

Artisan Lakes

Community Development District

Meeting Agenda June 30, 2026

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

MEETING AGENDA

Board of Supervisors

Peter Latessa, Chairman
Tom Carpenter, Vice-Chairman
Matthew "Matt" Moore, Assistant Secretary
Jaynie Kristine Guillou, Assistant Secretary
Deborah Reynolds, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
wardj@pfm.com
Phone: 954.658.4900

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

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

Meeting Link: <https://pfmccd.webex.com/pfmccd/j.php?MTID=m3620fe00aefbf91753d71a66fae8ee2b>
✓ Phone: (844) 621-3956 Code: 2531 126 8802; Event Password: Jpward

JUNE, 2026

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AGENDA

1. Call to Order & Roll Call.
2. Notice of Advertisement of Meeting. **Pages 5-6**
3. Minutes:
 - I. May 7, 2026 - Regular Meeting **Pages 7-12**
4. Consideration of the South Florida Water Management District Agreement
 - I. Consent Order
 - II. Non-Exclusive Perpetual Utility Easement
 - III. Joint Defense and Confidentiality Agreement **Pages 13-47**
5. Staff Reports.
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) June/July - Look for Commission on Ethics Email (Form 1 Financial Disclosure).
 - b) **Important Meeting Dates for Fiscal Year 2026:**
 - I. NEXT MEETING: **Thursday, August 6, 2026.**
 - c) Financial Statements for the period ending May 31, 2026 (unaudited). **Pages 48-59**
6. Supervisors' Requests.
7. Public Comments.

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

AGENDA

Meeting Schedule - FY 2026

Thursday, October 2, 2025	Thursday, November 6, 2025
Thursday, December 4, 2025	Thursday, January 1, 2026 NO MEETING
Thursday, February 5, 2026	Thursday, March 5, 2026
Thursday, April 2, 2026	Thursday, May 7, 2026
Thursday, June 4, 2026	Thursday, July 2, 2026 NO MEETING
<u>Tuesday, June 30, 2026</u>	
Thursday, August 6, 2026	Thursday, September 3, 2026

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

Item 3: Minutes - May 7, 2026 - Regular Meeting.

Item 4: Consideration of the South Florida Water Management District Agreement

Item 5: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
55139	IPL0351480	Legal Ad - IPL0351480		1.0	68.0L

ATTENTION: Artisan Lakes CDD IP
 2301 NE 37th Street
 Fort Lauderdale, FL 33308
 selchank@pfm.com

**NOTICE OF BOARD OF SUPERVISORS' MEETING
 ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Artisan Lakes Community Development District will hold a Board of Supervisors Meeting on **Tuesday, June 30, 2026 at 10:30 a.m.** at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**. The meeting is being held for the necessary purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.artisanlakescdd.org.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from the office of the District Manager, PFM Management Services LLC, located at 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, or by calling (954) 658-4900, emailing wardj@pfm.com, or on the District's website at www.artisanlakescdd.org at least seven (7) days in advance of the meeting.

The meeting may be cancelled or continued to a date, time and location specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District at least five (5) days prior to the date of the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance in contacting the District Office.

If any person decides to appeal any decision made with respect to any matter considered at these board meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Artisan Lakes Community Development District
James P. Ward, District Manager
 IPL0351480
 Jun 21 2026

THE STATE OF FLORIDA
 COUNTY OF MANATEE

Before the undersigned authority personally appeared the undersigned, who on oath says that he/she is Legal Advertising Representative of the The Bradenton Herald, a newspaper published in Manatee County, Florida, that the attached was published on the publicly accessible website of The Bradenton Herald or by print in the issues and dates listed below.

THE STATE OF FLORIDA
 COUNTY OF MANATEE

Affiant further says that The Bradenton Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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Artisan Lakes Community Development District
James R. Ward, District Manager
IPL0351480
Jun 21 2026

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

10 The Regular Meeting of the Board of Supervisors of the Artisan Lakes Community
11 Development District was held on Thursday, May 7, 2026 at the Artisan Lakes Clubhouse,
12 4725 Los Robles Court, Palmetto, Florida 34221. It began at 3:30 p.m. and was presided over
13 by Mr. Vincent Sciarabba, Chairperson, and James P. Ward as Secretary.
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Present and constituting a quorum:

11 Peter Latessa	Chairperson
12 Tom Carpenter	Vice Chairperson
13 Deborah Reynolds	Assistant Secretary
14 Jaynie Kristine Guillou	Assistant Secretary
15 Matt Moore	Assistant Secretary

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Also present were:

18 James P. Ward	District Manager
19 Jere Earlywine	District Counsel

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Audience:

23 All residents' names were not included with the minutes. If a resident did not identify
24 themselves or the audio file did not pick up the name, the name was not recorded in
25 these minutes. Portions of these minutes may be transcribed in verbatim.
26
27

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

30 Mr. James P. Ward called the meeting to order at approximately 3:30 p.m. He conducted roll
31 call; all Members of the Board were present, constituting a quorum.
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33

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SECOND ORDER OF BUSINESS

Consideration of Minutes

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37

April 2, 2026 - Public Hearings and Regular Meeting Minutes

38 Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing
39 none, he called for a motion.
40

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On MOTION made by Tom Carpenter, seconded by Deborah Reynolds, and with all in favor, the April 2, 2026 Meeting Minutes were approved.

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47

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-8

48 **Resolution 2026-8 - PFM Management Agreement and PFM Financial Advisory Services**

49
50 *Mr. Ward: As you know, my firm has been acquired by PFM Management Services, LLC. The*
51 *sale has been completed, and this item transitions the existing agreements in the name of*
52 *JPWard & Associates, LLC to PFM Management Services, LLC, and PFM Financial Advisors,*
53 *LLC. PFM provides the same services as my firm did, with PFM utilizing two agreements for*
54 *these services. The fee structure works exactly the same as my agreements and the fee has*
55 *not changed. This resolution changes the firm to PFM Management Services, LLC and PFM*
56 *Financial Services, LLC. If there are no questions, a motion to approve the resolution is in*
57 *order.*

58
59 **On MOTION made by Matt Moore, seconded by Peter**
60 **Latessa, and with all in favor, Resolution 2026-8 was**
61 **adopted, and the Chair was authorized to sign.**

62
63

64 **FOURTH ORDER OF BUSINESS** **Staff Reports**

65
66

67 **I. District Attorney**

68

69 *Mr. Jere Earlywine: We have a hearing tentatively set for July 14th and 15th. My*
70 *understanding is that the water management district is open to having a discussion and*
71 *trying to wrap that up and bring it back from Dela which is the hearing agency for the court*
72 *so they can resolve it locally with the developer. We did file a response to the complaint.*
73 *The court is trying to set a hearing for July 14th and 15th. The developer's counsel is*
74 *working to try to get it all resolved so it doesn't go to hearing. It looks like it's moving*
75 *along. Our response is we don't own the irrigation system, and we don't have any part in*
76 *that. We also have our fourth amendment to the agreement with the homeowner's*
77 *association, and we are working with the HOA to get that signed.*

78

79 *Ms. Jaynie Kristine Guillou: As I understand it, the CDD's only purpose is when there is a*
80 *meltdown like a hurricane. Just basically the SFWMD stuff. Is that still true? Yes. Okay. If we*
81 *start changing to where we want the Master to take care of the infrastructure, in our*
82 *respective subdivisions, you're going to have the HOA President over here in your face. I*
83 *know what was in the document and even in the past the document was different than the*
84 *reality. Would you give me an update on the 4th amendment? Do you have it strictly going*
85 *down the Parkway?*

86

87 *Mr. Earlywine: I think when you and I spoke last, the Master is the party with the CDD but*
88 *then each individual HOA is going to take care of their individual geographic area. That is*
89 *the concept. The maintenance will be for whatever we own and control, which is essentially*
90 *the stormwater system, and then to the extent that there is Parkway landscaping. That*
91 *would be the only other stuff in that bucket.*

92

93 *Mr. Ward agreed.*

94

95 Discussion ensued regarding the agreement between the CDD and Master HOA; the
Master HOA allowing the individual HOAs to maintain their own geographic areas; the

96 CDD only having a relationship with the Master HOA, not the individual HOAs; and the
97 Master HOA having the right to basically "hire" the individual HOAs to fulfill the
98 maintenance agreement with the CDD.

99

100 Mr. Ward explained from the CDD's perspective the vendors are the HOAs. He stated the
101 CDD could ask the HOAs to provide maintenance records, but 99 percent of the time
102 HOAs refuse to provide maintenance records.

103

104 Mr. Earlywine stated the agreement required maintenance records to be provided, but
105 this had never happened.

106

107 Mr. Ward stated it was more important to think about the future. He stated because there
108 were two CDDs right now with one integrated water management system, it was very
109 hard to segregate the systems; this was why the Master HOA was doing it.

110

111 Ms. Guillou stated she felt the CDD could reach out to West Coast, the vendor, directly
112 and request records.

113

114 Mr. Ward noted West Coast did not work for the CDD; West Coast worked for the HOAs.

115

116 Discussion continued regarding the agreement containing terms regarding what the CDD
117 expected to be done, the standards of maintenance; asking West Coast to see if West
118 Coast would be willing to provide maintenance records; asking for information from the
119 Master HOA; why the Master HOA was taking care of the system as opposed to the two
120 CDDs; and the disconnect between the two CDDs.

121

122 *Mr. Earlywine: The way they have it is the Parkway is managed by the Master and then each*
123 *sub HOA does their respective geographic area. We just have to talk to them. The Master*
124 *is over everything, you guys manage it, and if they don't want to do that anymore then we*
125 *will be back having a different conversation. We will see what they say. They may be fine*
126 *with it and completely understand. They need to sign the fourth amendment.*

127

128 Discussion continue regarding the CDD and the Master HOA.

129

130 *Mr. Ward: Once Artisan Lakes East transitions to fully registered voters, the two Boards can*
131 *have a discussion, merge the two CDDs into one big CDD, and that's when you can decide*
132 *whether the one CDD wants to maintain all of these assets versus having two CDDs out*
133 *there trying to do separate things. Obviously, you know the Master Agreement is a little*
134 *screwy but now is not the time - they may not understand all of that, and Jere may want to*
135 *explain it, but at the end of the day I think it's better to wait until you can transition the two*
136 *CDDs into one.*

137

138 *Ms. Guillou: Someone would really have to convince me we want the Master to start*
139 *getting into the operations. I just don't see it. That's my position. Now or later that's my*
140 *position.*

141

142 *Mr. Ward: When you can combine those two CDDs into one, which I think is a good idea to*
143 *do for this particular community, then, whoever that new Board turns out to be, then you*

144 *can have that discussion. That's the perfect time because then you have one Board who*
145 *oversees the entire community.*

146
147 Discussion continued regarding transitioning the two CDDs into one CDD; and taking
148 over maintenance and operations of the entire water management system for the
149 community after the CDDs merged into one.

