892.65
IB Potable Water	\$220,390.50	\$11,075.28	\$173,512.72	\$46,877.78
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CO #4	\$(519,729.36)	\$-	\$(519,729.36)	\$-
CO #5	\$(3,330.14)	\$-	\$(3,330.14)	\$-
CO #6	\$(14,982.95)	\$-	\$(14,982.95)	\$-
CO #7	\$24,550.00	\$1,529.47	\$23,020.54	\$1,529.47
TOTALS:	\$2,665,554.07	\$150,619.33	\$2,365,789.33	\$299,764.75

BILL OF SALE
[EAVES BEND PHASE II ARTISAN LAKES PARKWAY]

KNOW ALL MEN BY THESE PRESENTS, that **ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308 (“SELLER”), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **MANATEE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (“COUNTY”) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following:

Roadway Improvements - All public roads, pavement, curbing and other physical improvements, including related earthwork, within or upon rights-of-way designated as Tract A-16 (Public Roadway), Artisan Lakes Eaves Bend, Phase II, Subphases A, B & C, recorded at Plat Book 69, Pages 176 – 194, of the Official Records of Manatee County, Florida (“**Improvements**”).

All on the property described in Exhibit “A”, attached hereto and made a part hereof, situate, lying and being in the County of Manatee, State of Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

[CONTINUED ON FOLLOWING PAGE]

SIGNATURE PAGE TO BILL OF SALE
[EAVES BEND PHASE II ARTISAN LAKES PARKWAY]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 14 day of May, 2024.

WITNESSES:

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

Signature: [Handwritten Signature]
Print Name: Kiera Calhoun

[Handwritten Signature]
By: Tina Golub
Its: Chairperson

Signature: [Handwritten Signature]
Print Name: [Handwritten Name]

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of May, 2024, by Tina Golub as Chairperson, of Artisan Lakes East Community Development District, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, on behalf of the District. They are personally known to me or have produced _____ as identification.



[Handwritten Signature]
Signature of Notary Public
Name Typed, Printed or Stamped _____
Commission No.: _____
My Commission Expires: _____

SIGNATURE PAGE TO BILL OF SALE
[EAVES BEND PHASE II ARTISAN LAKES PARKWAY]

WHEREFORE, the County and Seller have executed this Bill of Sale as of this _____ day of _____, 2024.

**MANATEE COUNTY, a political
subdivision of the State of Florida**

By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida
COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2024, by _____ (County Administrator) for and on behalf of the Manatee County Board of County Commissioners **who is personally known to me** or has produced N/A as identification.

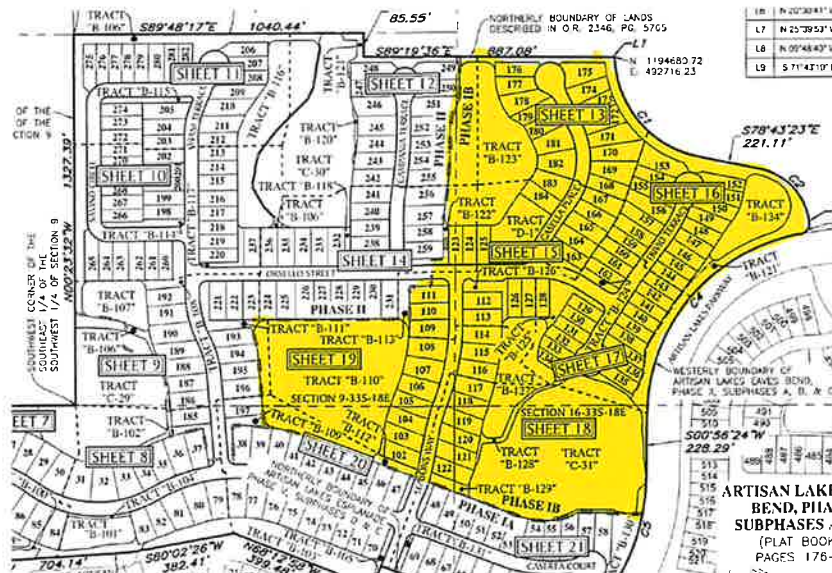
NOTARY PUBLIC Signature

Printed Name

BILL OF SALE
[ESPLANADE NORTH, SUBPHASE IB]

KNOW ALL MEN BY THESE PRESENTS, that **ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308 (“SELLER”), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **MANATEE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (“COUNTY”) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following:

Utilities - All wastewater lines and potable water lines including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment and appurtenances thereto, located within or upon that certain portion of Tract A-19 (Private Roadway, Public Utility Easement & Private Drainage Easement) and those certain “Public Utility Easements” located within Phase IB as identified in the map below, as further identified in the plat known as *Esplanade North at Artisan Lakes Subphases IA, IB & II*, as recorded at Plat Book 73, Pages 165 - 185, of the Public Records of Manatee County, Florida (“Improvements”).



All on the property described in Exhibit “A”, attached hereto and made a part hereof, situate, lying and being in the County of Manatee, State of Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 14 day of May, 2024.

WITNESSES:

ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT

Signature: [Handwritten Signature]
Print Name: Kiera Cathoun

[Handwritten Signature]
By: Tina Golub
Its: Chairperson

Signature: [Handwritten Signature]
Print Name: Matt Sawyer

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of May, 2024, by Tina Golub as Chairperson, of Artisan Lakes East Community Development District, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, on behalf of the District. They are personally known to me or have produced _____ as identification.



[Handwritten Signature]
Signature of Notary Public

Name Typed, Printed or Stamped
Commission No.: _____
My Commission Expires: _____

WHEREFORE, the County and Seller have executed this Bill of Sale as of this _____ day of _____, 2024.

**MANATEE COUNTY, a political
subdivision of the State of Florida**

By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2024, by _____ (County Administrator) for and on behalf of the Manatee County Board of County Commissioners **who is personally known to me** or has produced N/A as identification.

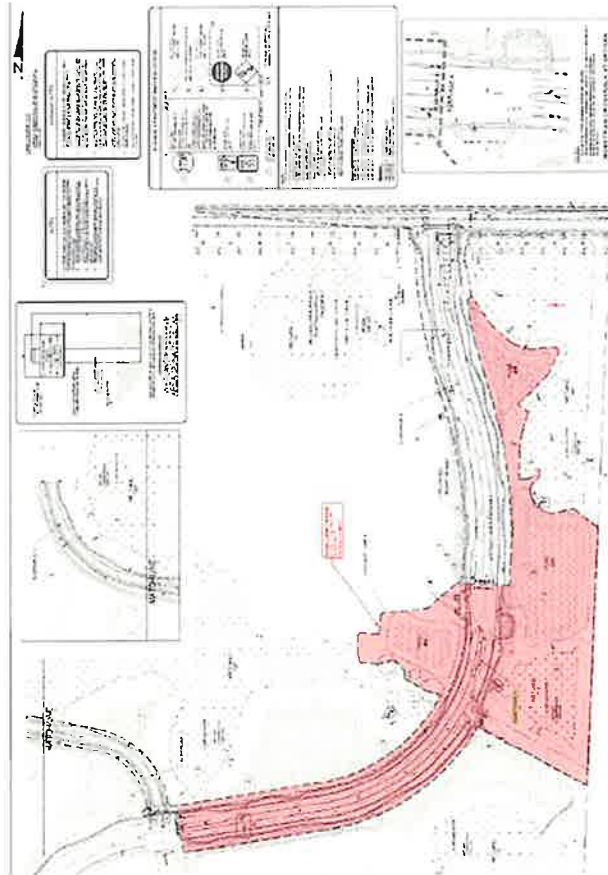
NOTARY PUBLIC Signature

Printed Name

BILL OF SALE
[ARTISAN LAKES PARKWAY, PHASE IIIA]

KNOW ALL MEN BY THESE PRESENTS, that **ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308 (“SELLER”), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **MANATEE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (“COUNTY”) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following:

Phase IIIA - All public roads, pavement, curbing and other physical improvements located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIA, as depicted below.



All on the property described in Exhibit “A”, attached hereto and made a part hereof, situate, lying and being in the County of Manatee, State of Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 14 day of May, 2024.

WITNESSES:

ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT

Signature: [Handwritten Signature]
Print Name: Keera Calhoun

[Handwritten Signature]
By: Tina Golub
Its: Chairperson

Signature: [Handwritten Signature]
Print Name: Matt Sawyer

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of May, 2024, by Tina Golub as Chairperson, of Artisan Lakes East Community Development District, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, on behalf of the District. They are personally known to me or have produced _____ as identification.



[Handwritten Signature]

Signature of Notary Public

Name Typed, Printed or Stamped

Commission No.: _____

My Commission Expires: _____

WHEREFORE, the County and Seller have executed this Bill of Sale as of this _____ day of _____, 2024.

**MANATEE COUNTY, a political
subdivision of the State of Florida**

By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida
COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2024, by _____ (County Administrator) for and on behalf of the Manatee County Board of County Commissioners **who is personally known to me** or has produced N/A as identification.

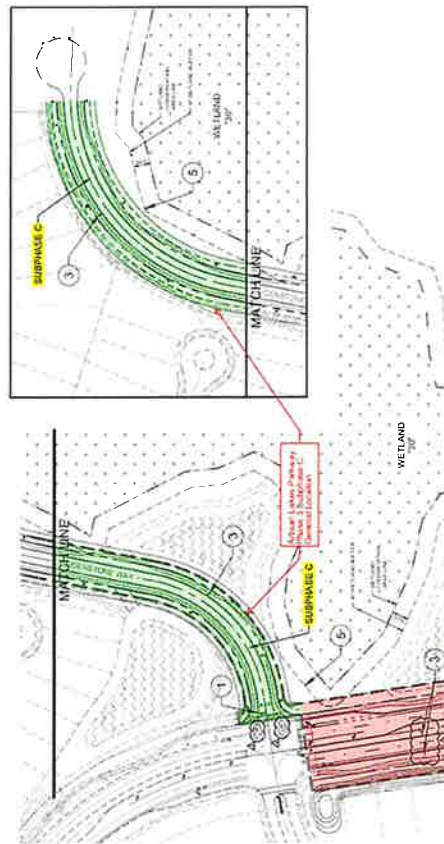
NOTARY PUBLIC Signature

Printed Name

BILL OF SALE
[ARTISAN LAKES PARKWAY, PHASE IIIC]

KNOW ALL MEN BY THESE PRESENTS, that **ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308 (“SELLER”), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **MANATEE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (“COUNTY”) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following:

Roadways - All public roads, pavement, curbing and other physical improvements located within or upon that certain portion of rights-of-way designated as Artisan Lakes Parkway, Phase IIIC, as depicted below.



All on the property described in Exhibit “A”, attached hereto and made a part hereof, situate, lying and being in the County of Manatee, State of Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 14 day of May, 2024.

WITNESSES:

ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT

Signature: [Handwritten Signature]
Print Name: Kiera Calhoun

[Handwritten Signature]
By: Tina Golub
Its: Chairperson

Signature: [Handwritten Signature]
Print Name: [Handwritten Name]

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of May, 2024, by Tina Golub as Chairperson, of Artisan Lakes East Community Development District, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, on behalf of the District. They are personally known to me or have produced _____ as identification.

[Handwritten Signature]

Signature of Notary Public



Name Typed, Printed or Stamped _____
Commission No.: _____
My Commission Expires: _____

WHEREFORE, the County and Seller have executed this Bill of Sale as of this _____ day of _____, 2024.

**MANATEE COUNTY, a political
subdivision of the State of Florida**

By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2024, by _____ (County Administrator) for and on behalf of the Manatee County Board of County Commissioners **who is personally known to me** or has produced N/A as identification.

NOTARY PUBLIC Signature

Printed Name

RESOLUTION 2024-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING AND APPROVING THE EXECUTION OF THE *IMPACT FEE CREDIT AGREEMENT FOR TRANSPORTATION IMPROVEMENTS*; 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; and

WHEREAS, in connection with the development of Artisan Lakes Parkway, the District, Taylor Woodrow Communities at Artisan Lakes, LLC (“Developer”), and Manatee County, Florida (“County”), wished to enter into an agreement 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; and

WHEREAS, on or around May 28, 2024, the District entered into the *Impact Fee Credit Agreement for Transportation Improvements* (“Impact Fee Credit Agreement”); and

WHEREAS, the District desires to ratify, confirm, and approve the Chairman’s execution of the Impact Fee Credit Agreement.

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

SECTION 1. The Chairman’s execution of the Impact Fee Credit Agreement is hereby ratified, confirmed, and approved.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5th day of September 2024.