150
151 Ms. Guillou stated she felt West Coast should be happy to provide maintenance records
152 to the CDD if asked even though West Coast technically did not work for the CDD.

153
154 *Mr. Latessa: If that's the case, I would say let us get a new updated contract with the*
155 *Master, signed by us and the Master, and then we will hold the Master to it and we will start*
156 *having conversations with the Master versus going after the vendor or the HOAs. You've*
157 *got to do it by the book.*

158
159 *Mr. Earlywine: Making sure we are doing a little checkup whether through our own*
160 *engineer or talking with the HOA is not a bad idea. Both Jim and I have lived through*
161 *situations where the HOA did not do what they were supposed to do and then there was a*
162 *big bill as a result. That is definitely worth checking up on. I think after we button up where*
163 *the Association is we can have a conversation about whether the HOA is going to do the*
164 *reporting, do they want to come make a quarterly report, do we want to have our engineer*
165 *do inspections, what's the best way to do that.*

166
167 *Mr. Ward: The way to do it I think is we can always have our engineer do an inspection*
168 *once a year or whatever it is. I think it might be a good idea to figure out a way from a staff*
169 *perspective to do that on a periodic basis once we get everything fully transitioned. Like at*
170 *the end of the fiscal year, so we will have that. Especially since the permits are in the CDDs*
171 *names.*

172
173 *Mr. Latessa: So, if the engineer came back and said we have deficiencies on lake x, y and z,*
174 *or whatever -*

175
176 *Mr. Ward: Yes. I think that might solve Kris's concern.*

177
178 Discussion ensued regarding the engineer doing periodic inspections to ensure the
179 vendor was performing to CDD standards.

180
181 Mr. Ward stated once the permits were completed, in August or September, a full
182 inspection could be done, and an inspection report could be provided to the Board on an
183 annual basis.

184
185 **II. District Engineer**

186
187 No report.

188
189 **III. District Manager**

190
191 **a) Important Meeting Dates for Fiscal Year 2026**

- 192 – **General Election Qualifying Period: June 8 - June 12, 2026 (Seats 1, 4, & 5)**
193 **b) Supervisor Election Report of the number of registered voters as of April 15, 2026**
194 **c) Financial Statement for period ending March 31, 2026 (unaudited)**
195

196 Mr. Ward stated the Supervisor of Elections reported there were 1,426 registered voters
197 in the District; no action was required. He stated the general election for seats 1, 4 and 5
198 will be in November. He reminded the Board that the qualifying period was June 8
199 through June 12, from noon until noon. He briefly reviewed the qualifying and election
200 process.

201
202 Mr. Latessa noted candidates could go early, on May 26, to be qualified and registered
203 for the ballot.

204
205 Mr. Ward agreed and recommended going early to qualify. He noted it became quite
206 crowded in the Supervisor of Elections Office during the period of June 8 through June
207 12.

208
209

210 **FIFTH ORDER OF BUSINESS** **Supervisor's Requests**

211

212 Mr. Ward asked if there were any Supervisor's requests.

213

214 Ms. Guillou stated she asked James Wills, the Master HOA President, to attend the next
215 Board meeting. She stated if Mr. Ward wanted information from Mr. Wills she would
216 encourage him to attend, but if not she would tell him never mind. She asked if the Board
217 had any questions for Mr. Wills.

218

219 The Board indicated it had no questions for Mr. Wills.

220

221 Ms. Guillou said she would tell Mr. Wills he did not need to attend. She stated she would love
222 to have a document indicating what the CDD took care of saying, *"in the event of an*
223 *emergency such as this, this or this, if these things get destroyed, this is what we do. Anything*
224 *other than that belongs to your maintenance company."* *We are getting a brand new Cam*
225 *next Monday with Esplanade and I think she would be open to sending out something like that*
226 *because everybody is confused about what the CDD is responsible for. Some of those*
227 *questions would be answered.*

228

229 *Mr. Earlywine: We've got that written up in the scope of the 4th Amendment and I could send*
230 *that to you guys. It's super simple: landscaping, hardscaping, irrigation and streetlight*
231 *improvements within Artisan Lakes Parkway. That's one thing. And then in terms of subdivision*
232 *improvements it's the stormwater facilities, it's the wetlands, and then Artisan Lakes East has*
233 *Eaves Bend Road. Then to the extent that there's anything within the tracts that we own which*
234 *are the stormwater tracts, we might take care of some things within those tracts, such as*
235 *landscaping or such. Everything else is HOA. I think Victor has an ownership map. If we have*
236 *that map, plus those bullet points, that does the trick for you.*

237

238 Discussion ensued regarding whether or not residents would read the information sent out;
239 information about the CDD and its responsibilities being on the website; most residents not

240 being interested in attending CDD meetings or being educated about the CDD; CDD
241 meetings being an open invitation to all; waiting for the Master HOA to sign the 4th
242 Amendment to the Agreement; what the 4th Amendment and the Agreement required from
243 the Master HOA; what SFWMD required of the CDD through the permits: correct water
244 capacity, water flow, and operational stormwater structures; these requirements being
245 included in the Agreement with the Master HOA; and HOAs being territorial and not wanting
246 outside entities interfering with HOA business in general.

247
248

249 **SIXTH ORDER OF BUSINESS**

Public Comments

250

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

252

253

254 **SEVENTH ORDER OF BUSINESS**

Adjournment

255

256 Mr. Ward adjourned the meeting at approximately 4:09 p.m.

257

On MOTION made by Tom Carpenter, seconded by Matt Moor, and with all in favor, the meeting was adjourned.

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Artisan Lakes Community Development District

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James P. Ward, Secretary

Peter Latessa, Chairperson

Exhibit A
Consent Order

DRAFT

BEFORE THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

ORDER NO. SWF 26-_____

IN RE: TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., BTR
AT ARTISAN LAKES, LLC, and ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT
WUP NOS. 20003744.012 & 20003744.013
CT NO. 421927
MANATEE COUNTY, FLORIDA

CONSENT ORDER

Pursuant to Sections 120.57(4) and 373.083, Florida Statutes (“Fla. Stat.”), this Consent Order is entered into by and between the Southwest Florida Water Management District (“District”), Taylor Woodrow Communities at Artisan Lakes, L.L.C. (“Taylor Woodrow”), BTR at Artisan Lakes, LLC (“BTR”), and Artisan Lakes Community Development District (“CDD”), collectively referred to as “the Parties,” to settle certain matters at issue between the Parties. The Parties hereby voluntarily agree to the following findings of fact, conclusions of law, and corrective actions:

FINDINGS OF FACT

1. The District is a public corporation of the State of Florida operating pursuant to Chapter 373, Fla. Stat., as a multi-purpose water management district, with its principal office located at 2379 Broad Street, Brooksville, Florida 34604. The District is charged with the responsibility to conserve, protect, manage, and control the water resources within its geographic boundaries and to administer and enforce Chapter 373, Fla. Stat., and the rules promulgated thereunder as Chapter 40D, Florida Administrative Code (“Fla. Admin. Code”).

2. Taylor Woodrow is a Florida limited liability company whose principal and mailing address is 4900 N. Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251.

3. BTR is a foreign limited liability company whose principal and mailing address is 4900 N. Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251.

4. The CDD is a local unit of special purpose government created by the Uniform Community Development District Act of 1980, Chapter 190, Fla. Stat., as amended, and established by Ordinance 07-64, and amended by Ordinance 18-30, adopted by the Board of County Commissioners of Manatee County, Florida.

5. Pursuant to a Water Use Permit (“WUP”) issued by the District, Taylor Woodrow operates an irrigation system with water supplied from onsite surface water ponds, augmented by groundwater wells, at the Artisan Lakes residential development located in Palmetto, Florida, 34221, within Sections 8/9/10/15/16/17, Township 33 South, Range 18 East, in Manatee County (“Property”).

6. Taylor Woodrow is the owner of real property located at 4725 Los Robles Ct., Palmetto, Florida 34221, further identified by the Manatee County Property Appraiser as Parcel ID 610911769, which is the location of a groundwater well permitted under Taylor Woodrow’s WUP for the Property.

7. BTR is the owner of real property located at 5005 Cedar Leaf Cir., Palmetto, Florida 34221, further identified by the Manatee County Property Appraiser as Parcel ID 610900659, which is the location of a surface water withdrawal and a groundwater well permitted under Taylor Woodrow’s WUP for the Property.

8. The CDD is the owner of real property located at Rushmere Ct., Palmetto, Florida 34221, further identified by the Manatee County Property Appraiser as Parcel ID 610960859, which is the location of a groundwater well and a surface water withdrawal

permitted under Taylor Woodrow's WUP for the Property. A reclaimed water flow meter is also located on Parcel ID 610960859.

9. On April 1, 2022, the District issued Taylor Woodrow WUP No. 20003744.012 ("Permit"), a renewal with modification of Taylor Woodrow's existing WUP, for landscape/recreational irrigation covering 227.6 acres at the Property.

10. The Property is located within the Most Impacted Area of the Southern Water Use Caution Area.

11. The Permit authorizes groundwater withdrawals of 452,000 gallons per day ("gpd") on an annual average basis, 1,480,700 gpd on a peak monthly basis. The Permit specifies that despite these total groundwater withdrawals, combined groundwater withdrawals from the Upper Floridan Aquifer ("UFA") are limited to 386,100 gpd on an annual average basis.

12. The District issues WUPs with annual average quantities. The annual average quantity is the daily average of the gallons withdrawn each day for the previous twelve (12) month period. Under the Permit, Taylor Woodrow is required to report the quantities withdrawn on a monthly basis. The annual average withdrawal quantity or pumpage is re-calculated each month when the quantities are reported.

13. Due to Taylor Woodrow's reported annual average quantities of groundwater pumpage exceeding the permitted amounts, on July 12, 2022, the District issued Taylor Woodrow a First Notice of Potential Non-Compliance for overpumpage, and, after no response, sent a follow-up email on October 18, 2022.

14. On August 25, 2023, November 16, 2023, December 18, 2023, and February 22, 2024, the District issued Taylor Woodrow four more notices of potential non-

compliance for overpumpage after Taylor Woodrow failed to bring the annual average quantities of water withdrawals down to permitted amounts.

15. On May 28, 2024, Taylor Woodrow was issued WUP No. 20003744.013 (“Permit Modification”) by the District, modifying certain conditions of the Permit, as part of a Water Conservation/Corrective Action Plan (“Plan”) submitted by Taylor Woodrow in February 2024 due to continuous non-compliance with the Permit.

16. Under the Permit Modification and Plan, Taylor Woodrow is required to reduce its groundwater pumpage to within 5% of the permitted annual average quantity of 452,000 gpd by May 1, 2025, conduct leak inspections, submit quarterly reports, implement a public education program for Artisan Lakes residents, and establish irrigation schedules and once-per-week watering restrictions.

17. On July 12, 2024, and August 21, 2024, the District conducted site visits to the Property and observed the groundwater well on BTR’s real property actively pumping groundwater into a pond and overflowing the pond at the control structure. District staff observed no meter or working float switch on the well. On July 30, 2024, the District issued Taylor Woodrow a Notice of Non-Compliance for failing to install or maintain an automated augmentation control system at the groundwater well as required by the Permit.

18. Taylor Woodrow has reported groundwater pumpage over the authorized amount of 452,000 gpd every month since November 2021, with annual averages ranging from 10% to 145% over the authorized amount. See Groundwater Annual Average Quantity Pumpage Data attached hereto as **Exhibit A**.

19. Taylor Woodrow has reported groundwater overpumpage from the UFA every month from District ID No. 15 since April 2020, with annual averages ranging from 2% to 186% over the authorized amount of 386,100 gpd. See UFA Annual Average Quantity Pumpage Data attached hereto as **Exhibit B**.

20. Taylor Woodrow continuously pumped more groundwater than the quantities authorized by the Permit and Permit Modification, failed to submit water meter accuracy tests for permitted water withdrawal facilities from June 2024 through October 15, 2025, failed to restrict irrigation at the Property to a once-per-week schedule, failed to install a meter and install or maintain an automated augmentation control system on a groundwater well within 90 days of construction, and failed to notify the District within 30 days of a sale or transfer of ownership of real property on which permitted water withdrawal facilities are located.

21. Additionally, the District received pumpage data showing zero as the meter readings for permitted water withdrawal facilities located on BTR's real property, although District staff observed active groundwater withdrawals in 2024. See Data for DID Nos. 18 & 19 in Exhibits A & B.

22. The CDD and BTR do not have authorization from the District for any water withdrawals occurring on their parcels at the Property.

23. Additionally, BTR failed to install a meter and install or maintain an automated augmentation control system at the groundwater well located on its real property within 90 days of construction.

24. On January 27, 2026, the District's Governing Board authorized the District to issue an Administrative Complaint and Order in this matter.

25. On March 18, 2026, the District issued an Administrative Complaint and Order against Taylor Woodrow, BTR, and the CDD (collectively, the “Respondents”).

26. As of April 29, 2026, all groundwater pumping from the permitted groundwater wells on the Property has ceased, and all permitted groundwater wells have either been capped or properly plugged and abandoned.

27. The Parties have agreed to resolve all disputed issues regarding the violations set forth above as described in this Consent Order.

CONCLUSIONS OF LAW

28. The District has jurisdiction over consumptive water use permitting pursuant to Chapter 373, Part II, Fla. Stat., and 40D-2, Fla. Admin. Code.

29. Rule 40D-2.301, Fla. Admin. Code, requires that an applicant for a WUP provide reasonable assurance that the consumptive use of water (a) is a reasonable-beneficial use; (b) will not interfere with any presently existing legal use of water; and (c) is consistent with the public interest. See also Section 373.223(1), Fla. Stat.

30. Rule 40D-2.351, Fla. Admin. Code, requires a new property owner to submit an application to transfer a permit within 45 days of acquiring ownership or legal control of permitted water withdrawal facilities or the land on which the facilities are located. Until the permit is transferred, the party subsequently controlling the permitted water withdrawal facilities will be in violation of District rules for making any withdrawals without the required permit. For partial transfers, the party that subsequently owns a portion of the land on which the facilities are located will be in violation of District rules for making any withdrawals without the required permit. See District WUP Applicant’s Handbook Part B, Section 1.4.9.

31. Section 373.129, Fla. Stat., allows the District to enforce its rules and orders, seek injunctive relief, and recover civil penalties of up to \$15,000.00 for each WUP violation for each date of violation, and is further authorized to recover its investigative costs, court costs, and reasonable attorneys' fees.

32. Making withdrawals in excess of the water quantities authorized by the Permit and Permit Modification constitutes violations of Section 373.223(1), Fla. Stat., Rule 40D-2.301, Fla. Admin. Code, and Special Condition Nos. 2, 10, 14, and 23 of the Permit and Permit Modification.

33. Failure to submit water meter accuracy tests for District ID Nos. 14 and 17 and failure to install a meter on District ID No. 19 constitute violations of Special Condition No. 20 of the Permit Modification.

34. Failure to restrict irrigation at the Property to a once-per-week schedule constitutes a violation of Special Condition No. 22 of the Permit Modification.

35. Failure to notify the District in writing within 30 days of any sale, transfer, or conveyance of ownership of the Project and/or related facilities from which the permitted consumptive use is made constitutes a violation of Standard Condition 6 of the Permit. Additionally, Standard Condition 17 of the Permit explains that “[a]ll permits are contingent upon continued ownership or legal control of all property on which pumps, wells, diversions or other water withdrawal facilities are located.”

36. Failure to install and/or properly maintain an automated augmentation control system within 90 days of construction of the withdrawal facility constitutes a violation of Special Condition No. 7 of the Permit.

37. Taylor Woodrow has violated Special Condition Nos. 2, 7, 10, 14, 20, 22, and 23 and Standard Condition No. 6 of the Permit and Permit Modification.

38. A Water Use Permit must be issued to a party with sufficient ownership or legal control. The CDD is the owner of land on which the water withdrawal facilities are located. The CDD must grant sufficient real property interest to, and Taylor Woodrow must transfer the Permit to, a new permittee with sufficient ownership or legal control over the water withdrawal facilities, and failure to do so constitutes a violation of Rule 40D-2.351, Fla. Admin. Code, and the District's WUP Applicant's Handbook Part B, Section 1.4.9, for failure to apply to the District for a transfer or partial transfer of the Permit or Permit Modification.

39. BTR has violated Rule 40D-2.351, Fla. Admin. Code, and the District's WUP Applicant's Handbook Part B, Section 1.4.9, for failure to apply to the District for a transfer or partial transfer of the Permit or Permit Modification within 45 days of acquiring ownership or legal control of permitted water withdrawal facilities or the land on which the facilities are located. Additionally, BTR violated Special Condition Nos. 7 and 20 of the Permit and Permit Modification for failing to install a meter and failing to install or properly maintain an automated augmentation control system at the groundwater well with District ID No. 19 within 90 days of construction.

CORRECTIVE ACTIONS

40. In settlement of the violations described in this Consent Order, the Parties agree to the following corrective actions:

- a. The Parties shall join in a Motion to Relinquish Jurisdiction in any pending case related to this matter before the Division of Administrative Hearings to allow this

Consent Order to be approved and executed by the District's Governing Board and rendered as a final agency action. Upon this Consent Order becoming final agency action, Respondents' petitions for administrative hearing disputing the Administrative Complaint and Order shall be dismissed with prejudice.

- b. All groundwater pumping authorized by the Permit and Permit Modification is suspended. Surface water withdrawal sites may continue to be operated in accordance with the terms of the Permit and Permit Modification, subject to the corrective actions set forth below.
- c. Taylor Woodrow shall apply to the District for transfer of the Permit to the appropriate permittee able to demonstrate sufficient ownership and control of the reclaimed water irrigation system facilities at the Property, in accordance with District rules. As part of such permit application, the CDD shall grant real property interests in favor of the appropriate permittee as reasonably necessary to demonstrate that the appropriate permittee has sufficient real property interest to demonstrate ownership and control over any facilities regulated under the permit and located on or within the property located at Rushmere Ct., Palmetto, Florida 34221, further identified by the Manatee County Property Appraiser as Parcel ID 610960859. Failure to complete the transfer of the reclaimed water facilities and associated surface water facilities to the appropriate permittee within sixty (60) days of approval of this Consent Order by the District's Governing Board shall result in the immediate revocation of the Permit and Permit Modification, including revocation of all authorized water use

for any withdrawal facilities on the real properties identified by the Manatee County Property Appraiser as Parcel IDs 610911769 and 610960859.

- d. BTR shall apply separately to the District for authorization to continue use of the water withdrawal facilities located on its real property. Within sixty (60) days of approval of this Consent Order by the District's Governing Board, BTR shall obtain all permits required by District rules for its real property, including a WUP for irrigation, if required by District rules, and a modification of Environmental Resource Permit No. 43030240.029 for the pond augmentation system. Failure to obtain authorization for water withdrawals from the District within sixty (60) days of approval of this Consent Order by the District's Governing Board shall result in immediate revocation of authorized water use for any withdrawal facilities on the real property identified by the Manatee County Property Appraiser as Parcel ID 610900659.
- e. If any party fails to obtain a WUP or authorization for water withdrawal facilities as contemplated within paragraph 40 c. or d. within the time required, it must dismantle and properly plug and abandon all surface water and groundwater withdrawal facilities within ten (10) days of written notification from the District.
- f. Within ninety (90) days after this Consent Order is rendered, Taylor Woodrow and BTR shall ensure that any groundwater withdrawal facilities not authorized by the District are plugged and abandoned in accordance with District well construction permitting rules. Completion reports associated with the abandonment of any withdrawal facilities shall be provided to the District upon request. Taylor Woodrow shall continue to report monthly pumpage data to the

District for all permitted withdrawal facilities until the withdrawal facilities are dismantled, and properly plugged and abandoned.

- g. All remaining groundwater quantities are suspended and may be transferred to a third party until the expiration or revocation of the Permit or Permit Modification.

41. Within thirty (30) days of approval of this Consent Order by the District's Governing Board, Taylor Woodrow shall pay the District, by certified check(s), civil penalties totaling \$424,540.11, enforcement costs of \$250.00, and District attorneys' fees totaling \$15,000.00, for a total of \$439,790.11.

42. Within thirty (30) days of approval of this Consent Order by the District's Governing Board, BTR shall pay the District, by certified check, civil penalties totaling \$40,425.00, enforcement costs of \$250.00, District attorneys' fees totaling \$2,000.00, and legal costs of \$59.00, for a grand total of \$42,734.00.