ATTEST:

**ARTISAN LAKES EASTCOMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Tina Golub, Chairperson, Board of Supervisors

IMPACT FEE CREDIT AGREEMENT FOR TRANSPORTATION IMPROVEMENTS

Artisan Lakes Parkway

Manatee County

Taylor Woodrow Communities at Artisan Lakes, LLC

Artisan Lakes East Community Development District

THIS IMPACT FEE CREDIT AGREEMENT FOR TRANSPORTATION IMPROVEMENTS (“**Agreement**”), is made and entered into as of the 28th day of May, 2024 (“**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**”), and **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 established pursuant to Chapter 190, Florida Statutes, whose mailing address is 2301 NE 37th Street, Fort Lauderdale, Florida 33308 (the “**CDD**”), collectively the “**Parties.**”

RECITALS:

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

B. The Property has zoning approval from the County pursuant to the authorizations set forth in Manatee County Zoning Ordinance PDMU-91-01(G)(R9) (“**Zoning Ordinance**”) approving an amended General Development Plan (“**GDP**”) for the Property,

Taylor Woodrow Communities at Artisan Lakes, LLC /
Artisan Lakes East Community Development District / Manatee County
Credit Agreement
Page 1 of 23

which is commonly known and referred to as "Gateway North (also known as Artisan Lakes)" (the "**Project**"); and

C. Subject to receiving Multimodal Transportation Impact Fee Credits from the County, as more fully set forth herein, the Developer shall complete the design, engineering, permitting and construction of Artisan Lakes Parkway as a four-lane thoroughfare collector from approximately 150 feet south of Fieldmoor Court to Buckeye Road as depicted on **Exhibit "B"** (the "**Road Improvements**"); and

D. Only the first two lanes of Artisan Lakes Parkway are required for access by the Project. Subject to receiving Multimodal Transportation Impact Fee Credits for 58% of the costs associated with the Road Improvements, the Developer is willing to construct the Road Improvements; and

E. Subject to receiving Multimodal Transportation Impact Fee Credits for 58% of the right-of-way value, as more fully set forth herein, the Developer is willing to dedicate the full 120 feet of right-of-way necessary for the Road Improvements (the "**Road ROW**"), as described in **Exhibit "C"**; and

F. As of the date of this Agreement, the Road Improvements have been designed, engineered, permitted, and are currently under construction; and

G. A portion of the Road ROW has previously been dedicated to the County in a series of subdivision plats recorded at Plat Book 57, Pages 65 to 101, Plat Book 62, Pages 58 to 91, Plat Book 66, Pages 105 to 117, and Plat Book 69, Pages 176-194, Official Records of Manatee County, Florida; and

H. Another portion of the Road ROW was conveyed to CDD by a deed recorded at Instrument Number 202241073115, Official Records of Manatee County ("**CDD Road ROW**"). The Parties agrees that the CDD Road ROW will be conveyed to the County by the CDD, as described in **Exhibit "D"**, as more fully set forth herein; and

I. In addition to the Roadway Improvements, the County requested the Developer to install an eastbound right turn lane and a westbound left turn lane at the intersection of Artisan Lakes Parkway and Buckeye Road (the “**Buckeye Road Improvements**”) as generally depicted in **Exhibit “B”**; and

J. Subject to receiving Multimodal Transportation Impact Fee Credits from the County, as more fully set forth herein, the Developer shall complete the design, engineering, permitting and construction of the Buckeye Road Improvements; and

K. The Road Improvements, Road ROW, CDD ROW, and Buckeye Road Improvements are improvements to the County’s thoroughfare system for the benefit of the public. Accordingly, the Road Improvements, Road ROW and CDD ROW dedications, and Buckeye Road Improvements are eligible for partial Multimodal Transportation Impact Fee Credits pursuant to Section 163.31801(5)(a), Florida Statutes and Section 1106 of the Manatee County Land Development Code; and

L. County and Developer wish to enter into this Agreement to establish their mutual rights and obligations with respect to the construction of the Road Improvements, dedication of the Road ROW and CDD Road ROW, construction of the Buckeye Road Improvement, and granting of impact fee credits therefor.

NOW, THEREFORE, for and in consideration of these premises, the mutual covenants contained herein, 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. **Developer’s Obligations.**

2.1. Developer has designed, engineered, permitted and will complete construction of the Road Improvements in accordance the provisions of the approved construction

plans (PLN2012-0089 and PLN2012-0117), this Agreement, and its Exhibits (collectively referred to as the "**Scope of Services**"). The County Representative is hereby authorized on behalf of the County to approve minor deviations from the Scope of Services, however no substantial deviations from the Scope of Services shall be incorporated into the construction of the Road Improvements without the prior written consent from the County.

2.2. Developer may provide its services through contractors or subcontractors, provided that Developer (i) shall be solely responsible for payment to such contractors or subcontractors; (ii) shall have the sole right to terminate such contractors or subcontractors, with or without cause, and (iii) shall indemnify and hold the County harmless from any claims by contractors or subcontractors for payment for work performed for which the Developer has received, or will receive, payment from the County in accordance with this Agreement. The Developer shall, by appropriate agreement with each contractor, require each contractor to make payments to subcontractors in a similar manner.

2.3. County hereby designates the Deputy Director of Engineering Services, Public Works Department, as its representative (the "**County Representative**") to act as a liaison with the Developer to facilitate the performance of this Agreement. Developer hereby designates Andrew "Drew" Miller, VP of Land Development, as its representative (the "**Developer Representative**") to act as a liaison with the County to facilitate the performance of this Agreement.

2.4. Developer shall provide and furnish all services necessary to design the Road Improvements, including preparation of construction drawings and technical specifications required in connection therewith. Developer shall have its engineer of record sign, seal and date the design calculations, technical specifications and construction drawings and review and approve shop drawings. All portions of such drawings shall meet all requirements of Florida law pertaining to the design of the Road Improvements.

2.5. Developer has obtained all construction permits and authorizations from all governmental agencies exercising jurisdiction as are necessary to construct the Road

Improvements (the “**Project Permits**”) and the County shall join and/or consent to any such Project Permits to the extent reasonably necessary. The final construction drawings and specifications approved in connection with the Project Permits and all other construction requirements reflected by such Project Permits shall be known and referred to as the “Final Scope” for purposes of this Agreement. The Final Scope shall not be modified without the written consent of County and Developer.

2.6. Developer has commenced construction of the Road Improvements prior to the execution of this Agreement. Developer shall complete construction within three hundred sixty-five (365) days following the Effective Date. Provided however, neither party shall be responsible for any delay or failure in performance under this Agreement to the extent that such delay or failure is caused by a force majeure event described herein.

2.7. During construction, Developer shall prepare and maintain complete and adequate books of account and records as to the Road Improvements Cost, defined in Section 3, which books of account and records shall be kept and maintained in accordance with generally accepted industry standards, consistently applied, and supply to County detailed documentation of Road Improvements Cost following completion of the Road Improvements, which may include pay requests, wire transfer receipts, canceled checks and other documentation reasonably necessary to identify the Road Improvements Cost.

2.8. Upon completion of all design, engineering, permitting, installation, and construction of the Road Improvements, the Developer’s engineer of record shall examine and review the improvements and, if properly designed, engineered, permitted, installed, and constructed, certify same, and shall provide successful testing results in accordance with Manatee County standards, and submit the record drawings to the County. After County’s review and approval of the record drawings, the County Representative shall

prepare and provide to the Developer the certificate of completion (“**Acceptance of Construction**”). The County’s Acceptance of Construction shall not be unreasonably withheld or delayed.

2.9. Following Acceptance of Construction of the Road Improvements by the County, Developer shall dedicate the remaining Road ROW described in attached Exhibit “C” to County via Warranty Deed and the CDD shall dedicate the CDD Road ROW described in attached Exhibit “D” to County via Warranty Deed.

3. Multimodal Transportation Impact Fee Credits.

3.1. Road Improvements.

3.1.1. For purposes of this Agreement, “**Road Improvements Cost**” shall mean the actual costs incurred by Developer, estimated at \$4,397,103.06 for the design, engineering, permitting and construction of the Road Improvements and storm-water infrastructure, all more particularly described in **Exhibit “E”** (“Cost Estimate”), all to be accomplished in accordance with the Final Scope. County and Developer shall work together to reduce the overall cost of the Road Improvements, in a manner consistent with the Project Permits and the Final Scope.

3.1.2. Upon Acceptance of Construction of the Road Improvements by the County and submittal by the Developer of documentation of the Road Improvements Cost and an application for award of credits therefor, the County’s Impact Fee Administrator shall award such Multimodal Transportation Impact Fee Credits to the Developer pursuant to Section 1106.3 of the LDC for fifty-eight percent (58%) of the Road Improvements Cost.

3.2. Stormwater Pond Easements.

3.2.1. For purposes of this Agreement, the Parties agree that \$100,000.00 per acre is a fair value of the land for the easements to accommodate the drainage for the Road Improvements into the Project.

3.2.2. Shared Ponds. Developer does not seek impact fee credits for shared ponds and hereby waives any entitlement to such credits.

3.2.3. Non-shared Ponds. Upon Acceptance of Construction for the Road Improvements and submittal by the Developer an application for impact fee credit, pursuant to Section 1106.3 of the LDC, the County's Impact Fee Administrator shall award Multimodal Transportation Impact Fee Credits to the Developer in the amount of **One Hundred Ninety-Five Thousand Three Hundred Forty-Four Dollars and No Cents (\$195,344.00) (i.e., \$100,000.00 x 3.368 acres x 58%).**

3.3. Road ROW.

3.3.1. Within sixty (60) days from the Acceptance of Construction of the Road Improvements by the County, Developer shall submit the Road ROW for dedication to the County via warranty deed, in a form acceptable to the County, which deed will be subject to acceptance by the County's Board of County Commissioners ("BOCC") at a public hearing (the "Closing").

3.3.2. Upon acceptance of Road ROW by the County's BOCC, the County's Impact Fee Administrator shall award Multimodal Transportation Impact Fee Credits in the amount of **Two Hundred Six Thousand Three Hundred Six Dollars and No Cents (\$206,306.00) (i.e., \$100,000.00 x 3.557 acres x 58%),** which the parties agree to be the fair market value of the Road ROW pursuant to Section 1106.3 of the LDC. Such Multimodal Transportation Impact Fee Credits may be used, transferred, or assigned in whole or in part in accordance with Section 1106 of the LDC, as such Section 1106 is written on the Effective Date. This section shall survive Closing.

3.3.3. In the event they are determined to apply, documentary stamp taxes on such warranty deed documents shall be paid by the Developer. The cost of recording the deeds shall be paid by the Developer. Each party shall pay its respective attorneys' fees.

3.4. CDD Road ROW.

3.4.1. Within sixty (60) days from Acceptance of Construction of the Road Improvements by the County, the CDD shall submit the CDD Road ROW for dedication to the County via warranty deed, in a form acceptable to the County, which deed will be subject to acceptance by the BOCC at a public meeting (the "CDD Closing").

3.4.2. Upon acceptance of the CDD Road ROW by the County's BOCC, the County's Impact Fee Administrator shall award Multimodal Transportation Impact Fee Credits in the amount of **Two Hundred Forty Thousand One Hundred Twenty Dollars and No Cents (\$240,120.00) (\$100,000.00 x 4.140 acres x 58%)**, which the parties agree to be the fair market value of the CDD Road ROW pursuant to Section 1106.3 of the LDC. Such Multimodal Impact Fee Credits may be used, transferred, or assigned in whole or in part in accordance with Section 1106 of the LDC, as such Section 1106 is written on the Effective Date. This Section shall survive closing.

3.4.3. In the event they are determined to apply, documentary stamp taxes on such warranty deed documents shall be paid by the CDD. The cost of recording the deeds shall be paid by the CDD. Each party shall pay its respective attorneys' fees.

3.5. Buckeye Road Improvements.

3.5.1. For purposes of this Agreement, "**Buckeye Road Improvements Cost**" shall mean the actual costs incurred by Developer, estimated at \$277,339.70 for the design, engineering, permitting and construction of the Buckeye Road Improve-

ments, all more particularly described in **Exhibit “E”** (“Cost Estimate”), all to be accomplished in accordance with the Final Scope. County and Developer shall work together to reduce the overall cost of the Buckeye Road Improvements, in a manner consistent with the Project Permits and the Final Scope.

3.5.2. Upon Acceptance of Construction of the Buckeye Road Improvements by the County and submittal by the Developer of documentation of the Buckeye Road Improvements and an application for award of credits therefor, the County’s Impact Fee Administrator shall award such Multimodal Transportation Impact Fee Credits to the Developer pursuant to Section 1106.3 of the LDC for actual cost of the Buckeye Road Improvements.

3.6. Additional ROW. The Developer and the CDD do not seek impact fee credits that may be due to either the Developer or the CDD for any portions of Artisan Lakes Parkway situated south of the CDD ROW and extending to Moccasin Wallow Road, and the Developer and the CDD hereby waive any entitlement to such credits.

4. Changes to Concurrency Management System. For so long as the County maintains a concurrency management system that requires transportation concurrency approval in order to proceed with development, Developer shall be entitled to use the Multimodal Transportation Impact Fee Credits as provided in this Agreement. In the event the County changes its concurrency management system (for example, through the discontinuance of impact fees in favor of mobility fees or with a system that does not require transportation concurrency approval in order to proceed with development), such changes shall not be used to deprive Developer of the value of the Multimodal Transportation Impact Fee Credits or to otherwise prevent Developer from continuing with development upon paying the then-required fees as they become due.

5. Miscellaneous.

5.1. No General Obligation. The obligations of the County set forth herein shall not be construed to be or constitute general obligations, debts or liabilities of the County or the State of Florida or any political subdivision thereof within the meaning of the Constitution and laws of the State of Florida, or to result in a pledge of or lien upon any revenues of the County or the State of Florida or any political subdivision thereof within the meaning of the Constitution and laws of the State of Florida.

5.2. County's Remedies. Should Developer fail to promptly complete construction of the Road Improvements within the time period provided herein, or any time extension approved in writing by the County, then the County shall have the right, but not the obligation, to complete the Road Improvements following proper notice to Developer.

5.3. Indemnity. The County assumes any and all risks of personal injury and property damage attributable to the negligent acts or omissions of the County and its officers, employees, servants, and agents while acting within the scope of their authorized powers and duties or their employment by the County. Notwithstanding any provision in the Agreement, the County assumes no additional risks except those set forth in the first section of this paragraph. Developer shall be fully liable for personal injury, death and property damage caused by the negligence or willful misconduct of its employees, officers and agents. The parties agree: 1) that no term or condition contained in the Agreement shall be construed or interpreted as a) denying the County any remedy or defense available to it under the laws of Florida; b) a waiver of sovereign immunity of the County beyond the waiver and limitations provided in Section 768.28, F.S.; or c) resulting in the imposition of liability on the County for which it would not otherwise by law be responsible; and 2) the County shall only be obligated to indemnify the Developer in accordance with the provisions and limitations set forth in Section 768.28, Florida Statutes. Choice of Law. This 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 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.

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

5.6. Integration. This 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 Agreement that are not contained herein. The Agreement supersedes all prior negotiations, understandings, or representations, both written and oral. The parties are not bound by any terms, conditions, statements, warranties or representations, written or oral, not contained herein.

5.7. Notices. All notices, approvals, claims, consents, demands, requests or other communications between the parties ("Notices") shall be in writing. All notices pertaining to payments and invoicing shall be hand delivered, sent by certified or registered mail, return receipt requested, sent by facsimile, or sent by electronic mail and addressed to the County Representative and Developer Representative as indicated below. All other Notices shall be hand delivered, sent by certified or registered mail, return receipt requested, United States first class or priority mail, postage prepaid, or by overnight delivery, with tracking, and addresses as follows (or to such other person or at such other address, of which any party hereto shall give written notice as provided herein):

If to Developer: Taylor Woodrow Communities at Artisan Lakes, LLC
10210 Highland Manor Drive, Suite 400A
Tampa, Florida 33610
Attention: Andrew "Drew" Miller, VP of Land Development

With copy to: Grimes Hawkins Gladfelter & Galvano, P.L.
1023 Manatee Ave West
Bradenton, Florida 34205
Attention: Kyle W. Grimes, Esq.

If to CDD: Artisan Lakes East Community Development District
2301 NE 37th Street
Fort Lauderdale, Florida 33308

If to County: Manatee County Government
Attention: County Administrator
1112 Manatee Avenue West
Bradenton, Florida 34205

With a copy to: County Representative
Manatee County Government
Public Works Department
Attention: Deputy Director of Engineering Services
1022 26th Avenue East
Bradenton, Florida 34208
scott.may@mymanatee.org

And Manatee County Government
Attention: County Attorney
1112 Manatee Avenue West, # 969
Bradenton, Florida 34205

5.8. No Development Rights Conferred. The parties understand, acknowledge, and agree that no approval is given hereby for any development of any project of Developer. Nothing contained in this Agreement shall (i) create any development rights in favor of Developer; (ii) create, or otherwise acknowledge the existence of, any vested development rights by reason of estoppel, detrimental reliance, or otherwise; or (iii) authorize,

permit, or otherwise allow any construction and/or development of or on any other property unless separately approved by the Board of County Commissioners pursuant to County Ordinances. All land use authorizations, development and construction rights and authorizations, shall be obtained upon proper application and in compliance with all standards and requirements of the Manatee County Comprehensive Plan, the Manatee County Land Development Code, any approved general development plan, preliminary or final site plan, and all conditions or stipulations thereto.

5.9. Assignment. County specifically agrees that Developer may assign this Agreement to a subsequent developer or assignee of all or a portion of the Property without the County's consent. Developer shall provide written notice to the County Representative within ten (10) business days if Agreement is assigned and provide proper documentation of such assignment.

5.10. Disclaimer of Third-Party Beneficiaries. This Agreement is solely for the benefit of the parties hereto and no right or cause for action shall accrue, to by reason hereof, or for the benefit of any third party not a party hereto.

5.11. Force Majeure. No party shall be liable for any failure to perform, or delay in the performance of, any obligation under this Agreement if such failure is caused directly by hurricane, tornado, fire, earthquake, civil commotion, epidemic, flood, insurrection, pandemic, sinkhole or failure or disruption of utility services, or other like cause beyond the reasonable control of the party obliged to perform (Force Majeure Event). All time periods shall toll for the period that the Force Majeure Event prevents performance under this Agreement.

5.12. Ambiguities. Both parties have been allowed equal input regarding the terms and wording of this Agreement and have had the benefit of consultation with legal counsel prior to its execution, such that all language herein shall be construed equally against the parties, and no language shall be construed strictly against its drafter. This Agreement shall be construed and interpreted according to the ordinary meaning of the

words used so as to accomplish fairly the purposes and intentions of the parties. The parties have each carefully read the terms and conditions of this Agreement and know and understand the contents and effect of this Agreement.

5.13. Headings. The headings or captions of sections or paragraphs used in this Agreement are for convenience of reference only and are not intended to define or limit their contents, nor are they to affect the construction of or to be taken into consideration in interpreting this Agreement.

5.14. Modifications and Amendments; Waivers.

5.14.1. This Agreement may be amended only pursuant to an instrument in writing that has been jointly executed by the parties hereto and duly authorized and approved by the Board of County Commissioners of the County and by Developer.

5.14.2. Neither this Agreement nor any portion of it may be modified or waived orally. However, each party (through its governing body or properly authorized officer) shall have the right, but not the obligation, to waive, on a case-by-case basis, any right or condition herein reserved or intended for the benefit or protection of such party without being deemed or considered to have waived such right or condition for any other case, situation, or circumstance and without being deemed or considered to have waived any other right or condition. No such waiver shall be effective unless made in writing and signed by the party who possesses the right to waive enforcement with an express and specific statement of the intent of such governing body or officer to provide such waiver.

5.15. List of Exhibits. Exhibits attached hereto and incorporated herein by reference are as follows:

Exhibit "A"	Property
Exhibit "B"	Road Improvements
Exhibit "C"	Road ROW

Exhibit "D" CDD Road ROW
Exhibit "E" Cost Estimate

5.16. Default. In the event a party defaults under this Agreement, the non-defaulting shall allow the defaulting party thirty (30) days' written notice within which the cure the default. If the defaulting party does not cure the default within such time, the non-defaulting party may terminate this Agreement upon sixty (60) days' written notice to the other party.

5.17. Effective Date. For purposes of this Agreement, the Effective Date shall be the date which is first written above.

5.18. Legal Fees and Costs. Except for disputes in accordance with the Act, each party shall be solely responsible for paying its attorneys' fees and costs and paralegals' fees and costs in any dispute, litigation, trial, appeal, bankruptcy proceeding, post-judgment proceeding, dispute resolution proceeding, settlement negotiation or pre-litigation negotiation or otherwise arising under this Agreement.

5.19. Public Records. Notwithstanding any other provision of the Agreement, the County will not be required to hold confidential any information or records required to be made available to the public pursuant to Chapter 119, Florida Statutes. This provision shall survive the termination or expiration of the Agreement. In accordance with Chapter 119, Florida Statutes, Developer and their contractor's, including sub-contractors, shall comply with Florida's public records laws and shall:

5.19.1. Keep and maintain public records required by the County to perform the service.

5.19.2. Upon request from the County's custodian of public records, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

5.19.3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if Developer does not transfer the records to the County.

5.19.4. Upon completion of the Agreement, transfer, at no cost, to the County all public records in possession of the Developer or keep and maintain public records required by the County to perform the service. If the Developer transfers all public records to the County upon completion of the Agreement, the Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Developer keeps and maintains public records upon completion of the Agreement, the Developer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology systems of the County.

IF THE DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 941-748-4501, lacy.pritchard@mymanatee.org, and 1112 Manatee Ave W, Suite 200, Bradenton, FL 34205.

5.20. Term and Termination. This Agreement shall commence on the Effective Date and continue until (i) terminated early or (ii) full performance by both parties of each and every respective obligation arising under this Agreement.

5.21. Time of the Essence. Time is of the essence with regard to all dates set forth in this Agreement. The term "day" as used herein shall in all cases mean a consecutive twenty-four (24) hour day running from midnight to midnight (also known as a calendar day).

WHEREOF, the Parties hereto have executed this Agreement the day and year first above written.

DEVELOPER:

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

By: 

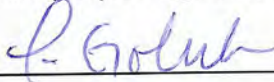
Name: Andrew "Drew" Miller

Its: V.P.

Date: 5-16-24

CDD:

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

By: 

Name: Tina Golub

Its: Land Development manager

Date: 5.16.24

COUNTY:

MANATEE COUNTY, a political subdivision of the State of Florida

By its Board of County Commissioners

By: _____
Chairperson



ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND
COMPTROLLER

By: Robin T. De
Deputy Clerk

Exhibit "A"

Property

See description attached hereto.

EXHIBIT "A"

LEGAL DESCRIPTION

DESCRIPTION: (O.R. BOOK 1357, PAGE 132)

THE SOUTH 14 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16,
TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

(END OF DESCRIPTION IN O.R. BOOK 1357, PAGE 132)

TOGETHER WITH:

DESCRIPTION: (O.R. BOOK 1357, PAGE 134)

PARCEL A

THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE
COUNTY, FLORIDA

LESS THAT PORTION AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1025 AT
PAGE 3055, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

SUBJECT TO MAINTAINED RIGHT OF WAYS FOR BUCKEYE ROAD AND GRASS FARM ROAD,
AND FLORIDA POWER AND LIGHT EASEMENT ALONG THE NORTH LINE THEREOF.

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/4 OF THE NORTHEAST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE
COUNTY, FLORIDA

SUBJECT TO MAINTAINED RIGHT OF WAY FOR BUCKEYE ROAD.

PARCEL B

THE NORTHEAST 1/4, THE NORTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST
1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4, ALL OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST,
MANATEE COUNTY, FLORIDA

LESS THAT PORTION AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1030 AT
PAGE 2797, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS THE SOUTH 14 FEET OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4.

SUBJECT TO THE MAINTAINED RIGHT OF WAY FOR 56TH AVENUE EAST.

LESS THAT PART FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 867 AT
PAGE 441, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SUBJECT TO MAINTAINED RIGHT OF WAY FOR MOCCASIN-WALLOW ROAD.

PARCEL C

THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17,
TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO THE MAINTAINED RIGHT OF WAY FOR MOCCASIN-WALLOW ROAD AND 40TH AVENUE EAST.

PARCEL D

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS LANDS DESCRIBED IN OFFICIAL RECORD BOOK 291 AT PAGE 245 AND OFFICIAL RECORD BOOK 898 AT PAGE 872, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LESS THE RIGHT OF WAY FOR INTERSTATE ROUTE 75.

PARCEL E

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

PARCEL F

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LYING NORTHWEST OF AND ABUTTING THE NORTHWEST RIGHT OF WAY LINE FOR INTERSTATE ROUTE 75.

PARCEL G

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH 00°33'15"EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF THE MOCCASIN-WALLOW ROAD, A DISTANCE OF 193.38 FEET; THENCE NORTH 52°13'21" EAST, ALONG A

FENCE, A DISTANCE OF 758.64 FEET TO AN IRON PIPE; THENCE NORTH 14°16'09" WEST, A DISTANCE OF 211.00 FEET; THENCE NORTH 79°13'07" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 7°46'48" WEST, A DISTANCE OF 129.73 FEET; THENCE WEST, A DISTANCE OF 752.00 FEET; THENCE SOUTH 00°33'15" WEST ALONG THE AFOREMENTIONED WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 805.85 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 839 AT PAGE 235, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL H

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE SOUTH 00°30'20" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 492.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°30'20" WEST, A DISTANCE OF 835.31 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 88°54'50" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1040.38 FEET; THENCE NORTH 00°42'07" EAST, A DISTANCE OF 1293.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE NORTH 88°42'00" WEST, ALONG SAID RIGHT OF WAY LINE AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 714.86 FEET; THENCE SOUTH 00°30'20" WEST, A DISTANCE OF 462.00 FEET; THENCE NORTH 88°42'00" WEST, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

PARCEL
I

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH 00°33'15" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 33.00 FEET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF MOCCASIN-WALLOW ROAD, A DISTANCE OF 193.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 52°03'21" EAST, ALONG A FENCE, A DISTANCE OF 756.64 FEET TO AN IRON PIPE; THENCE NORTH 14°16'09" WEST, A DISTANCE OF 211.00 FEET; THENCE NORTH 79°13'07" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 7°46'48" WEST, A DISTANCE OF 129.73 FEET; THENCE EAST, A DISTANCE OF 117.00 FEET; THENCE SOUTH 21°55'00" EAST, A DISTANCE OF 238.00 FEET; THENCE SOUTH 30°37'45" WEST, A DISTANCE OF 249.85 FEET; THENCE NORTH 59°02'07" WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 51°53'51" WEST, A DISTANCE OF 674.66 FEET; THENCE WEST, ALONG THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF THE MOCCASIN-WALLOW ROAD, A DISTANCE OF 36.85 FEET TO THE POINT OF BEGINNING.

LESS THE RIGHT OF WAY FOR INTERSTATE ROUTE 75 AS DESCRIBED IN OFFICIAL RECORD BOOK 839 AT PAGE 235 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

(END OF DESCRIPTION IN O.R. BOOK 1357, PAGE 134)

LESS AND EXCEPT THEREFROM:

THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1598 AT PAGE 1537 OF THE
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

ALSO LESS AND EXCEPT THEREFROM:

THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1598 AT PAGE 1541 OF THE
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

Exhibit "B"

Road Improvements

See exhibit attached hereto.

Exhibit "C"

Road ROW

See descriptions attached hereto.

Description Sketch

(Not A Survey)

DESCRIPTION:

A parcel of land lying in the Southeast 1/4 of Section 9, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of ARTISAN LAKES EDGESTONE NORTH PHASES I & II, according to the plat thereof, as recorded in Plat Book 74, Page 153 through 170, of the Public Records of Manatee County, Florida; run thence along the Northerly boundary thereof, N.89°27'46"W., a distance of 49.62 feet; thence N.00°48'09"E., a distance of 30.38 feet to a point on the Southerly maintained right of way of Buckeye road; thence along said maintained right of way the following two (2) courses: 1) S.89°11'51"E., a distance of 81.52 feet; 2) S.89°27'46"E., a distance of 146.07 feet; thence S.00°32'14"W., a distance of 30.00 feet; thence Southwesterly, 76.08 feet along the arc of a non-tangent curve to the left having a radius of 50.00 feet and a central angle of 87°10'49" (chord bearing S.46°56'50"W., 68.95 feet); thence Southerly, 176.06 feet along the arc of a non-tangent curve to the left having a radius of 1462.00 feet and a central angle of 06°53'59" (chord bearing S.03°34'54"E., 175.95 feet); thence S.82°58'07"W., a distance of 8.00 feet; thence Southerly, 298.57 feet along the arc of a non-tangent curve to the left having a radius of 1470.00 feet and a central angle of 11°38'15" (chord bearing S.12°51'00"E., 298.06 feet); thence Southerly, 602.87 feet along the arc of a reverse curve to the right having a radius of 1590.00 feet and a central angle of 21°43'29" (chord bearing S.07°48'24"E., 599.27 feet); thence S.03°03'21"W., a distance of 91.38 feet to the Northeast corner of Artisan Lakes Parkway, as recorded in Official Instrument Number 202241073115, of the Public Records of Manatee County, Florida; thence along the Northerly right of way thereof, N.86°56'39"W., a distance of 120.00 feet to the Northwest corner of aforesaid Artisan Lakes Parkway, said corner also being on the Easterly boundary of said ARTISAN LAKES EDGESTONE NORTH PHASES I & II; thence along said Easterly boundary the following four (4) courses: 1) N.03°03'21"E., a distance of 91.38 feet; 2) Northerly, 557.37 feet along the arc of a tangent curve to the left having a radius of 1470.00 feet and a central angle of 21°43'29" (chord bearing N.07°48'24"W., 554.04 feet); 3) Northerly, 529.53 feet along the arc of a reverse curve to the right having a radius of 1590.00 feet and a central angle of 19°04'54" (chord bearing N.09°07'41"W., 527.08 feet); 4) N.00°24'46"E., a distance of 33.93 feet to the **POINT OF BEGINNING**.

Containing 154,958 square feet & 3.557 acres, more or less.

SURVEYORS NOTES:

- 1) Bearings shown hereon are based on the Northerly boundary of ARTISAN LAKES EDGESTONE NORTH PHASES I & II, according to the plat thereof, as recorded in Plat Book 74, Page 153 through 170, of the Public Records of Manatee County, Florida, Having a Grid Bearing of N.89°27'46"W. 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.