43. Within thirty (30) days of approval of this Consent Order by the District's Governing Board, the CDD shall pay the District, by certified check, District attorneys' fees totaling \$2,000.00, and legal costs of \$59.00, for a grand total of \$2,059.00, for the District's investigation into the appropriate permittee.

- 44. If mailed, the address for payment is:

Southwest Florida Water Management District
Finance Department
2379 Broad Street
Brooksville, FL 34604-6899

45. For each day of delay beyond any due date specified in this Consent Order, Respondents shall each pay to the District an additional sum of \$500.00 per day. This additional sum shall be paid by Respondent(s) upon the District's mailing of a demand

letter to Respondent(s) for payment. This provision shall not be construed to preclude the District's right to undertake other administrative, civil, or criminal action as appropriate in the event any due date is not met.

46. Respondents may apply to the District for an extension of the time limits contained in this Consent Order. A request for an extension of time must be made in writing and must be submitted to District staff and to the Office of General Counsel simultaneously, no later than five (5) days prior to the expiration of such time limit. Only the Office of General Counsel may approve a request for an extension of time. Any purported approval of an extension of time that does not have the prior authorization of the Office of General Counsel will not constitute compliance with this provision of the Consent Order.

47. This Consent Order is not a license or permit.

48. Entry of this Consent Order shall not relieve Respondents of the duty to comply with all applicable federal, state, and local laws, regulations, and ordinances.

49. Respondents shall allow authorized representatives of the District access to the Property at all reasonable times without prior consent or notice for the purpose of determining compliance with this Consent Order, Chapter 373, Fla. Stat., District rules, and the terms of any permits including modification or renewal. The District shall attempt to notify Respondents prior to access.

50. The terms and conditions set forth in this Consent Order may be enforced in a court of competent jurisdiction pursuant to Sections 120.69, 373.083(1), and 373.129, Fla. Stat.

51. The Respondents hereby waive any right to an administrative hearing or judicial review of the terms of this Consent Order.

52. The District hereby expressly reserves and retains the right to initiate appropriate legal action against the Respondents to prevent or prohibit the future violation of any applicable statutes, rules, orders, or permit conditions, except as specifically addressed in this Consent Order.

53. For, and in consideration of, the complete and timely performance by the Respondents of the obligations set forth in this Consent Order, the District waives its right to pursue civil or administrative action for any violations described in this Consent Order. In the event Respondents fail to completely and timely perform their obligations under this Consent Order, the District retains the right to pursue civil or administrative action for any violations described herein.

54. The Respondents agree to fully and completely comply with all terms and conditions of any permit issued by the District, including any modifications or renewals thereof. The Respondents acknowledge, by the execution of this Consent Order, that any future violation of Chapter 373, Fla. Stat., District rules, or the terms of any permit, including any modifications or renewals thereof, may subject the Respondents to criminal prosecution, administrative action, or civil suit in which penalties of up to Fifteen Thousand Dollars (\$15,000.00) per day per offense may be imposed, as provided in Section 373.129(5), Fla. Stat.

55. The effectiveness of this Consent Order is subject to review and approval by the District's Governing Board. In the event the District's Governing Board does not approve this Consent Order, this Consent Order shall be null, void, and of no legal effect.

56. No modifications of the terms of this Consent Order shall be effective until reduced to writing and executed by all Parties.

57. Any person who is not a party to this Consent Order, whose substantial interests are affected by the District's action in this Consent Order, may request an administrative hearing in accordance with Sections 120.569 and 120.57(1), Fla. Stat., and to be represented by counsel or other qualified representative. Any request for a hearing must comply with the requirements set forth in Rules 28-106.104 and 28-106.201, Fla. Admin. Code. Mediation under Section 120.573, Fla. Stat., is not available. A request for a hearing must be filed with (received by) the Agency Clerk at the District's Tampa Service Office, 7601 US Highway 301 North, Tampa, Florida 33637-6759, or by facsimile transmission to the Agency Clerk at (813) 367-9776, no later than twenty-one (21) days after receipt of this notice. A request for a hearing is deemed filed upon receipt of the complete request by the Agency Clerk at the District's Service Office in Tampa, Florida. A request for a hearing received by the Agency Clerk after 5:00 p.m., or on a Saturday, Sunday, or legal holiday, shall be deemed filed as of 8:00 a.m. on the next regular District business day. These requirements are set forth in Chapter 28-106, Fla. Admin. Code, and in the District's Statement of Agency Organization and Operation, which is available for viewing at www.swfwmd.state.fl.us/about/agency-statement-organization-and-operation. Failure to file a request for a hearing within the specified time period constitutes a waiver of the right to an administrative hearing.

58. The District may record this Consent Order or a Notice of Consent Order in the official records of the county wherein the Property is located. Respondents

acknowledge, by the execution of this Consent Order, that the District may record this Consent Order or a notice thereof, and consent to the recordation.

59. This Consent Order may be signed in two or more counterparts, including by way of electronic signature (PDF formats included), each of which will be deemed an original but all of which together will constitute one and the same instrument. This Consent Order shall become effective when counterparts have been signed by each party and delivered to the other party. Each person signing this Consent Order warrants that he or she is duly authorized to do so and to bind the respective party to this Agreement.

BTR AT ARTISAN LAKES, LLC

Signature

Print Name and Title

Date

**TAYLOR WOODROW COMMUNITIES
AT ARTISAN LAKES, L.L.C.**

Signature

Print Name and Title

Date

**ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Print Name and Title

Date

Approved by the Governing Board of the Southwest Florida Water Management

District this _____ day of _____, 2026.

Approved as to Legal Form and Content

Jennifer A. Soberal, Esq.
Office of General Counsel

By: _____
Jack Bispham, Chair

Attest: _____

Print Name: _____

Filed this _____ day of _____
_____ 2026.

(Seal)

Deputy Agency Clerk



CONSENT ORDER
TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C.
BTR AT ARTISAN LAKES, LLC
ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
WUP NOS. 20003744.012 & 20003744.013
CT NO. 421927
MANATEE COUNTY, FLORIDA

MonthYear	Total Monthly Pumpage (gallons)						12-Month Rolling Annual Average (gallons per day)	
	DID No. 14	DID No. 15	DID No. 17	DID No. 18	DID No. 19	Groundwater Total	Pumped Groundwater AAQ	% OVP of Permitted AAQ
Jan-20	14,446,000	13,948,000	213,000			14,161,000	361,882	-19.94
Feb-20	12,946,000	15,383,000	222,000			15,605,000	384,099	-15.02
Mar-20	17,508,000	20,797,000	230,000			21,027,000	409,515	-9.40
Apr-20	18,315,000	19,526,000	307,000			19,833,000	427,290	-5.47
May-20	16,780,000	19,088,000	211,000			19,299,000	443,499	-1.88
Jun-20	15,437,000	11,358,000	188,000			11,546,000	470,452	4.08
Jul-20	16,080,000	5,620,000	172,000			5,792,000	472,159	4.46
Aug-20	11,384,000	16,150,000	146,000			16,296,000	489,641	8.33
Sep-20	13,200,000	24,463,000	127,000			24,590,000	535,375	18.45
Oct-20	18,360,000	2,536,000	134,000			2,670,000	501,310	10.91
Nov-20	15,761,000	5,820,000	139,000			5,959,000	481,512	6.53
Dec-20	14,116,000	3,767,000	229,000			3,996,000	440,477	-2.55
Jan-21	13,980,000	6,439,000	183,000			6,622,000	419,822	-7.12
Feb-21	12,103,000	14,104,000	96,000			14,200,000	415,973	-7.97
Mar-21	14,974,000	16,909,000	127,000			17,036,000	405,038	-10.39
Apr-21	15,758,000	17,539,000	95,000			17,634,000	399,014	-11.72
May-21	25,552,000	30,023,000	236,000			30,259,000	429,041	-5.08
Jun-21	19,330,000	13,944,000	47,000			13,991,000	435,740	-3.60
Jul-21	20,780,000	20,676,000	113,000			20,789,000	476,827	5.49
Aug-21	20,045,000	6,789,000	157,000			6,946,000	451,211	-0.17
Sep-21	15,881,000	13,304,000	285,000			13,589,000	421,071	-6.84
Oct-21	21,217,000	18,894,000	179,000			19,073,000	466,011	3.10
Nov-21	19,453,000	18,307,000	150,000			18,457,000	500,252	10.68
Dec-21	20,948,000	16,923,000	86,000			17,009,000	535,904	18.56
Jan-22	16,694,000	18,655,000	81,000			18,736,000	569,093	25.91
Feb-22	18,765,000	21,775,000	65,000			21,840,000	590,025	30.54
Mar-22	24,459,000	26,782,000	70,000			26,852,000	616,918	36.49
Apr-22	20,247,000	24,417,000	96,000			24,513,000	635,764	40.66
May-22	25,607,000	27,693,000	175,000			27,868,000	629,214	39.21
Jun-22	23,546,000	25,925,000	187,000			26,112,000	662,422	46.55
Jul-22	23,627,000	22,378,000	184,000			22,562,000	667,279	47.63
Aug-22	24,742,000	25,873,000	183,000			26,056,000	719,636	59.21
Sep-22	19,676,000	19,807,000	153,000			19,960,000	737,090	63.07
Oct-22	23,740,000	21,594,000	266,000			21,860,000	744,726	64.76
Nov-22	25,585,000	27,467,000	121,000			27,588,000	769,742	70.30
Dec-22	19,539,000	20,523,000	171,000			20,694,000	779,838	72.53
Jan-23	18,317,000	17,130,000	364,000			17,494,000	776,436	71.78
Feb-23	22,051,811	22,024,626	205,000			22,229,626	777,503	72.01
Mar-23	27,772,000	28,795,000	140,000			28,935,000	783,210	73.28
Apr-23	35,425,000	37,334,000	211,000			37,545,000	818,914	81.18
May-23	34,838,000	37,507,000	160,000			37,667,000	845,761	87.12
Jun-23	41,605,319	45,377,137	147,000			45,524,137	898,945	98.88
Jul-23	32,372,000	26,553,000	157,000			26,710,000	910,309	101.40
Aug-23	38,555,000	35,688,000	156,000		0	35,844,000	937,125	107.33
Sep-23	41,941,000	36,062,000	146,000		0	36,208,000	981,640	117.18
Oct-23	34,296,000	31,144,000	86,000		0	31,230,000	1,007,312	122.86
Nov-23	44,046,000	40,746,000	62,000		0	40,808,000	1,043,531	130.87
Dec-23	32,713,000	28,963,000	53,000		0	29,016,000	1,066,331	135.91
Jan-24	16,349,000	12,560,000	36,000		0	12,596,000	1,052,912	132.95
Feb-24	34,113,000	27,839,000	59,000		0	27,898,000	1,068,441	136.38
Mar-24	35,098,000	31,825,000	71,000		0	31,896,000	1,076,554	138.18
Apr-24	40,761,000	36,187,000	10,000		0	36,197,000	1,072,861	137.36
May-24	56,675,000	51,107,000	334,000		0	51,441,000	1,110,598	145.71
Jun-24	45,071,000	40,451,000	258,000		0	40,709,000	1,097,405	142.79
Jul-24	31,430,000	25,051,000	358,000		0	25,409,000	1,093,841	142.00
Aug-24	22,291,000	8,974,000	219,000		0	9,193,000	1,020,825	125.85
Sep-24	12,557,000	5,644,000	184,000		0	5,828,000	937,592	107.43
Oct-24	30,516,000	18,782,000	173,000		0	18,955,000	903,962	99.99
Nov-24	45,911,000	42,192,000	178,000		0	42,370,000	908,241	100.94
Dec-24	27,893,000	24,404,000	187,000		0	24,591,000	896,118	98.26
Jan-25	24,344,000	20,683,000	58,000	0	0	20,741,000	918,433	103.19
Feb-25	26,803,000	21,003,000	32,000	0	0	21,035,000	899,630	99.03
Mar-25	34,553,000	29,788,000	58,000	0	0	29,846,000	894,014	97.79
Apr-25	37,060,000	33,826,000	80,000	0	0	33,906,000	887,737	96.40
May-25	36,503,000	33,219,000	80,000	0	0	33,299,000	838,033	85.41
Jun-25	23,789,000	17,799,000	78,000	0	0	17,877,000	775,479	71.57
Jul-25	23,181,000	16,167,000	62,000	0	0	16,229,000	750,329	66.00
Aug-25	21,726,000	11,406,000	43,000	0	0	11,449,000	756,510	67.37
Sep-25	21,157,000	19,389,000	35,000	0	0	19,424,000	793,759	75.61
Oct-25	45,016,000	41,911,000	41,000	0	0	41,952,000	856,764	89.55
Nov-25	39,949,000	37,997,000	57,000	0	0	38,054,000	844,940	86.93
Dec-25	36,102,000	33,883,000	74,000	0	0	33,957,000	870,600	92.61
Jan-26	30,181,000	28,007,000	123,000	0	0	28,130,000	890,844	97.09
Feb-26	18,718,000	17,074,000	56,000	0	0	17,130,000	880,145	94.72