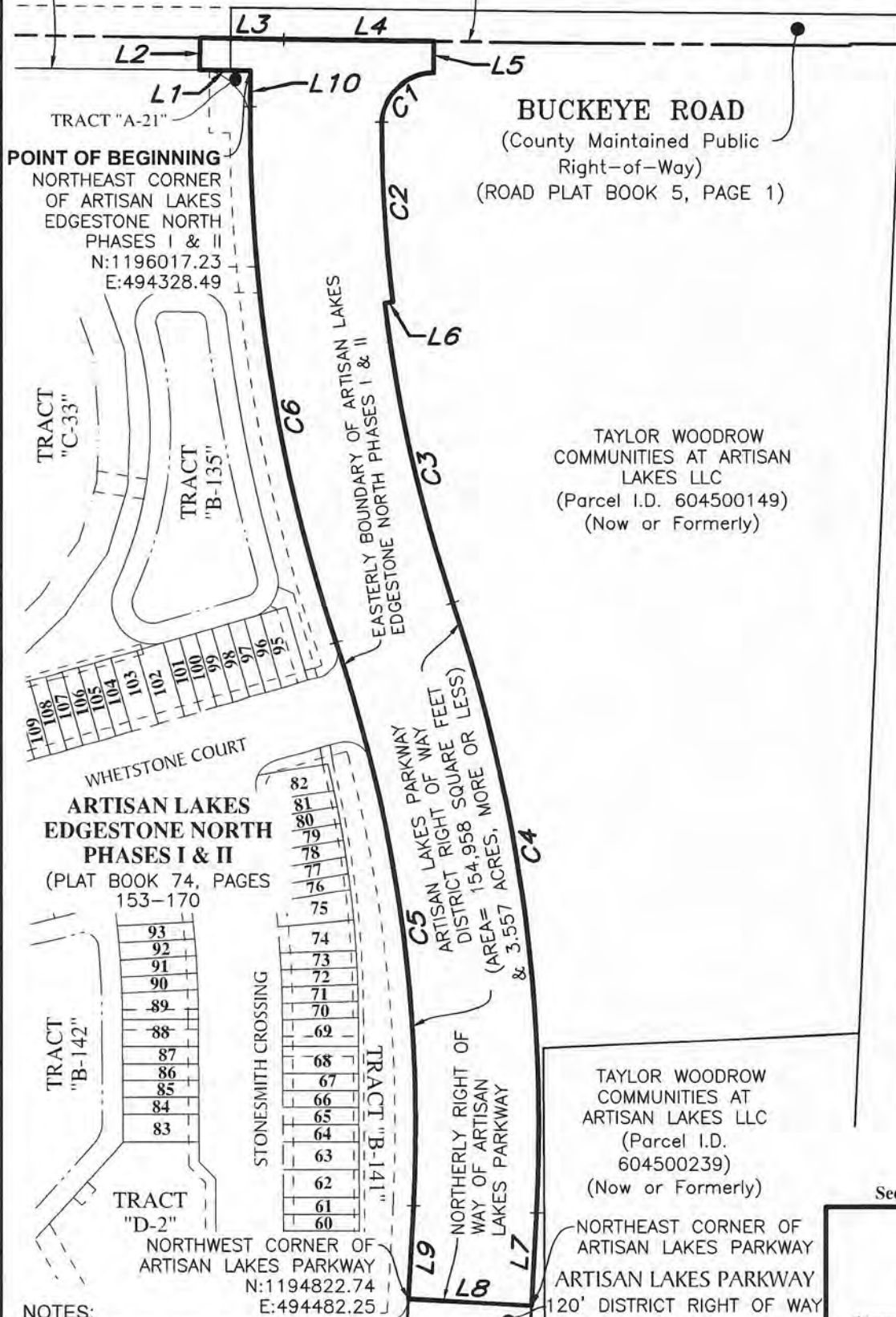
David A. Williams, Jr. LS6423	JOB : ARTISAN LAKES PARKWAY	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768 <h2 style="margin: 0;">GeoPoint</h2> <p style="margin: 0;">Surveying, Inc.</p>													
	DRAWN: NMV DATE: 10/20/21 CHECKED: MC														
	Prepared For: TAYLOR MORRISON														
	Revisions														
	<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>01/27/22</td> <td>REVISED PER COUNTY COMMENTS</td> <td>NMV</td> </tr> <tr> <td>03/21/24</td> <td>REVISED DESCRIPTION</td> <td>NMV</td> </tr> <tr> <td>---</td> <td>---</td> <td>---</td> </tr> <tr> <td>---</td> <td>---</td> <td>---</td> </tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN	01/27/22	REVISED PER COUNTY COMMENTS	NMV	03/21/24	REVISED DESCRIPTION	NMV	---	---	---	---
DATE	DESCRIPTION	DRAWN													
01/27/22	REVISED PER COUNTY COMMENTS	NMV													
03/21/24	REVISED DESCRIPTION	NMV													
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Description Sketch

(Not A Survey)

NORTHERLY BOUNDARY OF
ARTISAN LAKES EDGESTONE
NORTH PHASES I & II
(BASIS OF BEARINGS)

SOUTHERLY RIGHT OF
WAY OF BUCKEYE ROAD



BUCKEYE ROAD
(County Maintained Public
Right-of-Way)
(ROAD PLAT BOOK 5, PAGE 1)

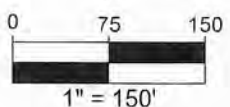
TAYLOR WOODROW
COMMUNITIES AT ARTISAN
LAKES LLC
(Parcel I.D. 604500149)
(Now or Formerly)

**ARTISAN LAKES
EDGESTONE NORTH
PHASES I & II**
(PLAT BOOK 74, PAGES
153-170)

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

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

WSI LAND HOLDINGS LLC
(Parcel I.D. 605300003)
(Now or Formerly)



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

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

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 89°27'46" W	49.62'
L2	N 00°48'09" E	30.38'
L3	S 89°11'51" E	81.52'
L4	S 89°27'46" E	146.07'
L5	S 00°32'14" W	30.00'
L6	S 82°58'07" W	8.00'
L7	S 03°03'21" W	91.38'
L8	N 86°56'39" W	120.00'
L9	N 03°03'21" E	91.38'
L10	N 00°24'46" E	33.93'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	50.00'	87°10'49"	76.08'	68.95'	S 46°56'50" W
C2	1462.00'	6°53'59"	176.06'	175.95'	S 03°34'54" E
C3	1470.00'	11°38'15"	298.57'	298.06'	S 12°51'00" E
C4	1590.00'	21°43'29"	602.87'	599.27'	S 07°48'24" E
C5	1470.00'	21°43'29"	557.37'	554.04'	N 07°48'24" W
C6	1590.00'	19°04'54"	529.53'	527.08'	N 09°07'41" W

NOTES:

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

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurveying.com
Licensed Business No.: LB7768



GeoPoint
Surveying, Inc.

Exhibit "D"

CDD Road ROW

See description attached hereto.

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

DRAWN: JCM | DATE: 08/23/21 | CHECKED BY: MHC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

David A. Williams

FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. **LS6423**

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

GeoPoint
Surveying, Inc.

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

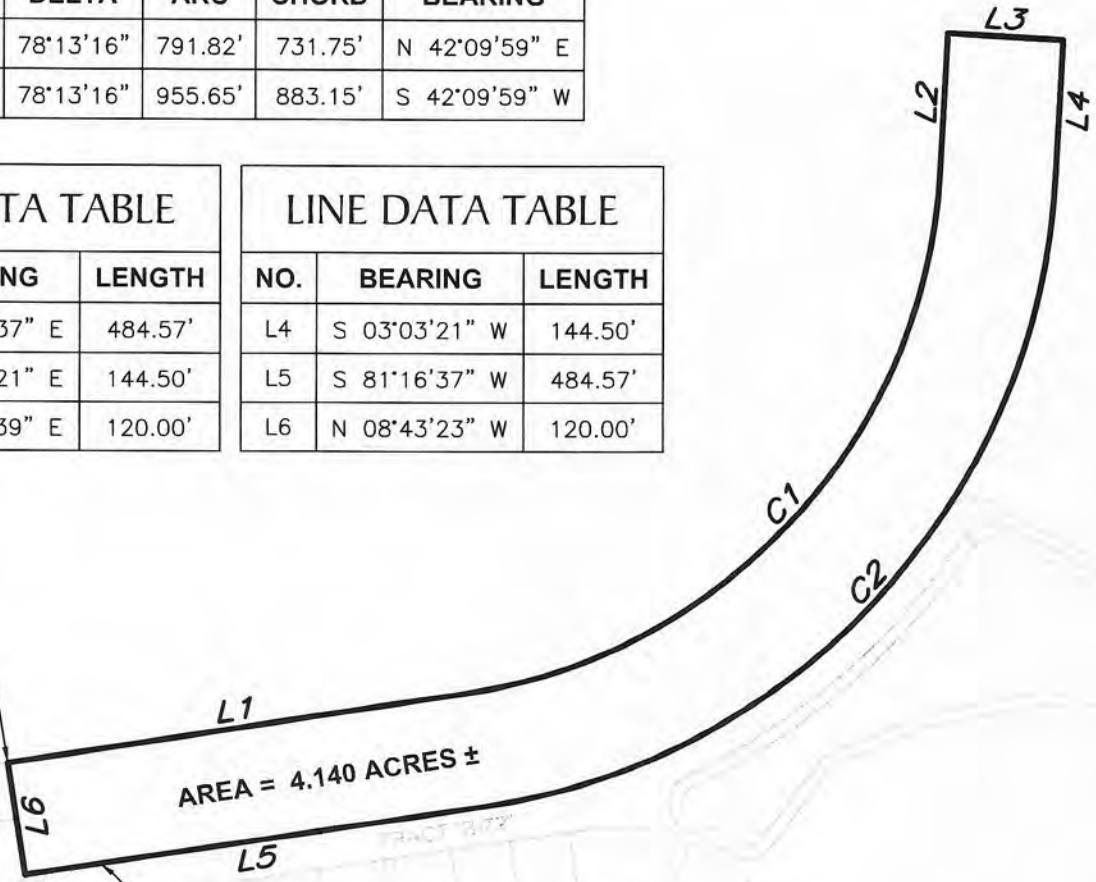
LINE DATA TABLE

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



AREA = 4.140 ACRES ±

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



Exhibit "E"

Cost Estimate

See cost estimate attached hereto.

Artisan Lakes Parkway - Phase II

COST ESTIMATE - ROADWAY

Bid Due Date :	Friday, June 25, 2021
Bid Plan No., Rev No.	223-38-01, Rev 5
Contractor	ET Mackenzie

SUMMARY - TOTAL		As of 12/31/23
		Paid to Date
Survey & Material Testing	SUBTOTAL =	\$40,668.00
		\$40,668.00
Drainage	SUBTOTAL =	\$321,725.98
		\$321,725.98
Paving	SUBTOTAL =	\$1,213,315.16
		\$1,213,315.16
Earthwork	SUBTOTAL =	\$74,255.00
		\$74,255.00
TOTAL =		\$1,649,964.14
		\$1,649,964.14

2-Lane Cost - 42% of Total (TM Responsibility) =	\$692,984.94	\$692,984.94
4-Lane Cost - 58% of Total (County Responsibility) =	\$956,979.20	\$956,979.20

Notes:

1

SURVEY & MATERIAL TESTING

Item #	Description	Engineer Quantity	Contractor Quantity	Unit	Unit Price	Amount	Paid to Date (As of 12/31/23)
Artisan Lakes Parkway Phase 2							
Survey & Material Testing							
	Construction Stakeout	1	1	LS	\$12,000.00	\$12,000.00	\$12,000.00
	Record Survey	1	1	LS	\$7,068.00	\$7,068.00	\$7,068.00
	Geotechnical and Material Testing (Parkway)	1	1	LS	\$21,600.00	\$21,600.00	\$21,600.00
SUB-TOTAL=						\$40,668.00	\$40,668.00

Please add any additional items below this line as needed.

ADDITIONAL ITEMS SUB-TOTAL=	\$0.00	\$0.00
TOTAL=	\$40,668.00	\$40,668.00

Notes:

DRAINAGE

Item #	Description	Engineer Quantity	Contractor Quantity	Unit	Unit Price	Amount	Paid to Date (As of 12/31/23)
Artisan Lakes Parkway Phase 2							
	18" RCP	46	401	LF	\$43.50	\$17,443.50	\$17,443.50
	24" RCP	350	296	LF	\$67.30	\$19,920.80	\$19,920.80
	30" RCP	264	294	LF	\$95.70	\$28,135.80	\$28,135.80
	36" RCP	1,359	1532	LF	\$117.00	\$179,244.00	\$179,244.00
	24" MES	1	1	EA	\$1,580.00	\$1,580.00	\$1,580.00
	30" MES	1	1	EA	\$2,425.00	\$2,425.00	\$2,425.00
	36" MES	1	1	EA	\$2,800.00	\$2,800.00	\$2,800.00
	Type P (4' Dia.)Manhole	2	2	EA	\$3,320.00	\$6,640.00	\$6,640.00
	Type 1 Curb Inlet	11	12	EA	\$4,954.00	\$59,448.00	\$59,448.00
	Storm Sewer Testing	2,020	2524	LF	\$1.62	\$4,088.88	\$4,088.88
SUB-TOTAL=						\$321,725.98	\$321,725.98

Please add any additional items below this line as needed.