MonthYear	Total Monthly Pumpage (gallons)						12-Month Rolling Annual Average (gallons per day)	
	DID No. 14	DID No. 15	DID No. 17	DID No. 18	DID No. 19	UFA Total	Pumped UFA AAQ	% OVP of Permitted UFA AAQ
Jan-20	14,446,000	13,948,000	213,000			13,948,000	356,929	-7.56
Feb-20	12,946,000	15,383,000	222,000			15,383,000	379,085	-1.82
Mar-20	17,508,000	20,797,000	230,000			20,797,000	404,145	4.67
Apr-20	18,315,000	19,526,000	307,000			19,526,000	421,134	9.07
May-20	16,780,000	19,088,000	211,000			19,088,000	436,964	13.17
Jun-20	15,437,000	11,358,000	188,000			11,358,000	463,951	20.16
Jul-20	16,080,000	5,620,000	172,000			5,620,000	465,526	20.57
Aug-20	11,384,000	16,150,000	146,000			16,150,000	482,630	25.00
Sep-20	13,200,000	24,463,000	127,000			24,463,000	528,559	36.90
Oct-20	18,360,000	2,536,000	134,000			2,536,000	494,729	28.13
Nov-20	15,761,000	5,820,000	139,000			5,820,000	475,142	23.06
Dec-20	14,116,000	3,767,000	229,000			3,767,000	434,126	12.44
Jan-21	13,980,000	6,439,000	183,000			6,439,000	413,553	7.11
Feb-21	12,103,000	14,104,000	96,000			14,104,000	410,049	6.20
Mar-21	14,974,000	16,909,000	127,000			16,909,000	399,397	3.44
Apr-21	15,758,000	17,539,000	95,000			17,539,000	393,953	2.03
May-21	25,552,000	30,023,000	236,000			30,023,000	423,912	9.79
Jun-21	19,330,000	13,944,000	47,000			13,944,000	430,997	11.63
Jul-21	20,780,000	20,676,000	113,000			20,676,000	472,247	22.31
Aug-21	20,045,000	6,789,000	157,000			6,789,000	446,600	15.67
Sep-21	15,881,000	13,304,000	285,000			13,304,000	416,027	7.75
Oct-21	21,217,000	18,894,000	179,000			18,894,000	460,844	19.36
Nov-21	19,453,000	18,307,000	150,000			18,307,000	495,055	28.22
Dec-21	20,948,000	16,923,000	86,000			16,923,000	531,099	37.55
Jan-22	16,694,000	18,655,000	81,000			18,655,000	564,567	46.22
Feb-22	18,765,000	21,775,000	65,000			21,775,000	585,584	51.67
Mar-22	24,459,000	26,782,000	70,000			26,782,000	612,633	58.67
Apr-22	20,247,000	24,417,000	96,000			24,417,000	631,477	63.55
May-22	25,607,000	27,693,000	175,000			27,693,000	625,093	61.90
Jun-22	23,546,000	25,925,000	187,000			25,925,000	657,918	70.40
Jul-22	23,627,000	22,378,000	184,000			22,378,000	662,581	71.61
Aug-22	24,742,000	25,873,000	183,000			25,873,000	714,866	85.15
Sep-22	19,676,000	19,807,000	153,000			19,807,000	732,682	89.76
Oct-22	23,740,000	21,594,000	266,000			21,594,000	740,079	91.68
Nov-22	25,585,000	27,467,000	121,000			27,467,000	765,175	98.18
Dec-22	19,539,000	20,523,000	171,000			20,523,000	775,038	100.74
Jan-23	18,317,000	17,130,000	364,000			17,130,000	770,860	99.65
Feb-23	22,051,811	22,024,626	205,000			22,024,626	771,544	99.83
Mar-23	27,772,000	28,795,000	140,000			28,795,000	777,059	101.26
Apr-23	35,425,000	37,334,000	211,000			37,334,000	812,448	110.42
May-23	34,838,000	37,507,000	160,000			37,507,000	839,336	117.39
Jun-23	41,605,319	45,377,137	147,000			45,377,137	892,629	131.19
Jul-23	32,372,000	26,553,000	157,000			26,553,000	904,068	134.15
Aug-23	38,555,000	35,688,000	156,000		0	35,688,000	930,958	141.12
Sep-23	41,941,000	36,062,000	146,000		0	36,062,000	975,493	152.65
Oct-23	34,296,000	31,144,000	86,000		0	31,144,000	1,001,657	159.43
Nov-23	44,046,000	40,746,000	62,000		0	40,746,000	1,038,038	168.85
Dec-23	32,713,000	28,963,000	53,000		0	28,963,000	1,061,161	174.84
Jan-24	16,349,000	12,560,000	36,000		0	12,560,000	1,048,640	171.60
Feb-24	34,113,000	27,839,000	59,000		0	27,839,000	1,064,570	175.72
Mar-24	35,098,000	31,825,000	71,000		0	31,825,000	1,072,872	177.87
Apr-24	40,761,000	36,187,000	10,000		0	36,187,000	1,069,729	177.06
May-24	56,675,000	51,107,000	334,000		0	51,107,000	1,106,989	186.71
Jun-24	45,071,000	40,451,000	258,000		0	40,451,000	1,093,493	183.22
Jul-24	31,430,000	25,051,000	358,000		0	25,051,000	1,089,378	182.15
Aug-24	22,291,000	8,974,000	219,000		0	8,974,000	1,016,189	163.19
Sep-24	12,557,000	5,644,000	184,000		0	5,644,000	932,852	141.61
Oct-24	30,516,000	18,782,000	173,000		0	18,782,000	898,984	132.84
Nov-24	45,911,000	42,192,000	178,000		0	42,192,000	902,945	133.86
Dec-24	27,893,000	24,404,000	187,000		0	24,404,000	890,455	130.63
Jan-25	24,344,000	20,683,000	58,000	0	0	20,683,000	912,710	136.39
Feb-25	26,803,000	21,003,000	32,000	0	0	21,003,000	893,981	131.54
Mar-25	34,553,000	29,788,000	58,000	0	0	29,788,000	888,400	130.10
Apr-25	37,060,000	33,826,000	80,000	0	0	33,826,000	881,932	128.42
May-25	36,503,000	33,219,000	80,000	0	0	33,219,000	832,923	115.73
Jun-25	23,789,000	17,799,000	78,000	0	0	17,799,000	770,863	99.65
Jul-25	23,181,000	16,167,000	62,000	0	0	16,167,000	746,523	93.35
Aug-25	21,726,000	11,406,000	43,000	0	0	11,406,000	753,186	95.08
Sep-25	21,157,000	19,389,000	35,000	0	0	19,389,000	790,844	104.83
Oct-25	45,016,000	41,911,000	41,000	0	0	41,911,000	854,211	121.24
Nov-25	39,949,000	37,997,000	57,000	0	0	37,997,000	842,718	118.26
Dec-25	36,102,000	33,883,000	74,000	0	0	33,883,000	868,688	124.99
Jan-26	30,181,000	28,007,000	123,000	0	0	28,007,000	888,753	130.19
Feb-26	18,718,000	17,074,000	56,000	0	0	17,074,000	877,989	127.40

UFA Upper Florida Aquifer

Exhibit B
Non-Exclusive Perpetual Utility Easement

DRAFT

**NON-EXCLUSIVE PERPETUAL UTILITY EASEMENT
(Irrigation)**

THIS NON-EXCLUSIVE PERPETUAL UTILITY EASEMENT is made this _____ day of _____, 2026, by and between:

Artisan Lakes Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose address is c/o PFM Financial Advisors, LLC, 2301 Northeast 37th Street, Fort Lauderdale, FL 33308 (“**Grantor**” or “**District**”); and

Artisan Lakes Master Association, Inc., a Florida not-for-profit corporation, whose address is 10210 Highland Manor Drive, Suite 400A, Tampa, Florida 33610 (“**Association**”).