Type E Inlet PH 2	0	EA	\$5,460.00	\$0.00	\$0.00
Curb Inlet, Type 6 (6-8) PH 2	0	EA	\$11,760.00	\$0.00	\$0.00

ADDITIONAL ITEMS SUB-TOTAL=	\$0.00	\$0.00
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Notes:

TOTAL=	\$321,725.98	\$321,725.98
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PAVING

Item #	Description	Engineer Quantity	Contractor Quantity	Unit	Unit Price	Amount	Paid to Date (As of 12/31/23)
Artisan Lakes Parkway Phase 2							
	Sawcut & Match Existing Asphalt	1	1	LS	\$475.00	\$475.00	\$475.00
	5' Concrete Sidewalk (Parkway)	1,212	1,212	SY	\$43.70	\$52,964.40	\$52,964.40
	8' Concrete Sidewalk	1,939	2,814	SY	\$43.70	\$122,971.80	\$122,971.80
	Type F Curb	4,996	6,145	LF	\$16.58	\$101,884.10	\$101,884.10
	Type AB Curb	4,884	2,722	LF	\$14.13	\$38,461.86	\$38,461.86
	Handicap Ramps (Complete w/ detectable warnings)	4	4	EA	\$800.00	\$3,200.00	\$3,200.00
	Signage & Striping C (Parkway)	1	1	LS	\$21,750.00	\$0.00	\$0.00
	Underdrain	4,062	4,062	LF	\$25.70	\$104,393.40	\$104,393.40
	Underdrain Cleanout	37	37	EA	\$395.00	\$14,615.00	\$14,615.00
	Temporary Striping C (Parkway)	1	1	LS	\$3,600.00	\$3,600.00	\$3,600.00
	1" Type S-III Asphaltic Concrete (2nd Lift)	14,370	14,840	SY	\$6.20	\$0.00	\$0.00
	2" Type S-I Asphaltic Concrete (1st Lift)	14,370	14,840	SY	\$18.50	\$274,540.00	\$274,540.00
	10" Limerock	14,370	14,840	SY	\$21.44	\$318,169.60	\$318,169.60
	12" Stabilized Subgrade	17,244	17,804	SY	\$10.00	\$178,040.00	\$178,040.00
SUB-TOTAL=						\$1,213,315.16	\$1,213,315.16

Please add any additional items below this line as needed.

ADDITIONAL ITEMS SUB-TOTAL= \$0.00 \$0.00

TOTAL= \$1,213,315.16 \$1,213,315.16

Notes:

- 1) Curb pad stabilization to be included in unit price for curb
- 2) Decorative signs by owner

EARTHWORK

Item #	Description	Engineer Quantity	Contractor Quantity	Unit	Unit Price	Amount	Paid to Date (As of 12/31/23)
Artisan Lakes Parkway Phase 2							
	Inlet Protection (throat)	1	1	LS	\$740.00	\$740.00	\$740.00
	Finish Grading Road Right-of-way (After Dry Utility Install) ¹	6	6	AC	\$5,510.00	\$33,060.00	\$33,060.00
	Sod, 2' EOC	2,800	2,800	SY	\$2.50	\$7,000.00	\$7,000.00
	Sod, 2' EO s/w	2,800	2,800	SY	\$2.50	\$7,000.00	\$7,000.00
	Demo (Existing Asphalt, curb, turn around, etc.)	1	1	LS	\$26,455.00	\$26,455.00	\$26,455.00
SUB-TOTAL=						\$74,255.00	\$74,255.00

Please add any additional items below this line as needed.

	ADDITIONAL ITEMS SUB-TOTAL=	\$0.00	\$0.00
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	TOTAL=	\$74,255.00	\$74,255.00
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Notes:

- 1) Finish Grading to match construction documents
- 2)

**Artisan Lakes Parkway - Phase III
Subphases A & B**

COST ESTIMATE - ROADWAY

Bid Due Date : Friday, August 27, 2021
 Bid Plan No., Rev No. 223-51-01, REV 4
 Contractor ET Mackenzie

SUMMARY - Subphase A		Paid to Date
Survey & Material Testing	SUBTOTAL = \$43,255.00	\$43,255.00
Drainage	SUBTOTAL = \$443,498.70	\$443,498.70
Paving	SUBTOTAL = \$863,428.02	\$761,854.02
Earthwork	SUBTOTAL = \$326,995.40	\$305,807.40
	TOTAL = \$1,677,177.12	\$1,554,415.12

SUMMARY - Subphase B		Paid to Date
Survey & Material Testing	SUBTOTAL = \$36,380.00	\$30,062.50
Drainage	SUBTOTAL = \$162,348.40	\$158,578.90
Paving	SUBTOTAL = \$695,925.20	\$640,462.50
Earthwork	SUBTOTAL = \$175,308.20	\$169,291.60
	TOTAL = \$1,069,961.80	\$998,395.50

SUMMARY - TOTAL		Paid to Date
Survey & Material Testing	SUBTOTAL = \$79,635.00	\$73,317.50
Drainage	SUBTOTAL = \$638,281.30	\$602,077.60
Paving	SUBTOTAL = \$1,804,258.72	\$1,402,316.52
Earthwork	SUBTOTAL = \$502,303.60	\$475,099.00
	TOTAL = \$3,024,478.62	\$2,552,810.62

SUMMARY - Buckeye Road Intersection		Paid to Date
Survey & Material Testing	SUBTOTAL = \$0.00	\$0.00
Drainage	SUBTOTAL = \$32,434.20	\$0.00
Paving	SUBTOTAL = \$244,905.50	\$0.00
Earthwork	SUBTOTAL = \$0.00	\$0.00
	TOTAL = \$277,339.70	\$0.00

Notes:

1

2-Lane Cost - 42% of Total (TM Responsibility) = \$1,153,798.35 \$1,072,180.46
 4-Lane Cost - 58% of Total (County Responsibility) = \$1,593,340.57 \$1,480,630.16
 Artisan Lakes Parkway & Buckeye Road Intersection = \$277,339.70 \$0.00

SURVEY & MATERIAL TESTING

Item #	Description	Engineer Quantity	Contractor Quantity	Unit	Unit Price	Amount	Paid to Date (As of 12/31/23)
Artisan Lakes Parkway Phase 3A							
Survey & Material Testing							
	Construction Stakeout & Record Survey	1	1	LS	\$12,140.00	\$12,140.00	\$12,140.00
	Certified As-Builts	1	1	LS	\$12,140.00	\$12,140.00	\$12,140.00
	NPDES Compliance	1	1	LS	\$2,475.00	\$2,475.00	\$2,475.00
	Geotechnical and Material Testing	1	1	LS	\$16,500.00	\$16,500.00	\$16,500.00
SUB-TOTAL=						\$43,255.00	\$43,255.00
 Artisan Lakes Parkway Phase 3B							
Survey & Material Testing							
	Construction Stakeout & Record Survey	1	1	LS	\$12,140.00	\$12,140.00	\$12,140.00
	Certified As-Builts	1	1	LS	\$12,140.00	\$12,140.00	\$6,070.00
	NPDES Compliance	1	1	LS	\$2,475.00	\$2,475.00	\$2,227.50
	Geotechnical and Material Testing	1	1	LS	\$9,625.00	\$9,625.00	\$9,625.00
SUB-TOTAL=						\$36,380.00	\$30,062.50

Please add any additional items below this line as needed.

ADDITIONAL ITEMS SUB-TOTAL=	\$0.00	\$0.00
TOTAL=	\$79,635.00	\$73,317.50

Notes:

DRAINAGE

Item #	Description	Engineer Quantity	Contractor Quantity	Unit	Unit Price	Amount	Paid to Date (As of 12/31/23)
Artisan Lakes Parkway Phase 3A							
	15" RCP	76	76	LF	\$49.50	\$3,762.00	\$3,762.00
	18" RCP	163	243	LF	\$75.00	\$18,225.00	\$18,225.00
	24" RCP	206	481	LF	\$100.00	\$48,100.00	\$48,100.00
	30" RCP	421	162	LF	\$132.00	\$21,384.00	\$21,384.00
	36" RCP	204	204	LF	\$178.00	\$36,312.00	\$36,312.00
	42" RCP	547	547	LF	\$242.00	\$132,374.00	\$132,374.00
	Type 1 Curb Inlet	6	6	EA	\$6,284.00	\$37,704.00	\$37,704.00
	Type D Grate Inlet	1	2	EA	\$6,130.00	\$12,260.00	\$12,260.00
	Type G Grate Inlet	1	4	EA	\$9,805.00	\$39,220.00	\$39,220.00
	Type H Grate Inlet	2	1	EA	\$8,015.00	\$8,015.00	\$8,015.00
	15" MES	1	1	EA	\$1,565.00	\$1,565.00	\$1,565.00
	18" MES	1	1	EA	\$1,865.00	\$1,865.00	\$1,865.00
	24" MES	2	4	EA	\$2,040.00	\$8,160.00	\$8,160.00
	30" MES	4	2	EA	\$3,260.00	\$6,520.00	\$6,520.00
	Underdrain 6"	404	404	LF	\$28.50	\$11,514.00	\$11,514.00
	Underdrain Cleanout	6	6	EA	\$534.00	\$3,204.00	\$3,204.00
	Manhole	3	4	EA	\$8,210.00	\$32,840.00	\$32,840.00
	Storm TV Testing	1,541	1713	LF	\$1.90	\$3,254.70	\$3,254.70
SUB-TOTAL=						\$426,278.70	\$426,278.70
Artisan Lakes Parkway Phase 3B							
	18" RCP	182	182	LF	\$58.50	\$10,647.00	\$10,647.00
	24" RCP	360	85	LF	\$100.00	\$8,500.00	\$8,500.00
	42" RCP	394	394	LF	\$223.00	\$87,862.00	\$87,862.00
	Type 1 Curb Inlet	4	4	EA	\$6,284.00	\$25,136.00	\$22,622.40
	Type E Grate Inlet	1	0	EA	\$0.00	\$0.00	\$0.00
	Type G Grate Inlet	4	1	EA	\$10,220.00	\$10,220.00	\$10,220.00
	24" MES	2	0	EA	\$0.00	\$0.00	\$0.00
	Underdrain 6"	271	271	LF	\$28.50	\$7,723.50	\$7,723.50
	Underdrain Cleanout	6	6	EA	\$534.00	\$3,204.00	\$3,204.00
	Manhole	1	1	EA	\$7,800.00	\$7,800.00	\$7,800.00
	Storm TV Testing	936	661	LF	\$1.90	\$1,255.90	\$0.00
SUB-TOTAL=						\$162,348.40	\$158,578.90
Buckeye Rd							
	Type 1 Curb Inlet	1	1	EA	\$5,873.00	\$5,873.00	\$0.00
	18" RCP	378	378	LF	\$58.50	\$22,113.00	\$0.00
	18" MES	2	2	EA	\$1,865.00	\$3,730.00	\$0.00
	Storm TV Testing	378	378	LF	\$1.90	\$718.20	\$0.00
SUB-TOTAL=						\$32,434.20	\$0.00
<i>Please add any additional items below this line as needed.</i>							
	Type E Inlet PH 3A		1	EA	\$5,460.00	\$5,460.00	\$5,460.00
	Curb Inlet, Type 6 (6-8) PH 3A		1	EA	\$11,760.00	\$11,760.00	\$11,760.00
ADDITIONAL ITEMS SUB-TOTAL=						\$17,220.00	\$17,220.00
TOTAL=						\$638,281.30	\$602,077.60

Notes:

PAVING

Item #	Description	Engineer Quantity	Contractor Quantity	Unit	Unit Price	Amount	Paid to Date (As of 12/31/23)
Artisan Lakes Parkway Phase 3A							
	2" Type S-I Asphaltic Concrete (1st Lift)	10,260	10,260	SY	\$18.50	\$189,810.00	\$189,810.00
	1" Type S-III Asphaltic Concrete (2nd Lift)	10,260	10,260	SY	\$9.90	\$101,574.00	\$0.00
	10" Limerock	10,260	10,260	SY	\$22.00	\$225,720.00	\$225,720.00
	12" Stabilized Subgrade	11,316	11,316	SY	\$11.50	\$130,134.00	\$130,134.00
	Type AB Curb	2,679	2,679	LF	\$16.88	\$45,221.52	\$45,221.52
	Type F Curb	2,862	2,862	LF	\$19.50	\$55,809.00	\$55,809.00
	4" Concrete Sidewalk (8' wide)	2,569	2,570	SY	\$38.50	\$98,945.00	\$98,945.00
	Sod Behind Curbs (4ft)	2,463	2,420	SY	\$2.90	\$7,018.00	\$7,018.00
	Signage & Striping	1	1	LS	\$4,907.50	\$4,907.50	\$4,907.50
	Handicap Ramps (Complete w/ detectable warnings)	4	4	EA	\$1,045.00	\$4,180.00	\$4,180.00
	Sawcut & Match Existing Asphalt	1	1	LS	\$109.00	\$109.00	\$109.00
SUB-TOTAL=						\$863,428.02	\$761,854.02
Artisan Lakes Parkway Phase 3B							
	2" Type S-I Asphaltic Concrete (1st Lift)	9,145	8,316	SY	\$14.00	\$116,424.00	\$116,424.00
	1" Type S-III Asphaltic Concrete (2nd Lift)	9,145	8,316	SY	\$7.50	\$62,370.00	\$62,370.00
	10" Limerock	9,145	8,316	SY	\$22.00	\$182,952.00	\$182,952.00
	12" Stabilized Subgrade	10,034	10,395	SY	\$11.50	\$119,542.50	\$119,542.50
	Type AB Curb	2,418	2,418	LF	\$12.50	\$30,225.00	\$30,225.00
	Type F Curb	2,709	2,709	LF	\$15.50	\$41,989.50	\$41,989.50
	4" Concrete Sidewalk (8' wide)	2,972	2,147	SY	\$38.50	\$82,659.50	\$82,659.50
	Sod Behind Curbs (4ft)	2,278	4,613	SY	\$2.90	\$13,377.70	\$0.00
	Signage & Striping	1	1	LS	\$42,085.00	\$42,085.00	\$0.00
	Handicap Ramps (Complete w/ detectable warnings)	2	4	EA	\$1,045.00	\$4,180.00	\$4,180.00
	Sawcut & Match Existing Asphalt	1	1	LS	\$120.00	\$120.00	\$120.00
SUB-TOTAL=						\$695,925.20	\$640,462.50
<i>Please add any additional items below this line as needed.</i>							
Buckeye Road							
	Mill and Resurface Buckeye Rd		3,300	SY	\$13.50	\$44,550.00	\$0.00
	10" Limerock Buckeye Rd. turn lane		2,465	SY	\$31.00	\$76,415.00	\$0.00
	12" Stabilized Subgrade Buckeye Rd. turn lane		2,658	SY	\$12.00	\$31,896.00	\$0.00
	4" Concrete Sidewalk (5' Wide)		1,103	SY	\$38.50	\$42,465.50	\$0.00
	2" Type S-I Asphaltic Concrete (1st Lift) Buckeye Rd. turn lane		2,306	SY	\$14.00	\$32,284.00	\$0.00
	1" Type S-III Asphaltic Concrete (2nd Lift) Buckeye Rd turn lane		2,306	SY	\$7.50	\$17,295.00	\$0.00
BUCKEYE ROAD SUB-TOTAL=						\$244,905.50	\$0.00
TOTAL=						\$1,804,258.72	\$1,402,316.52

Notes:

- 1) Curb pad stabilization to be included in unit price for curb

EARTHWORK

Item #	Description	Engineer Quantity	Contractor Quantity	Unit	Unit Price	Amount	Paid to Date (As of 12/31/23)
Artisan Lakes Parkway Phase 3A							
	Mobilization	1	1	LS	\$34,350.00	\$34,350.00	\$34,350.00
	Single Row Silt Fence	2,640	2,654	LF	\$2.20	\$5,838.80	\$5,838.80
	Double Row Silt Fence	1,531	1,250	LF	\$4.30	\$5,375.00	\$5,375.00
	Floating Turbidity Barrier	0	0	LF	\$0.00	\$0.00	\$0.00
	Clearing and Grubbing	8	10.80	AC	\$4,526.25	\$48,883.50	\$48,883.50
	Right-of-way Grading	4	4.30	AC	\$1,530.00	\$6,579.00	\$6,579.00
	Rough Grading (Open Space)	2	2.22	AC	\$4,965.00	\$11,022.30	\$11,022.30
	Finish Grading Road Right-of-way (After Dry Utility Install) ¹	1	1	LS	\$24,340.00	\$24,340.00	\$24,340.00
	Sod - Bahia (4:1 Pond Slopes)	3,193	6,350	SY	\$2.90	\$18,415.00	\$18,415.00
	Seed & Mulch (Common Areas)	1	0	LS	\$0.00	\$0.00	\$0.00
	Construction Entrance	1	1	EA	\$3,925.00	\$3,925.00	\$3,925.00
	Import Fill	1	0	LS	\$0.00	\$0.00	\$0.00
	Soil Tracking Prevention Device	2	2	EA	\$3,925.00	\$7,850.00	\$7,850.00
	Inlet Protection (throat)	6	6	LS	\$92.00	\$552.00	\$552.00
SUB-TOTAL=						\$167,130.60	\$167,130.60
 Artisan Lakes Parkway Phase 3B							
	Mobilization	1	1	LS	\$30,225.00	\$30,225.00	\$27,202.50
	Single Row Silt Fence	1,956	1,999	LF	\$2.20	\$4,397.80	\$3,300.00
	Double Row Silt Fence	1,946	1,941	LF	\$4.30	\$8,346.30	\$6,450.00
	Floating Turbidity Barrier	0	0	LF	\$0.00	\$0.00	\$0.00
	Clearing and Grubbing	10	6.30	AC	\$2,605.00	\$16,411.50	\$16,411.50
	Right-of-way Grading	3	4.40	AC	\$12,780.00	\$56,232.00	\$56,232.00
	Rough Grading (Open Space)	2	0.86	AC	\$14,660.00	\$12,607.60	\$12,607.60
	Finish Grading Road Right-of-way (After Dry Utility Install) ¹	1	1	LS	\$38,870.00	\$38,870.00	\$38,870.00
	Sod - Bahia (4:1 Pond Slopes)	3,580	0	SY	\$0.00	\$0.00	\$0.00
	Seed & Mulch (Common Areas)	1	0	LS	\$0.00	\$0.00	\$0.00
	Construction Entrance	1	1	EA	\$3,925.00	\$3,925.00	\$3,925.00
	Import Fill	1	0	LS	\$0.00	\$0.00	\$0.00
	Soil Tracking Prevention Device	1	1	EA	\$3,925.00	\$3,925.00	\$3,925.00
	Inlet Protection	4	4	EA	\$92.00	\$368.00	\$368.00
SUB-TOTAL=						\$175,308.20	\$169,291.60
 <i>Please add any additional items below this line as needed.</i>							
	Tree Protection Fence		576	LF	\$4.30	\$2,476.80	\$2,476.80
	Pond Excavation		1	LS	\$136,200.00	\$136,200.00	\$136,200.00
	Maintenance of Traffic		1	LS	\$21,188.00	\$21,188.00	\$0.00
ADDITIONAL ITEMS SUB-TOTAL=						\$159,864.80	\$138,676.80
TOTAL=						\$502,303.60	\$475,099.00

RESOLUTION 2024-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEATS 2 AND 3 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Artisan Lakes East Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on November 5, 2024, two (2) members of the Board of Supervisors (the "Board") were to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, pursuant to Florida law, prior to the general election, there was a qualifying period for candidates intending to run for the seats on the Board up for election; and

WHEREAS, the seats up for election were Seats 2 and 3; and

WHEREAS, the Manatee County Supervisor of Elections has confirmed that at the close of the qualifying period no Qualified Elector qualified to run for Seat 2 and Seat 3 for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare such unfilled seat as vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 2 and Seat 3 vacant as of November 19, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ARTISAN LAKES EASTCOMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. DECLARATION OF VACANCIES. The following seats are hereby declared vacant effective as of November 19, 2024:

RESOLUTION 2024-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEATS 2 AND 3 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Seat #2 (currently Michael Piendel)

Seat #3 (currently held by Vacant)

SECTION 2. APPOINTMENT/INCUMBENT. Pursuant to Section 190.006(3)(b), Florida Statutes the Board shall appoint a Qualified Elector to fill each vacancy stated in Section 1 on or before February 18, 2025. Until such time as the Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board member in the applicable seat shall remain in office.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution be 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 4. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 5th day of September 2024.

**ARTISAN LAKES EASTCOMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

James P. Ward, Secretary

Tina Golub, Chairperson

MEMO

To: Board of Supervisors

From: James P. Ward

Date: September 3, 2024

Re: Commission on Ethics newly established Electronic Financial Disclosure Management System ("EFDMS") website registration, Financial Disclosure Forms, Required Ethics Training, and Legislative Updates from 2024 Session

Form 1 Reporting Requirements:

Beginning January 1, 2024, the Florida Commission on Ethics has enacted new procedures for electronic filing of Financial Disclosure forms for Public Officials, as a means of submitting Forms and updating your Filer contact information.

To access the newly established Electronic Financial Disclosure Management System ("EFDMS"), visit the login page (<https://disclosure.floridaethics.gov/Account/Login>) and watch the instructional video for directions on how to register/confirm registration.

If you have filed a Form 1 before, click "I am a Filer" and follow the prompts.

Instructions, FAQs, and tutorials are available from the dashboard within EFDMS. Additional assistance can be obtained Monday-Friday from 8:00 a.m. until 5:00 p.m. by contacting the Commission directly.

Ethics Training Requirements:

Beginning January 1, 2024, all elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31st of the year for which you are filing, are now required to complete four (4) hours of Ethics Training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. Supervisors will report their 2024 training when they fill out their Form 1 (Statement of Financial Interests) for the 2025 year by checking a box confirming that they have completed the annual Ethics Training. ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2024 FOR THE FORM 1 THAT IS FILED IN 2025.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of the Ethics Training. However, the Florida Commission on Ethics (“COE”) advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside trainings which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose.**

State Ethics Laws for Constitutional Officers & Elected Municipal Officers (Video Tutorial):

<https://youtu.be/U8JktIMKzyl>

Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation):

<https://www.myfloridalegal.com/sites/default/files/2023-05/opengovernmentoverview.pdf>

Office of the Attorney General 2-hour Audio Presentation regarding Public Meetings and Public Records Law:

<https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

Florida Law Changes from the 2024 Legislative Session:

Chapter 2024-136 – Performance Measures and Standards

The legislation mandates special districts to establish goals, objectives, performance measures, and standards for each program and activity they undertake by October 1, 2024 and to report annually on their achievements and performance. Further, by December 1st of each year, the District must produce an annual report detailing the goals and objectives it has accomplished, the performance measures and standards used for evaluation, and any goals or objectives there were not met. The annual report must be posted on the District’s web site.

The District Manager will prepare and these goals and objectives for the Board to review and approve in September, 2024.

Chapter 2024-184 – Non Coercion Certificate

This legislation, among other things, amends Section 787.06, F.S. to require non governmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the non-governmental entity under penalty of perjury, attesting that the non-governmental entity does not use coercion for labor or services.

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

January 25, 2024

Memorandum

To: Board of Supervisors

From: District Manager

RE: HB7013 -Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as

evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

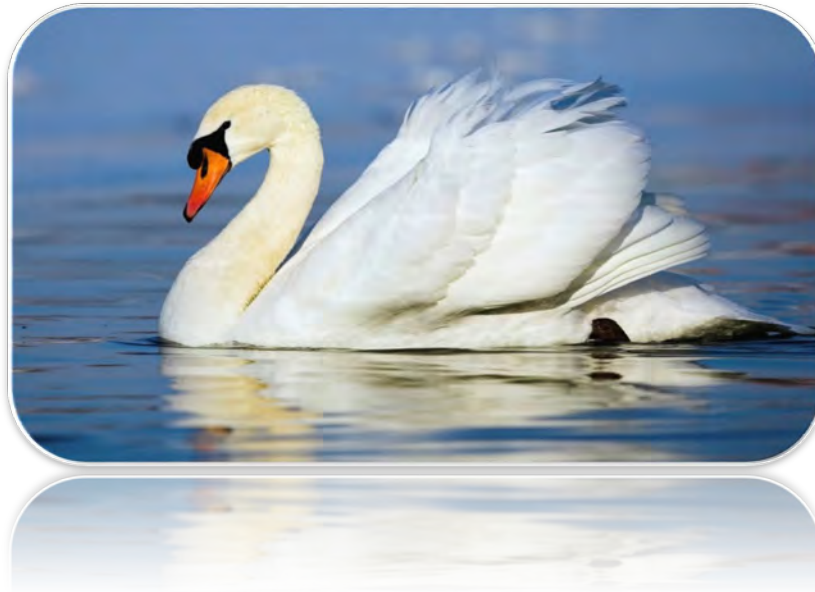
James P. Ward, District Manager

Tina Golub, Chairperson

Date

Date

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2024

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Artisan Lakes East Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending May 31, 2024

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund		General Long	General Fixed		
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	Term Debt	Assets		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 111,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,895
Debt Service Fund									
Interest Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-	-
Sinking Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-	-
Reserve Account									
Series 2018	-	198,954	-	-	-	-	-	-	198,954
Series 2021-1	-	-	165,483	-	-	-	-	-	165,483
Series 2021-2	-	-	186,469	-	-	-	-	-	186,469
Revenue									
Series 2018	-	172,584	-	-	-	-	-	-	172,584
Series 2021-1	-	-	235,567	-	-	-	-	-	235,567
Prepayment Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-	-
Capitalized Interest Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-	-
Construction Account									
Cost of Issuance Account	-	-	-	1	-	-	-	-	1
Due from Other Funds									
General Fund	-	495	875	-	-	-	-	-	1,370
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
Assessments Receivable	-	-	-	-	-	-	-	-	-
Prepaid Expenses									
Amount Available in Debt Service Funds	-	-	-	-	-	960,426	-	-	960,426
Amount to be Provided by Debt Service Funds	-	-	-	-	-	16,679,574	-	-	16,679,574
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	2,486,335	-	2,486,335
Total Assets	\$ 111,895	\$ 372,033	\$ 588,394	\$ 1	\$ -	\$ 17,640,000	\$ 2,486,335	\$ -	\$ 21,198,657

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending May 31, 2024

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund		Account Groups			
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	General Long Term Debt	General Fixed Assets		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vendors Payable	-	-	-	-	-	-	-	-	-
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	1,370	-	-	-	-	-	-	-	1,370
Due to Developer									
Unamortized Prem/Discount on Bonds	-	-	-	-	339,530	-	-	-	339,530
Bonds Payable									
Current Portion - Due within 12 months									
Series 2018	-	-	-	-	-	115,000	-	-	115,000
Series 2021	-	-	-	-	-	280,000	-	-	280,000
Long Term									
Series 2018	-	-	-	-	-	5,440,000	-	-	5,440,000
Series 2021	-	-	-	-	-	11,805,000	-	-	11,805,000
Total Liabilities	\$ 1,370	\$ -	\$ -	\$ -	\$ 339,530	\$ 17,640,000	\$ -	\$ -	\$ 17,980,900
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	2,486,335	-	2,486,335
Fund Balance									
Restricted									
Beginning: October 1, 2023 (Audited)	-	356,588	565,008	1	2,113,375	-	-	-	3,034,972
Results from Current Operations	-	15,445	23,386	-	(2,452,906)	-	-	-	(2,414,075)
Unassigned									
Beginning: October 1, 2023 (Audited)	32,009	-	-	-	-	-	-	-	32,009
Results from Current Operations	78,515	-	-	-	-	-	-	-	78,515
Total Fund Equity and Other Credits	\$ 110,525	\$ 372,033	\$ 588,394	\$ 1	\$ (339,530)	\$ -	\$ 2,486,335	\$ -	\$ 3,217,757
Total Liabilities, Fund Equity and Other Credits	\$ 111,895	\$ 372,033	\$ 588,394	\$ 1	\$ 0	\$ 17,640,000	\$ 2,486,335	\$ -	\$ 21,198,657

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	-	886	71,479	51,074	1,695	665	533	157	126,489	136,204	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue											
Developer Contribution	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 886	\$ 71,479	\$ 51,074	\$ 1,695	\$ 665	\$ 533	\$ 157	\$ 126,489	\$ 136,204	93%

Expenditures and Other Uses											
Executive											
Professional Management	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	18,000	27,000	67%
Financial and Administrative											
Audit Services	-	-	-	5,400	-	-	-	-	5,400	4,400	123%
Accounting Services	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	500	1,000	50%
Other Contractual Services											
Legal Advertising	-	-	-	-	77	-	168	350	596	2,000	30%
Trustee Services	-	-	-	4,246	-	-	-	-	4,246	8,170	52%
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	6,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	100	129	68	69	134	-	-	-	499	250	200%
Communications & Freight Services											
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	25	0%
Computer Services - Website Development											
Insurance	6,228	-	-	-	-	-	-	-	6,228	6,100	102%
Printing & Binding											
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Legal Services											
Legal - General Counsel	-	2,880	-	156	2,819	872	299	-	7,025	12,800	55%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services											
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	N/A
Engineering Services	-	2,189	-	210	1,528	965	113	-	5,004	7,500	67%
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	N/A
Reserves											
Operational Reserves (Future Years)	-	-	-	-	-	-	-	-	-	50,000	0%
Extraordinary Items											
Extraordinary Items	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	9,534	0%
Sub-Total:	8,578	7,623	2,318	12,331	6,808	4,886	2,830	2,600	47,973	136,204	35%
Total Expenditures and Other Uses:											
	\$ 8,578	\$ 7,623	\$ 2,318	\$ 12,331	\$ 6,808	\$ 4,886	\$ 2,830	\$ 2,600	\$ 47,973	\$ 136,204	35%
Net Increase/ (Decrease) in Fund Balance	(8,578)	(6,737)	69,160	38,743	(5,113)	(4,221)	(2,297)	(2,443)	78,515	-	
Fund Balance - Beginning	32,009	23,432	16,695	85,855	124,598	119,485	115,264	112,968	32,009	-	
Fund Balance - Ending	\$ 23,432	\$ 16,695	\$ 85,855	\$ 124,598	\$ 119,485	\$ 115,264	\$ 112,968	\$ 110,525	\$ 110,525	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	875	904	869	893	885	828	885	856	6,994	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	586	645	73	557	1,097	1,593	1,858	1,816	8,226	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments											
Special Assessments - On Roll	-	2,785	224,776	160,610	5,329	2,092	1,677	495	397,764	425,762	93%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,461	\$ 4,334	\$ 225,718	\$ 162,060	\$ 7,311	\$ 4,513	\$ 4,420	\$ 3,167	\$ 412,985	\$ 425,762	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2018	-	-	-	-	-	-	-	110,000	110,000	110,000	100%
Principal Debt Service - Early Redemptions											
Series 2018	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2018	-	143,770	-	-	-	-	-	143,770	287,540	287,540	100%
Due to Developer											
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	27,828	0%
Total Expenditures and Other Uses:	\$ -	\$ 143,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253,770	\$ 397,540	\$ 425,368	N/A
Net Increase/ (Decrease) in Fund Balance	1,461	(139,436)	225,718	162,060	7,311	4,513	4,420	(250,603)	15,445	394	
Fund Balance - Beginning	356,588	358,049	218,614	444,331	606,392	613,702	618,216	622,635	356,588	-	
Fund Balance - Ending	\$ 358,049	\$ 218,614	\$ 444,331	\$ 606,392	\$ 613,702	\$ 618,216	\$ 622,635	\$ 372,033	\$ 372,033	\$ 394	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account - Series 2021-1	728	752	722	742	736	688	736	712	5,817	-	N/A
Reserve Account - Series 2021-2	820	847	814	837	829	776	830	803	6,555	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	716	871	45	881	1,829	2,714	3,173	3,103	13,333	-	N/A
Capitalized Interest Account - Series 2021-1	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account - Series 2021-2	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments											
Special Assessments - On Roll	-	4,928	397,712	284,180	9,429	3,702	2,968	875	703,793	753,176	93%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions - Taylor Morrison											
Developer Contributions - Taylor Morrison	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,264	\$ 7,399	\$ 399,294	\$ 286,640	\$ 12,822	\$ 7,880	\$ 7,707	\$ 5,494	\$ 729,499	\$ 753,176	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2021-1 - Eaves Bend	-	-	-	-	-	-	-	135,000	135,000	135,000	100%
Series 2021-2 - Heritage Park	-	-	-	-	-	-	-	145,000	145,000	145,000	100%
Principal Debt Service - Early Redemptions											
Series 2021-1 - Eaves Bend	-	-	-	-	-	-	-	-	-	-	N/A
Series 2021-2 - Heritage Park	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2021-1 - Eaves Bend	-	98,759	-	-	-	-	-	98,759	197,518	197,518	100%
Series 2021-2 - Heritage Park	-	114,298	-	-	-	-	-	114,298	228,595	228,595	100%
Due to Developer											
Due to Developer	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)											
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	49,273	0%
Total Expenditures and Other Uses:	\$ -	\$ 213,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 493,056	\$ 706,113	\$ 755,386	N/A
Net Increase/ (Decrease) in Fund Balance	2,264	(205,657)	399,294	286,640	12,822	7,880	7,707	(487,563)	23,386	(2,210)	
Fund Balance - Beginning	565,008	567,271	361,614	760,908	1,047,548	1,060,370	1,068,250	1,075,956	565,008	-	
Fund Balance - Ending	\$ 567,271	\$ 361,614	\$ 760,908	\$ 1,047,548	\$ 1,060,370	\$ 1,068,250	\$ 1,075,956	\$ 588,394	\$ 588,394	\$ (2,210)	

Artisan Lakes East Community Development District
 Capital Projects Fund - Series 2018
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through May 31, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Construction Account	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds											
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses											
Executive											
Professional Management	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services											
Trustee Services	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding											
Printing & Binding	-	-	-	-	-	-	-	-	-	\$ -	N/A
Legal Services											
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other General Government Services											
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capital Outlay											
Construction - Capital Outlay	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance											
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)											
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Beginning	1	1	1	1	1	1	1	1	1	1	-
Fund Balance - Ending	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	-

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Construction Account	10,780	11,193	10,803	11,148	11,100	10,433	11,198	17,415	94,070	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capitalized - Series 2021-2	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds											
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 10,780	\$ 11,193	\$ 10,803	\$ 11,148	\$ 11,100	\$ 10,433	\$ 11,198	\$ 17,415	\$ 94,070	\$ -	N/A
Expenditures and Other Uses											
Executive											
Professional Management	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services											
Trustee Services	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	\$ -	N/A
Legal Services											
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other General Government Services											
Engineering Services	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capital Outlay											
Construction - Capital Outlay	-	-	-	-	-	-	-	-	-	\$ -	N/A
Water-Sewer Combination	-	-	-	-	-	-	-	2,546,975	2,546,975	\$ -	N/A
Cost of Issuance											
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,546,975	\$ 2,546,975	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	10,780	11,193	10,803	11,148	11,100	10,433	11,198	(2,529,560)	(2,452,906)	-	
Fund Balance - Beginning	2,113,375	2,124,155	2,135,348	2,146,151	2,157,299	2,168,399	2,178,831	2,190,030	2,113,375	-	
Fund Balance - Ending	\$ 2,124,155	\$ 2,135,348	\$ 2,146,151	\$ 2,157,299	\$ 2,168,399	\$ 2,178,831	\$ 2,190,030	\$ (339,530)	\$ (339,530)	\$ -	

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 2024

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Artisan Lakes East Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending June 30, 2024**

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund		General Long Term Debt	General Fixed Assets		
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021				
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 105,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,873
Debt Service Fund									
Interest Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-	-
Sinking Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-	-
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	-	175,768	-	-	-	-	-	-	175,768
Series 2021-1	-	-	240,889	-	-	-	-	-	240,889
Prepayment Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	433	-	-	-	-	-	433
Series 2021-2	-	-	-	-	-	-	-	-	-
Capitalized Interest Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-	-
Construction Account	-	-	-	1	-	-	-	-	1
Cost of Issuance Account	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	1,584	2,803	-	-	-	-	-	4,387
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
Assessments Receivable	-	-	-	-	-	-	-	-	-
Prepaid Expenses									
Amount Available in Debt Service Funds	-	-	-	-	-	971,949	-	-	971,949
Amount to be Provided by Debt Service Funds	-	-	-	-	-	16,668,051	-	-	16,668,051
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	2,486,335	-	2,486,335
Total Assets	\$ 105,873	\$ 376,306	\$ 595,643	\$ 1	\$ -	\$ 17,640,000	\$ 2,486,335	\$ -	\$ 21,204,158

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending June 30, 2024

	Governmental Funds					Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund		General Long	General Fixed	
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	Term Debt	Assets	
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vendors Payable	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	4,387	-	-	-	-	-	-	4,387
Due to Developer	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds	-	-	-	-	339,530	-	-	339,530
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2018	-	-	-	-	-	115,000	-	115,000
Series 2021	-	-	-	-	-	280,000	-	280,000
Long Term								
Series 2018	-	-	-	-	-	5,440,000	-	5,440,000
Series 2021	-	-	-	-	-	11,805,000	-	11,805,000
Total Liabilities	<u>\$ 4,387</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 339,530</u>	<u>\$ 17,640,000</u>	<u>\$ -</u>	<u>\$ 17,983,918</u>
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	2,486,335	2,486,335
Fund Balance								
Restricted								
Beginning: October 1, 2023 (Audited)	-	356,588	565,008	1	2,113,375	-	-	3,034,972
Results from Current Operations	-	19,717	30,636	-	(2,452,906)	-	-	(2,402,553)
Unassigned								
Beginning: October 1, 2023 (Audited)	32,009	-	-	-	-	-	-	32,009
Results from Current Operations	69,476	-	-	-	-	-	-	69,476
Total Fund Equity and Other Credits	<u>\$ 101,486</u>	<u>\$ 376,306</u>	<u>\$ 595,643</u>	<u>\$ 1</u>	<u>\$ (339,530)</u>	<u>\$ -</u>	<u>\$ 2,486,335</u>	<u>\$ 3,220,240</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 105,873</u>	<u>\$ 376,306</u>	<u>\$ 595,643</u>	<u>\$ 1</u>	<u>\$ 0</u>	<u>\$ 17,640,000</u>	<u>\$ 2,486,335</u>	<u>\$ 21,204,158</u>

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2024

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	-	886	71,479	51,074	1,695	665	533	157	833	127,322	136,204	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue												
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 886	\$ 71,479	\$ 51,074	\$ 1,695	\$ 665	\$ 533	\$ 157	\$ 833	\$ 127,322	\$ 136,204	93%
Expenditures and Other Uses												
Executive												
Professional Management	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	20,250	27,000	75%
Financial and Administrative												
Audit Services	-	-	-	5,400	-	-	-	-	-	5,400	4,400	123%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	500	1,000	50%
Other Contractual Services												
Legal Advertising	-	-	-	-	77	-	168	350	63	659	2,000	33%
Trustee Services	-	-	-	4,246	-	-	-	-	-	4,246	8,170	52%
Dissemination Agent Services	-	-	-	-	-	-	-	-	6,000	6,000	6,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	100	129	68	69	134	-	-	-	-	499	250	200%
Communications & Freight Services												
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	25	0%
Computer Services - Website Development												
Insurance	6,228	-	-	-	-	-	-	-	-	6,228	6,100	102%
Printing & Binding												
Subscription & Memberships	-	175	-	-	-	-	-	-	-	175	175	100%
Legal Services												
Legal - General Counsel	-	2,880	-	156	2,819	872	299	-	308	7,333	12,800	57%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services												
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	N/A
Engineering Services	-	2,189	-	210	1,528	965	113	-	1,251	6,256	7,500	83%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserves												
Operational Reserves (Future Years)	-	-	-	-	-	-	-	-	-	-	50,000	0%
Extraordinary Items												
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	9,534	0%
Sub-Total:	8,578	7,623	2,318	12,331	6,808	4,886	2,830	2,600	9,872	57,846	136,204	42%
Total Expenditures and Other Uses:	\$ 8,578	\$ 7,623	\$ 2,318	\$ 12,331	\$ 6,808	\$ 4,886	\$ 2,830	\$ 2,600	\$ 9,872	\$ 57,846	\$ 136,204	42%
Net Increase/ (Decrease) in Fund Balance	(8,578)	(6,737)	69,160	38,743	(5,113)	(4,221)	(2,297)	(2,443)	(9,039)	69,476	-	
Fund Balance - Beginning	32,009	23,432	16,695	85,855	124,598	119,485	115,264	112,968	110,525	32,009	-	
Fund Balance - Ending	\$ 23,432	\$ 16,695	\$ 85,855	\$ 124,598	\$ 119,485	\$ 115,264	\$ 112,968	\$ 110,525	\$ 101,486	\$ 101,486	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2024

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	875	904	869	893	885	828	885	856	885	7,879	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	586	645	73	557	1,097	1,593	1,858	1,816	767	8,994	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments												
Special Assessments - On Roll	-	2,785	224,776	160,610	5,329	2,092	1,677	495	2,621	400,385	425,762	94%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds												
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,461	\$ 4,334	\$ 225,718	\$ 162,060	\$ 7,311	\$ 4,513	\$ 4,420	\$ 3,167	\$ 4,273	\$ 417,257	\$ 425,762	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2018	-	-	-	-	-	-	-	110,000	-	110,000	110,000	100%
Principal Debt Service - Early Redemptions												
Series 2018	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2018	-	143,770	-	-	-	-	-	143,770	-	287,540	287,540	100%
Due to Developer												
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges												
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	27,828	0%
Total Expenditures and Other Uses:	\$ -	\$ 143,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253,770	\$ -	\$ 397,540	\$ 425,368	N/A
Net Increase/ (Decrease) in Fund Balance	1,461	(139,436)	225,718	162,060	7,311	4,513	4,420	(250,603)	4,273	19,717	394	
Fund Balance - Beginning	356,588	358,049	218,614	444,331	606,392	613,702	618,216	622,635	372,033	356,588	-	
Fund Balance - Ending	\$ 358,049	\$ 218,614	\$ 444,331	\$ 606,392	\$ 613,702	\$ 618,216	\$ 622,635	\$ 372,033	\$ 376,306	\$ 376,306	\$ 376,306	\$ 394

Artisan Lakes East Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2024

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account - Series 2021-1	728	752	722	742	736	688	736	712	736	6,553	-	N/A
Reserve Account - Series 2021-2	820	847	814	837	829	776	830	803	829	7,384	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	716	871	45	881	1,829	2,714	3,173	3,103	1,047	14,380	-	N/A
Capitalized Interest Account - Series 2021-1	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account - Series 2021-2	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments												
Special Assessments - On Roll	-	4,928	397,712	284,180	9,429	3,702	2,968	875	4,637	708,431	753,176	94%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions - Taylor Morrison												
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,264	\$ 7,399	\$ 399,294	\$ 286,640	\$ 12,822	\$ 7,880	\$ 7,707	\$ 5,494	\$ 7,250	\$ 736,748	\$ 753,176	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2021-1 - Eaves Bend	-	-	-	-	-	-	-	135,000	-	135,000	135,000	100%
Series 2021-2 - Heritage Park	-	-	-	-	-	-	-	145,000	-	145,000	145,000	100%
Principal Debt Service - Early Redemptions												
Series 2021-1 - Eaves Bend	-	-	-	-	-	-	-	-	-	-	-	N/A
Series 2021-2 - Heritage Park	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2021-1 - Eaves Bend	-	98,759	-	-	-	-	-	98,759	-	197,518	197,518	100%
Series 2021-2 - Heritage Park	-	114,298	-	-	-	-	-	114,298	-	228,595	228,595	100%
Due to Developer												
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges												
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	49,273	0%
Total Expenditures and Other Uses:	\$ -	\$ 213,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 493,056	\$ -	\$ 706,113	\$ 755,386	N/A
Net Increase/ (Decrease) in Fund Balance	2,264	(205,657)	399,294	286,640	12,822	7,880	7,707	(487,563)	7,250	30,636	(2,210)	
Fund Balance - Beginning	565,008	567,271	361,614	760,908	1,047,548	1,060,370	1,068,250	1,075,956	588,394	565,008	-	
Fund Balance - Ending	\$ 567,271	\$ 361,614	\$ 760,908	\$ 1,047,548	\$ 1,060,370	\$ 1,068,250	\$ 1,075,956	\$ 588,394	\$ 595,643	\$ 595,643	\$ (2,210)	