Recitals

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

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

WHEREAS, the Association owns irrigation improvements that serve the property within the District, including the operation of certain re-use related improvements that will supply re-use water into a holding pond and pumps and surface water withdrawal improvements that will pump water from the holding pond to supply irrigation to the Artisan Lakes community served by the Association (“**Irrigation System**”); and

WHEREAS, portions of the Irrigation System, including the re-use supply and surface water withdrawal improvements mentioned herein, are located on property that has been conveyed to the District; and

WHEREAS, such conveyances were subject to pre-existing and recorded declarations and covenants that retained for the Association certain access and easement rights for purposes of operation of the Irrigation System; and

WHEREAS, for clarity and the avoidance of doubt, the District desires to formally grant to, and/or clarify the terms of, utility easements over the properties more particularly described herein for the purposes of the Association operating and maintaining the Irrigation System; and

WHEREAS, District grants to the Association a perpetual easement over the Easement Areas as defined herein, and District is agreeable to granting such an easement on the terms and conditions set forth herein.

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

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

2. GRANT OF NON-EXCLUSIVE EASEMENT. District hereby grants to the Association, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below ("**Easement Areas**") to have and to hold the same unto the Association, its successors and assigns forever for the following purposes (collectively, "**Easement Agreement**"):

- A) The Association shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the Association of the Irrigation System, located within Tract B-45 according to the plat of Artisan Lakes, Esplanade, Phase IV, Subphases A, B, C, & D, recorded in the Manatee County Official Records at Plat Book 65, Page 111.
- B) The Association shall have and is hereby granted a perpetual, non-exclusive easement and license to withdraw water from the stormwater pond located within Tract B-45 according to the plat of Artisan Lakes, Esplanade, Phase IV, Subphases A, B, C, & D, recorded in the Manatee County Official Records at Plat Book 65, Page 111, for the sole purpose of providing irrigation water to the property served by the Association (the "Holding Pond"). The Association's right to withdraw water from the Holding Pond shall be subject to: (i) all applicable permits, regulations, and water management district requirements; (ii) the District's operational needs for stormwater management; and (iii) any limitations or restrictions imposed by the District from time to time to protect the integrity and function of the stormwater system.

3. INCONSISTENT USE. District agrees and covenants that it shall not seek to grant or exercise any rights within the Easement Areas inconsistent with, or which interfere with, the rights herein accorded to Association or with applicable water management district permit or regulatory requirements.

4. MAINTENANCE STANDARDS AND OBLIGATIONS.

(a) The Association shall operate and maintain the irrigation system in good working order and in accordance with all applicable laws, rules, regulations, permits, and industry standards.

(b) The Association shall perform all routine maintenance, repairs, and replacements necessary to keep the Irrigation System in good operating condition, including but not limited to: (i) regular inspection and testing of all system components; (ii) timely repair of leaks, breaks, or malfunctions; (iii) replacement of worn or damaged components; and (iv) winterization and seasonal preparation as appropriate.

(c) The Association shall keep records of all maintenance activities performed on the Irrigation System and shall make such records available to the District upon reasonable request.

(d) The Association shall not make any material modifications, alterations, or improvements to the Irrigation System without the prior written consent of the District, which consent shall not be unreasonably withheld, conditioned, or delayed.

5. INSPECTION RIGHTS. The District, its agents, employees, and contractors shall have the right, upon reasonable prior notice to the Association (except in the case of emergency, in which case no notice shall be required), to enter upon the Easement Areas at reasonable times to inspect the Irrigation System and verify that the Association is complying with its obligations under this Easement Agreement.

6. INSURANCE.

(a) The Association shall, at its sole cost and expense, procure and maintain throughout the term of this Easement Agreement the following insurance coverages: (i) Commercial General Liability insurance with limits of not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the aggregate, covering bodily injury, property damage, and personal injury arising out of the Association's use, operation, and maintenance of the Irrigation System; and (ii) such other insurance as may be reasonably required by the District from time to time.

(b) All insurance policies required hereunder shall: (i) name the District, its supervisors, officers, agents, employees, and representatives as additional insureds; (ii) be issued by insurers licensed to do business in the State of Florida with an A.M. Best rating of A- or better; (iii) provide that such policies shall not be cancelled or materially modified without at least thirty (30) days' prior written notice to the District; and (iv) be primary and non-contributory with respect to any insurance maintained by the District.

(c) The Association shall provide the District with certificates of insurance evidencing the required coverages upon execution of this Easement Agreement and annually thereafter, and at any other time upon the District's reasonable request.

7. DEFENSE AND INDEMNIFICATION.

(a) The Association shall defend, indemnify, and hold harmless the District and its respective officers, agents, employees, successors, and assigns (each, an Indemnified Party) from and against any and all claims, demands, actions, liabilities, damages, fines, penalties, judgments, losses, costs, and expenses (including reasonable attorneys' fees and costs, whether incurred in

court, out of court, on appeal, in arbitration or mediation, or in bankruptcy) arising out of, resulting from, or related to: (i) the negligent acts or omissions, recklessness, or willful misconduct of the Association or its contractors, consultants, employees, invitees, licensees, or agents; (ii) the Association's breach of this Agreement; or (iii) the Association's operation or maintenance of the Irrigation System.

(b) **Duty to Defend; Tender and Control.** The Association shall, upon written tender by the District, defend the District against any claim within the scope of this Section with counsel reasonably acceptable to the District. The Association may control the defense and settlement of such claim; provided, however, that (i) the District may participate with its own counsel at its own expense, (ii) the Association shall not settle any claim in a manner that imposes non-monetary obligations, admissions of fault, or injunctive relief upon the District without the District's prior written consent (not to be unreasonably withheld), and (iii) if a conflict of interest prevents joint representation, the District may select independent counsel at the Association's cost for the scope of the conflict.

(d) **Notice and Cooperation.** The District shall notify the Association of any claim for which indemnity is sought and shall reasonably cooperate in the defense at the Association's expense.

(e) **No Waiver of Sovereign Immunity; Statutory Limits.** Notwithstanding anything in this Agreement to the contrary, nothing herein shall be construed as a waiver of the District's sovereign immunity or of any limits of liability beyond any limited waiver or limits set forth in section 768.28, Florida Statutes, or other applicable law; all such immunities and limitations are expressly preserved.

(f) **Survival.** The obligations in this Section shall survive the expiration or termination of this Agreement to the extent they relate to acts or omissions occurring during the term.

8. DISTRICT STEP-IN RIGHTS.

(a) If the Association fails to perform any of its maintenance or repair obligations under this Easement Agreement, and such failure continues for thirty (30) days after written notice from the District specifying the nature of the failure (or, in the case of an emergency posing an imminent threat to public health, safety, or property, immediately upon the District's determination that such emergency exists), the District may, but shall not be obligated to, perform such maintenance or repairs on behalf of the Association.

(b) The Association shall reimburse the District for all reasonable costs and expenses incurred by the District in performing any maintenance or repairs pursuant to this Section, including administrative costs, within thirty (30) days after the District's written demand therefor, together with interest at the rate of twelve percent (12%) per annum (or the maximum rate permitted by law, whichever is less) from the date such costs were incurred until paid.

(c) The exercise of the District's step-in rights under this Section shall not relieve the Association of any of its obligations under this Easement Agreement, nor shall it constitute a waiver of any rights or remedies the District may have at law or in equity.

9. RESTORATION. Upon completion of any construction, installation, maintenance, repair, reconstruction, or replacement activities within the Easement Areas, the Association shall promptly restore the surface of the Easement Areas to substantially the same condition as

existed prior to such activities, including the restoration of any landscaping, pavement, or other improvements disturbed by such activities.

10. DEFAULT. A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

11. MODIFICATION; WAIVER. No modification or amendment of this Easement Agreement may be made except by written agreement between the parties. No failure by any person or entity now or hereafter bound by this Easement Agreement to insist upon the strict performance of any covenant, duty, agreement or condition of this Easement Agreement, or to exercise any right or remedy upon a breach of this Easement Agreement, shall constitute a waiver of any such breach or of such covenant, agreement, term or condition. Any person or entity now or hereafter bound by any provision of this Easement Agreement may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation or covenant of any other party hereto; provided, however, that such waiver must be affected by a written instrument signed by the waiving party.

12. ATTORNEYS' FEES. In the event that either party seeks to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

13. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To District: Artisan Lakes Community Development District
c/o PFM Management Services, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
Attn: James Ward

With a copy to: Kutak Rock, LLP
107 W. College Ave
Tallahassee, Florida 32301
Attn: District Counsel

To Association: Artisan Lakes Master Association, Inc.

10210 Highland Manor Drive, Suite 400A
Tampa, Florida 33610

With a copy to:

Attn: _____

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for District and counsel for Association may deliver Notice on behalf of District and Association.

14. THIRD PARTIES. This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect its rights from interference by a third party.

15. CONTROLLING LAW. This Easement Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida. Venue shall be in Manatee County, Florida.

16. PUBLIC RECORDS. Association and District each understands and agrees that all documents of any kind provided to the District or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

17. BINDING EFFECT. This Easement Agreement and all of the provisions of this Easement Agreement shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Area.

18. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this

Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

19. SEVERABILITY. If any part of this Easement Agreement is found invalid or unenforceable by any court, such invalidity or unenforceability shall not affect the other parts of this Easement Agreement if the rights and obligations of the parties contained therein are not materially prejudiced and if the intentions of the parties can continue to be affected. To that end, this Easement Agreement is declared to be severable.

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

21. ASSIGNMENT. The Association shall not assign, transfer, or convey any of its rights or obligations under this Easement Agreement, in whole or in part, without the prior express written consent of the District, which consent may be granted or withheld in the District's sole and absolute discretion. Any purported assignment made without such consent shall be null and void and of no force or effect.

22. ENTIRE AGREEMENT. This Easement Agreement constitutes the entire agreement between the parties and has been entered into voluntarily and with independent advice and legal counsel, and has been executed by the authorized representative of each party on the date written herein.

[Signatures on Next Page]

IN WITNESS WHEREOF, the District has hereunto set its hand and seal the day and year first above written.

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

Witness Name: _____

Address: _____

Witness Name: _____

Address: _____

Chairman, Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ day of _____, 2026, by _____, as Chairman of the Board of Supervisors of the Artisan Lakes Community Development District, special-purpose unit of local government, for and on behalf of said entity. He [] is personally known to me or [] produced _____ as identification.

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

IN WITNESS WHEREOF, the Association has hereunto set its hand and seal the day and year first above written.

ARTISAN LAKES MASTER ASSOCIATION, INC., a Florida not-for-profit corporation

Witness Name: _____
Address: _____

By: _____
Name: _____
Title: _____

Witness Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ day of _____, 2026, by _____, as _____ of Artisan Lakes Master Association, Inc., a Florida not-for-profit corporation, for and on behalf of said entity. He/She [] is personally known to me or [] produced _____ as identification.

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

Exhibit C
Joint Defense and Confidentiality Agreement

DRAFT

**PRIVILEGED AND CONFIDENTIAL
CONTENT COVERED BY ATTORNEY-CLIENT
PRIVILEGE AND WORK PRODUCT DOCTRINE
JOINT DEFENSE AND CONFIDENTIALITY AGREEMENT**

This Agreement memorializes a mutuality of interest between the parties and is entered into for the purpose of undertaking the joint or coordinated litigation of claims regarding the Administrative Complaint and Order (“ACO”) filed by the Southwest Florida Water Management District (“District”). The Parties intend to file or have filed Petitions for Administrative Hearing (“Petition”) to challenge the ACO. The response and any Petitions are collectively referred to as “the Case” hereafter. The Parties share a mutuality of interests in the joint and coordinated response and litigation of the Case, and there are common questions of law and fact affecting the ability of the Parties to successfully litigate their common interests in the Case. This Agreement extends to the Parties and their respective assigns and affiliates of every kind.

This Agreement shall govern any information or documents that have been shared or exchanged between or among the Parties in connection with the Case. To that end:

1. Joint Defense Information. All Party, witness, and other statements and all interviews, memoranda of law, debriefing memoranda, factual summaries, transcript digests, documents, computer indexes, opinions, work product of consulting experts, and other such materials and information which are otherwise protected from disclosure to third parties and which have been shared or will be exchanged among or between the Parties in connection with the Case shall constitute “Joint Defense Information” and will remain confidential and protected from disclosure to any third party by the attorney-client privilege and the attorney work product privilege, and by the joint defense doctrine. All exchanges of information in furtherance of joint defense efforts in connection with the Case are not intended to and do not waive any attorney-client or work product privilege or any other protection from disclosure which is otherwise available. Parties considers such exchanges essential to the effective representation of the Parties, and therefore all work performed by the Parties pursuant or subject to this Agreement and all communications among the Parties in connection with the Case shall be conducted and protected pursuant to the joint defense doctrine. Notwithstanding anything in this Agreement to the contrary, nothing herein shall be construed to limit, waive, or override the obligations of the CDD or any other public agency Party to comply with applicable public records laws, including Chapter 119, Florida Statutes. To the extent that any Joint Defense Information is subject to disclosure pursuant to a lawful public records request, the CDD shall provide prompt written notice to all other Parties prior to disclosure, and the other Parties shall have a reasonable opportunity to seek a protective order or other appropriate legal relief prior to such disclosure, bearing in mind that the CDD has an obligation to promptly respond to public records requests. Any disclosure made by the

CDD pursuant to applicable public records law after compliance with the foregoing requirements shall not constitute a breach of this Agreement.

2. Defense of Administrative Case. Taylor Woodrow Communities at Artisan Lakes, L.L.C. ("Taylor Woodrow") shall assume and be responsible for the overall lead defense of BTR at Artisan Lakes, L.L.C. in the administrative case, pending before the Southwest Florida Water Management District ("SWFWMD"), filed on April 6, 2026, (the "Administrative Case"). Taylor Woodrow shall coordinate and manage all aspects of the lead defense of the Administrative Case, including but not limited to, the engagement and direction of its legal counsel, preparation and filing of all necessary pleadings, responses, and other documents, representation at all hearings, conferences, and proceedings related thereto, and payment of any resulting fees or fines assessed against Taylor Woodrow or BTR at Artisan Lakes, L.L.C. Notwithstanding the foregoing, the CDD shall continue to be separately represented by independent legal counsel of its own choosing, including its current counsel, Kutak Rock LLP. Taylor Woodrow shall pay, promptly upon receipt of invoices therefor, all reasonable and necessary attorneys' fees and costs incurred by the CDD's independent legal counsel in connection with the defense of the CDD in the Administrative Case. Taylor Woodrow shall further indemnify, defend, and hold harmless the CDD and its supervisors, officers, employees, and agents from and against any and all administrative fines, penalties, assessments, costs, and expenses imposed upon or assessed against the CDD arising out of or in connection with the Administrative Case, including any fines or penalties arising from the consumptive use permit violations at issue therein. Taylor Woodrow acknowledges that the CDD did not own or control the wells or surface water withdrawal systems at issue in the ACO. Upon the conclusion or other resolution of the Administrative Case, Taylor Woodrow shall promptly transfer, assign, and deliver possession and control of the irrigation system at issue in the Administrative Case to an appropriate homeowners or property owners association (the "HOA") or may make such transfer to the CDD if the parties in good faith mutually agree. Such transfer shall be effected in accordance with all applicable laws, regulations, and the terms of this Agreement, and shall include the delivery of all relevant documentation, records, and information necessary for the HOA to assume full operation, maintenance, and control of the irrigation system. The HOA shall cooperate in good faith to receive possession and control of the irrigation system.

3. Confidentiality of Joint Defense Information. All Joint Defense Information is confidential and will remain confidential and protected from disclosure to any third parties, subject to the obligations of the CDD and any other public agency Party under applicable public records laws, including Chapter 119, Florida Statutes, as more fully set forth in this Agreement.

4. Disclosure. None of the information obtained by the Parties or from or through communications or exchanges that are subject to this Agreement shall be disclosed to any person or entity other than to the Parties, the Parties and the attorneys

and employees of the Parties who are performing services in connection with the Case. Notwithstanding the foregoing, disclosure of such information may be made to the following persons, without waiving the aforementioned privileges and protections:

- (a) In-house counsel for the corporate Parties;
- (b) Representatives of liability insurance carriers for the Parties;
- (c) Non-lawyer members of the management, or employees, of any Party who are assisting such Party in, when and to the extent necessary in connection with the furnishing of advice related to the Case.

Notwithstanding anything in this Agreement to the contrary, the CDD and any other public agency Party shall remain obligated to comply with all applicable public records laws, including Chapter 119, Florida Statutes, and disclosure required thereunder shall not constitute a breach of this Agreement, provided that the CDD provides advance written notice to all other Parties as set forth in Section 1 above.

5. Withdrawal. Any Party may, with prior written notice served upon all other Parties, withdraw prospectively from this Agreement should that Party determine that it is no longer in the withdrawing Party's best interest to continue a joint defense. The effect of such a withdrawal shall be prospective only, and will not affect the mutual obligations of the Parties to maintain all Joint Defense Information confidential. Upon such withdrawal (or upon the termination of this Agreement, as provided in paragraph 9 below), the Party(Parties) will return any Joint Defense Information obtained pursuant to this Agreement to the Party who provided such materials, including any documents, exhibits, videotapes, computer disks, and other materials which embody, reflect, refer to, or in any way identify or disclose Joint Defense Information as soon as reasonably possible. Notwithstanding any withdrawal from this Agreement, the obligations of Taylor Woodrow set forth in Section 2 of this Agreement - including, without limitation, the obligation to assume the lead defense of the Administrative Case, to pay the reasonable attorneys' fees and costs of the CDD's independent legal counsel, and to indemnify, defend, and hold harmless the CDD and its supervisors, officers, employees, and agents from and against any administrative fines, penalties, assessments, costs, and expenses - shall survive any withdrawal by Taylor Woodrow or any other Party and shall remain in full force and effect until the final resolution of the Administrative Case and satisfaction of all obligations arising therefrom.

6. Assertion of Joint Defense Privilege. If any person or entity requests or demands, by subpoena or otherwise, the production of any Joint Defense Information, the Party will immediately notify the other Party (Parties). The Party will take all steps necessary to permit the assertion of all applicable rights and privileges with respect to such Joint Defense Information and all copies thereof, and they shall assist and cooperate fully with each other in any seeking to prevent or limit the disclosure of Joint Defense Information.

6. Specific Performance. The Parties (other than with respect to any disclosure by the CDD made in compliance with applicable public records laws) acknowledge that irreparable damage would result from any breach of this Agreement and that a non-breaching Party would have no adequate remedy at law to redress such a breach. Accordingly, the Parties agree that, in the event of such a breach, specific performance and/or injunctive relief may be warranted and appropriate, in addition to monetary and other damages or remedies available at law or in equity. In the event of any breach of this Agreement, the breaching Party shall be liable to the non-breaching Party for all damages resulting therefrom, including all reasonable attorneys' fees and costs incurred by the non-breaching Party in connection with the enforcement of this Agreement. The Parties waive any right to a jury trial with respect to any action to enforce this Agreement.

7. Limited Use of Joint Defense Information. All Joint Defense Information exchanged or shared pursuant to, or otherwise subject to, this Agreement shall be used solely in connection with the Case, and for no other purpose.

8. Adversarial Action. Notwithstanding the foregoing, in the event of any adversarial action or litigation between or among the Parties, this Agreement shall terminate immediately and automatically. The effect of such termination shall be prospective only, and shall not alter the mutual obligation of the Parties to hold all Joint Defense Information confidential. Nothing in this Agreement shall be construed to prevent the Parties from revealing, using, or introducing any information, document, or secret that is independently obtained through discovery or from third party sources in a manner that does not violate this Agreement, or would be otherwise discoverable.

9. Modification In Writing. This Agreement may be modified only through a writing signed by each of the Parties.

10. Identification Of Joint Defense Information. To the extent practicable, all Joint Defense Information exchanged should be clearly marked "CONFIDENTIAL: SUBJECT TO JOINT DEFENSE AGREEMENT" in addition to any other applicable privilege. The Parties will use their best efforts to so mark all Joint Defense Information, and will instruct all attorneys, paralegals, clericals, and other personnel working with the Party in the Case as to this requirement. The failure to so mark Joint Defense Information shall not waive the joint defense (or any other) privilege as to any materials not so marked. This requirement for the marking of Joint Defense Information is prospective in nature, and does not apply to materials previously exchanged or reviewed pursuant to any prior joint defense agreements entered into between the Clients.

11. Oral Communications. All oral communications among the Parties relating in any manner to the Case are conclusively presumed and intended to be made pursuant and subject to this Agreement, unless a Party to any such communication, at the outset of

such communication and before any other Party has provided any information, announces that the particular oral communication is not being made pursuant and subject to this Agreement.