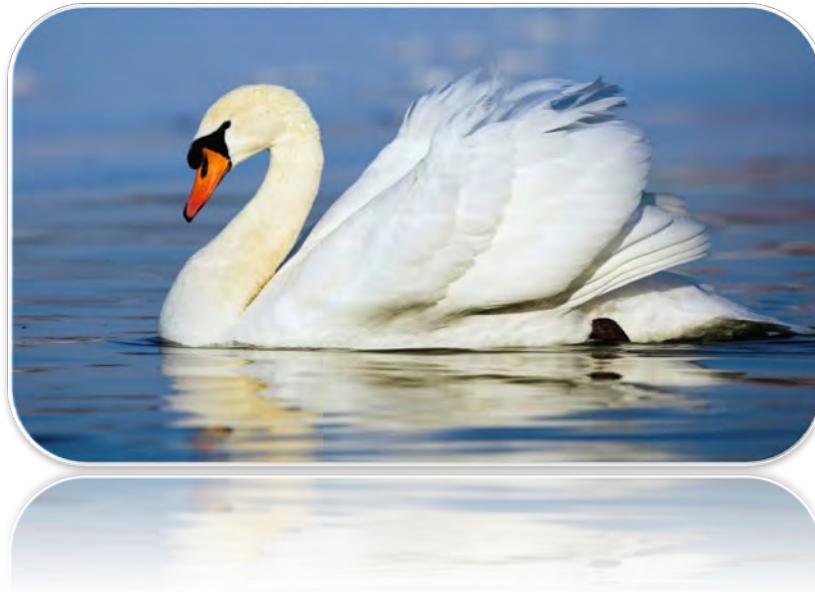
Artisan Lakes East Community Development District
 Capital Projects Fund - Series 2018
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through June 30, 2024

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Construction Account	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses												
Executive												
Professional Management	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services												
Trustee Services	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Legal Services												
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other General Government Services												
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capital Outlay												
Construction - Capital Outlay	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance												
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Beginning	1	1	1	1	1	1	1	1	1	1	-	-
Fund Balance - Ending	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	-

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2024

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Construction Account	10,780	11,193	10,803	11,148	11,100	10,433	11,198	17,415	-	94,070	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capitalized - Series 2021-2	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds												
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 10,780	\$ 11,193	\$ 10,803	\$ 11,148	\$ 11,100	\$ 10,433	\$ 11,198	\$ 17,415	\$ -	\$ 94,070	\$ -	N/A
Expenditures and Other Uses												
Executive												
Professional Management	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services												
Trustee Services	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding												
Legal Services	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other General Government Services												
Engineering Services	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capital Outlay												
Construction - Capital Outlay												
Water-Sewer Combination	-	-	-	-	-	-	-	2,546,975	-	2,546,975	\$ -	N/A
Cost of Issuance												
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount												
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,546,975	\$ -	\$ 2,546,975	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	10,780	11,193	10,803	11,148	11,100	10,433	11,198	(2,529,560)	-	(2,452,906)	-	
Fund Balance - Beginning	2,113,375	2,124,155	2,135,348	2,146,151	2,157,299	2,168,399	2,178,831	2,190,030	(339,530)	2,113,375	-	
Fund Balance - Ending	\$ 2,124,155	\$ 2,135,348	\$ 2,146,151	\$ 2,157,299	\$ 2,168,399	\$ 2,178,831	\$ 2,190,030	\$ (339,530)	\$ (339,530)	\$ (339,530)	\$ -	

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2024

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Artisan Lakes East Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending July 31, 2024

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund		General Long	General Fixed		
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	Term Debt	Assets		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 96,761								\$ 96,761
Debt Service Fund									
Interest Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-	-
Sinking Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-	-
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	-	178,960	-	-	-	-	-	-	178,960
Series 2021-1	-	-	246,235	-	-	-	-	-	246,235
Prepayment Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	433	-	-	-	-	-	433
Series 2021-2	-	-	-	-	-	-	-	-	-
Capitalized Interest Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-	-
Construction Account									
Cost of Issuance Account	-	-	-	1	-	-	-	-	1
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
Assessments Receivable	-	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds									
Amount to be Provided by Debt Service Funds	-	-	-	-	-	976,100	-	-	976,100
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	2,486,335	2,486,335
Total Assets	\$ 96,761	\$ 377,914	\$ 598,186	\$ 1	\$ -	\$ 17,640,000	\$ 2,486,335	\$ 21,199,197	

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending July 31, 2024

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund		General Long Term Debt	General Fixed Assets		
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021				
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vendors Payable	-	-	-	-	-	-	-	-	-
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Due to Developer	-	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds	-	-	-	-	339,530	-	-	-	339,530
Bonds Payable									
Current Portion (Due within 12 months)									
Series 2018	-	-	-	-	-	115,000	-	-	115,000
Series 2021	-	-	-	-	-	280,000	-	-	280,000
Long Term									
Series 2018	-	-	-	-	-	5,440,000	-	-	5,440,000
Series 2021	-	-	-	-	-	11,805,000	-	-	11,805,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 339,530	\$ 17,640,000	\$ -	\$ -	\$ 17,979,530
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	2,486,335	-	2,486,335
Fund Balance									
Restricted									
Beginning: October 1, 2023 (Audited)	-	356,588	565,008	1	2,113,375	-	-	-	3,034,972
Results from Current Operations	-	21,326	33,179	-	(2,452,906)	-	-	-	(2,398,401)
Unassigned									
Beginning: October 1, 2023 (Audited)	32,009	-	-	-	-	-	-	-	32,009
Results from Current Operations	64,752	-	-	-	-	-	-	-	64,752
Total Fund Equity and Other Credits	\$ 96,761	\$ 377,914	\$ 598,186	\$ 1	\$ (339,530)	\$ -	\$ 2,486,335	\$ -	\$ 3,219,667
Total Liabilities, Fund Equity and Other Credits	\$ 96,761	\$ 377,914	\$ 598,186	\$ 1	\$ 0	\$ 17,640,000	\$ 2,486,335	\$ -	\$ 21,199,197

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	-	886	71,479	51,074	1,695	665	533	157	833	-	127,322	136,204	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 886	\$ 71,479	\$ 51,074	\$ 1,695	\$ 665	\$ 533	\$ 157	\$ 833	\$ -	\$ 127,322	\$ 136,204	93%
Expenditures and Other Uses													
Executive													
Professional Management	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	22,500	27,000	83%
Financial and Administrative													
Audit Services	-	-	-	5,400	-	-	-	-	-	-	5,400	4,400	123%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	-	500	1,000	50%
Other Contractual Services													
Legal Advertising	-	-	-	-	77	-	168	350	63	-	659	2,000	33%
Trustee Services	-	-	-	4,246	-	-	-	-	-	-	4,246	8,170	52%
Dissemination Agent Services	-	-	-	-	-	-	-	-	6,000	-	6,000	6,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	100	129	68	69	134	-	-	-	-	-	499	250	200%
Communications & Freight Services													
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	-	25	0%
Computer Services - Website Development													
Insurance	6,228	-	-	-	-	-	300	-	-	-	6,228	6,100	102%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	50	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	2,880	-	156	2,819	872	299	-	308	2,362	9,695	12,800	76%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services													
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Engineering Services	-	2,189	-	210	1,528	965	113	-	1,251	113	6,369	7,500	85%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserves													
Operational Reserves (Future Years)	-	-	-	-	-	-	-	-	-	-	-	50,000	0%
Extraordinary Items	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges													
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	9,534	0%
Sub-Total:	8,578	7,623	2,318	12,331	6,808	4,886	2,830	2,600	9,872	4,725	62,570	136,204	46%
Total Expenditures and Other Uses:	\$ 8,578	\$ 7,623	\$ 2,318	\$ 12,331	\$ 6,808	\$ 4,886	\$ 2,830	\$ 2,600	\$ 9,872	\$ 4,725	\$ 62,570	\$ 136,204	46%
Net Increase/ (Decrease) in Fund Balance	(8,578)	(6,737)	69,160	38,743	(5,113)	(4,221)	(2,297)	(2,443)	(9,039)	(4,725)	64,752	-	
Fund Balance - Beginning	32,009	23,432	16,695	85,855	124,598	119,485	115,264	112,968	110,525	101,486	32,009	-	
Fund Balance - Ending	\$ 23,432	\$ 16,695	\$ 85,855	\$ 124,598	\$ 119,485	\$ 115,264	\$ 112,968	\$ 110,525	\$ 101,486	\$ 96,761	\$ 96,761	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	875	904	869	893	885	828	885	856	885	856	8,735	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	586	645	73	557	1,097	1,593	1,858	1,816	767	752	9,746	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments													
Special Assessments - On Roll	-	2,785	224,776	160,610	5,329	2,092	1,677	495	2,621	-	400,385	425,762	94%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds													
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,461	\$ 4,334	\$ 225,718	\$ 162,060	\$ 7,311	\$ 4,513	\$ 4,420	\$ 3,167	\$ 4,273	\$ 1,608	\$ 418,866	\$ 425,762	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2018	-	-	-	-	-	-	-	110,000	-	-	110,000	110,000	100%
Principal Debt Service - Early Redemptions													
Series 2018	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2018	-	143,770	-	-	-	-	-	143,770	-	-	287,540	287,540	100%
Due to Developer													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges													
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	27,828	0%
Total Expenditures and Other Uses:	\$ -	\$ 143,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253,770	\$ -	\$ -	\$ 397,540	\$ 425,368	N/A
Net Increase/ (Decrease) in Fund Balance	1,461	(139,436)	225,718	162,060	7,311	4,513	4,420	(250,603)	4,273	1,608	21,326	394	
Fund Balance - Beginning	356,588	358,049	218,614	444,331	606,392	613,702	618,216	622,635	372,033	376,306	356,588	-	
Fund Balance - Ending	\$ 358,049	\$ 218,614	\$ 444,331	\$ 606,392	\$ 613,702	\$ 618,216	\$ 622,635	\$ 372,033	\$ 376,306	\$ 377,914	\$ 377,914	\$ 394	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account - Series 2021-1	728	752	722	742	736	688	736	712	736	711	7,265	-	N/A
Reserve Account - Series 2021-2	820	847	814	837	829	776	830	803	829	803	8,187	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	716	871	45	881	1,829	2,714	3,173	3,103	1,047	1,029	15,409	-	N/A
Capitalized Interest Account - Series 2021-1	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account - Series 2021-2	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments													
Special Assessments - On Roll	-	4,928	397,712	284,180	9,429	3,702	2,968	875	4,637	-	708,431	753,176	94%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions - Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,264	\$ 7,399	\$ 399,294	\$ 286,640	\$ 12,822	\$ 7,880	\$ 7,707	\$ 5,494	\$ 7,250	\$ 2,543	\$ 739,291	\$ 753,176	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2021-1 - Eaves Bend	-	-	-	-	-	-	-	135,000	-	-	135,000	135,000	100%
Series 2021-2 - Heritage Park	-	-	-	-	-	-	-	145,000	-	-	145,000	145,000	100%
Principal Debt Service - Early Redemptions													
Series 2021-1 - Eaves Bend	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Series 2021-2 - Heritage Park	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2021-1 - Eaves Bend	-	98,759	-	-	-	-	-	98,759	-	-	197,518	197,518	100%
Series 2021-2 - Heritage Park	-	114,298	-	-	-	-	-	114,298	-	-	228,595	228,595	100%
Due to Developer	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges													
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	49,273	0%
Total Expenditures and Other Uses:	\$ -	\$ 213,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 493,056	\$ -	\$ -	\$ 706,113	\$ 755,386	N/A
Net Increase/ (Decrease) in Fund Balance	2,264	(205,657)	399,294	286,640	12,822	7,880	7,707	(487,563)	7,250	2,543	33,179	(2,210)	
Fund Balance - Beginning	565,008	567,271	361,614	760,908	1,047,548	1,060,370	1,068,250	1,075,956	588,394	595,643	565,008	-	
Fund Balance - Ending	\$ 567,271	\$ 361,614	\$ 760,908	\$ 1,047,548	\$ 1,060,370	\$ 1,068,250	\$ 1,075,956	\$ 588,394	\$ 595,643	\$ 598,186	\$ 598,186	\$ (2,210)	

Artisan Lakes East Community Development District
 Capital Projects Fund - Series 2018
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through July 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Construction Account	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses													
Executive													
Professional Management	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Legal Services													
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other General Government Services													
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capital Outlay													
Construction - Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance													
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Beginning	1	1	1	1	1	1	1	1	1	1	1	1	-
Fund Balance - Ending	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	-

Artisan Lakes East Community Development District
 Capital Projects Fund - Series 2021
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through July 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Construction Account	10,780	11,193	10,803	11,148	11,100	10,433	11,198	17,415	-	-	94,070	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capitalized - Series 2021-2	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 10,780	\$ 11,193	\$ 10,803	\$ 11,148	\$ 11,100	\$ 10,433	\$ 11,198	\$ 17,415	\$ -	\$ -	\$ 94,070	\$ -	N/A
Expenditures and Other Uses													
Executive													
Professional Management	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Legal Services													
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other General Government Services													
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capital Outlay													
Construction - Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Water-Sewer Combination	-	-	-	-	-	-	-	2,546,975	-	-	2,546,975	\$ -	N/A
Cost of Issuance													
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,546,975	\$ -	\$ -	\$ 2,546,975	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	10,780	11,193	10,803	11,148	11,100	10,433	11,198	(2,529,560)	-	-	(2,452,906)	-	-
Fund Balance - Beginning	2,113,375	2,124,155	2,135,348	2,146,151	2,157,299	2,168,399	2,178,831	2,190,030	(339,530)	(339,530)	2,113,375	-	-
Fund Balance - Ending	\$ 2,124,155	\$ 2,135,348	\$ 2,146,151	\$ 2,157,299	\$ 2,168,399	\$ 2,178,831	\$ 2,190,030	\$ (339,530)	\$ (339,530)	\$ (339,530)	\$ (339,530)	\$ (339,530)	\$ -