12. Cooperation Agreements. Any Party who enters into a cooperation agreement, understanding, or arrangement with any governmental or regulatory agency or with any adversarial party with respect to the Case (whether or not its respective counsel participate therein) shall immediately withdraw from this Agreement. The Agreement is not intended to encourage or permit any violation of law or unlawful interference with any official governmental or administrative proceeding or investigation.

13. Complete Disclosure. The Parties' internal counsel have had the opportunity to fully explain the terms of this Agreement to his/her Client(s) (the Party/Parties).

14. Counterparts. This Agreement may be executed in any number of counterparts and by the different parties hereto in separate counterparts, each of which, when so executed and delivered, shall be deemed to be an original, but all such counterparts shall together constitute one and the same Agreement.

15. Effective Date. Subject to all prior joint defense agreements as described herein, the Effective Date of this written agreement shall be the date of execution by the first of the Parties to execute this written agreement.

16. No Waiver of Immunity. Notwithstanding anything in this Agreement to the contrary, nothing herein shall be construed as a waiver of the District's sovereign immunity or the limits of liability set forth in Section 768.28, Florida Statutes, or any other statute or law. The District expressly retains all rights, immunities, and defenses provided by law, including but not limited to those set forth in Section 768.28, Florida Statutes.

Acknowledged and agreed to by:

**Taylor Woodrow Communities at
Artisan Lakes, LLC**

By: _____
Name: _____
Title: _____
Date: _____

BTR At Artisan Lakes, LLC

By: _____
Name: _____
Title: _____
Date: _____

**Artisan Lakes Community
Development District**

By: _____
Name: _____
Title: _____
Date: _____

Lewis, Longman & Walker, P.A.

By: _____
Name: _____
Title: _____
Date: _____

Kutak Rock LLP

By: _____
Name: _____
Title: _____
Date: _____

DRAFT

MEMO

District Manager: James P. Ward
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
Phone: 954.658.4900
Email: Wardj@pfm.com

To: Board of Supervisors
From: James P. Ward
Date: June 1, 2026
Re: Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training

Filing A Form 1

To access the 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 E-filing assistance is available Monday - Friday from 8:00 a.m. until 5:00 p.m. EST by contacting the Commission directly (850) 488-7864.

Chrome, Edge, or Firefox are the recommended browsers to use in the EFDMS website. If you are not using one of these browsers, you will be able to access the site, but the pages may not display or function as designed. The use of a mobile device for completing a form in EFDMS is strongly discouraged.

Ethics Training Requirements:

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a Community Development District organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are 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

Supervisors will report their 2026 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2027 by checking a box confirming that they have completed the annual Ethics Training.

MEMO

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. *ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2026 FOR THE FORM 1 THAT IS FILED IN 2027.*

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 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 training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose.**

General Resource: Florida Commission on Ethics - [Training - Ethics \(state.fl.us\)](https://www.state.fl.us/ethics)

1. Free Training Programs:

Ethics law - The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours" in the category of ethics law are required annually. Pursuant to CEO 13-15, "hours" may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

- a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**
Note: Google Chrome web browser will not open - use another web browser.
[Video Tutorial](#)
- b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation - no audio):**
[23-page presentation - no audio](#)
- c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**
[Audio presentation - no video](#)
- d. Ethics law, Sunshine law, and Public Records law - The Florida League of Cities offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.
[FLC Mandated Ethics Workshop](#)

MEMO

2. Other Training Programs

- a. **Florida State University's Florida Institute of Government** offers a "4-Hour Ethics Course" which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is \$79.00.
 - [4-Hour Ethics Course](#)

- b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class satisfies the state's annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida's ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is \$75.00.
 - www.floridaethics.org/courses/florida-ethics-law-4-hour-course

Artisan Lakes

Community Development District

Financial Statements *May 31, 2026*

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

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

	Governmental Funds					Totals (Memorandum Only)	
	General Fund		Debt Service Funds		Account Groups		
			Series 2013	Series 2018	General Long Term Debt		General Fixed Assets
Assets							
Cash and Investments							
General Fund							
Checking Account - Truist Bank	\$	315,880	\$ -	\$ -	\$ -	\$ -	\$ 315,880
Debt Service Fund							
Reserve Account							
Series 2013 A-1		-	261,631	-	-	-	261,631
Series 2013 A-3		-	103,625	-	-	-	103,625
Series 2018		-	-	134,430	-	-	134,430
Revenue							
Series 2013 A-1		-	425,332	-	-	-	425,332
Series 2013 A-3		-	61,646	-	-	-	61,646
Series 2018		-	-	377,567	-	-	377,567
Prepayment Account							
Series 2013 A-1		-	369	-	-	-	369
Series 2013 A-3		-	-	-	-	-	-
Series 2018		-	-	1,401	-	-	1,401
Accounts Receivable		-	-	-	-	-	-
Due from Other Funds							
General Fund		-	679	934	-	-	1,613
Debt Service Fund(s)		-	-	-	-	-	-
Amount Available in Debt Service Funds		-	-	-	1,367,614	-	1,367,614
Amount to be Provided by Debt Service Funds		-	-	-	8,122,387	-	8,122,387
Investment in General Fixed Assets (net of depreciation)		-	-	-	-	2,914,867	2,914,867
Total Assets	\$	315,880	\$ 853,282	\$ 514,331	\$ 9,490,000	\$ 2,914,867	\$ 14,088,361

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

	Governmental Funds					Totals (Memorandum Only)		
	General Fund		Debt Service Funds		Account Groups			
			Series 2013	Series 2018	General Long Term Debt		General Fixed Assets	
Liabilities								
Accounts Payable	\$	-	\$	-	\$	-	\$	-
Due to Other Funds								
General Fund		-		-		-		-
Debt Service Fund(s)		1,613		-		-		1,613
Bonds Payable								
Current Portion (Due Within 12 Months)								
Series 2013 A-1		-		-	75,000	-		75,000
Series 2013 A-3		-		-	25,000	-		25,000
Series 2018		-		-	135,000	-		135,000
Long Term								
Series 2013 A-1		-		-	\$2,590,000	-		2,590,000
Series 2013 A-3		-		-	\$960,000	-		960,000
Series 2018		-		-	5,705,000	-		5,705,000
Total Liabilities	\$	1,613	\$	-	\$	-	\$	9,491,613
Fund Equity and Other Credits								
Investment in General Fixed Assets		-		-		2,914,867		2,914,867
Fund Balance								
Restricted								
Beginning: October 1, 2025 (Unaudited)		-	844,822	483,369	-	-		1,328,190
Results from Current Operations		-	8,461	30,963	-	-		39,423
Unassigned								
Beginning: October 1, 2025 (Unaudited)		240,269	-	-	-	-		240,269
Changes to Extraordinary Capital/Ops Reserve		33,933	-	-	-	-		33,933
Results from Current Operations		40,065	-	-	-	-		40,065
Total Fund Equity and Other Credits	\$	314,267	\$	853,282	\$	514,331	\$	-
	\$	315,880	\$	853,282	\$	514,331	\$	9,490,000
Total Liabilities, Fund Equity and Other Credits	\$	315,880	\$	853,282	\$	514,331	\$	9,490,000
							\$	2,914,867
							\$	14,088,361

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

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Special Assessment Revenue				
Special Assessments - On-Roll	281	142,700	149,708	95%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(9,794)	7%
Total Revenue and Other Sources:	\$ 281	\$ 142,700	\$ 139,914	102%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	5,000	4,000	125%
Executive				
Professional Management	2,625	21,000	31,500	67%
Financial and Administrative				
Audit Services	-	5,500	5,500	100%
Accounting Services	417	3,333	5,000	67%
Assessment Roll Services	417	3,333	5,000	67%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	-	1,941	1,000	194%
Trustee Services	-	4,246	10,200	42%
Dissemination Agent Services	6,000	6,100	6,000	102%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	308	200	154%
Computer Services - Website Development	1,200	2,400	2,400	100%
Insurance				
	-	6,893	6,539	105%
Printing & Binding				
	-	-	650	0%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
General Counsel	5,158	5,647	6,500	87%
Other General Government Services				
Engineering Services	510	2,425	4,000	61%
Reserves				
Extraordinary Capital/Operation	4,167	33,333	50,000	67%
Total Expenditures and Other Uses:	\$ 21,493	\$ 102,635	\$ 139,914	73%
Net Increase/ (Decrease) in Fund Balance	(21,212)	40,065	-	
Fund Balance - Beginning	331,313	240,269	240,269	
Extraordinary Capital Operations Reserve	4,167	33,333	50,000	
Fund Additions/(Expenditures)	-	600	-	
Fund Balance - Ending	\$ 314,267	\$ 314,267	\$ 290,269	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2026

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income	2,873	20,914	32,175	65%
Special Assessment Revenue				
Special Assessments - On-Roll				
Series 2013 Bonds A-1	479	243,447	259,288	94%
Series 2013 Bonds A-3	200	101,613	108,257	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(7,495)	0%
Total Revenue and Other Sources:	\$ 3,552	\$ 365,973	\$ 392,225	93%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 Bonds A-1	70,000	70,000	70,000	100%
Series 2013 Bonds A-3	25,000	25,000	25,000	100%
Interest Expense				
	-			
Series 2013 Bonds A-1	94,644	189,288	189,288	100%
Series 2013 Bonds A-3	36,613	73,225	75,762	97%
Total Expenditures and Other Uses:	\$ 226,256	\$ 357,513	\$ 360,050	99%
Net Increase/ (Decrease) in Fund Balance	(222,704)	8,461	32,175	
Fund Balance - Beginning	1,075,986	844,822	844,822	
Fund Balance - Ending	\$ 853,282	\$ 853,282	\$ 876,997	

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

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	386	3,287	6,092	54%
Prepayment Account	4	78	2,131	4%
Revenue Account	1,874	10,573	11,068	96%
Special Assessments - Prepayments				
Special Assessments - On Roll	934	474,481	500,011	95%
Other Fees and Charges				
Discounts for Early Payment	-	-	(35,000)	0%
Total Revenue and Other Sources:	\$ 3,198	\$ 488,419	\$ 484,302	101%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2018	125,000	125,000	130,000	96%
Principal Debt Service - Early Redemptions				
Series 2018	-	10,000	-	0%
Interest Expense				
Series 2018	161,094	322,456	327,825	98%
Total Expenditures and Other Uses:	\$ 286,094	457,456	\$ 457,825	100%
Net Increase/ (Decrease) in Fund Balance	(282,895)	30,963	26,477	
Fund Balance - Beginning	797,227	483,369	483,369	
Fund Balance - Ending	\$ 514,331	514,331	\$ 509,846	

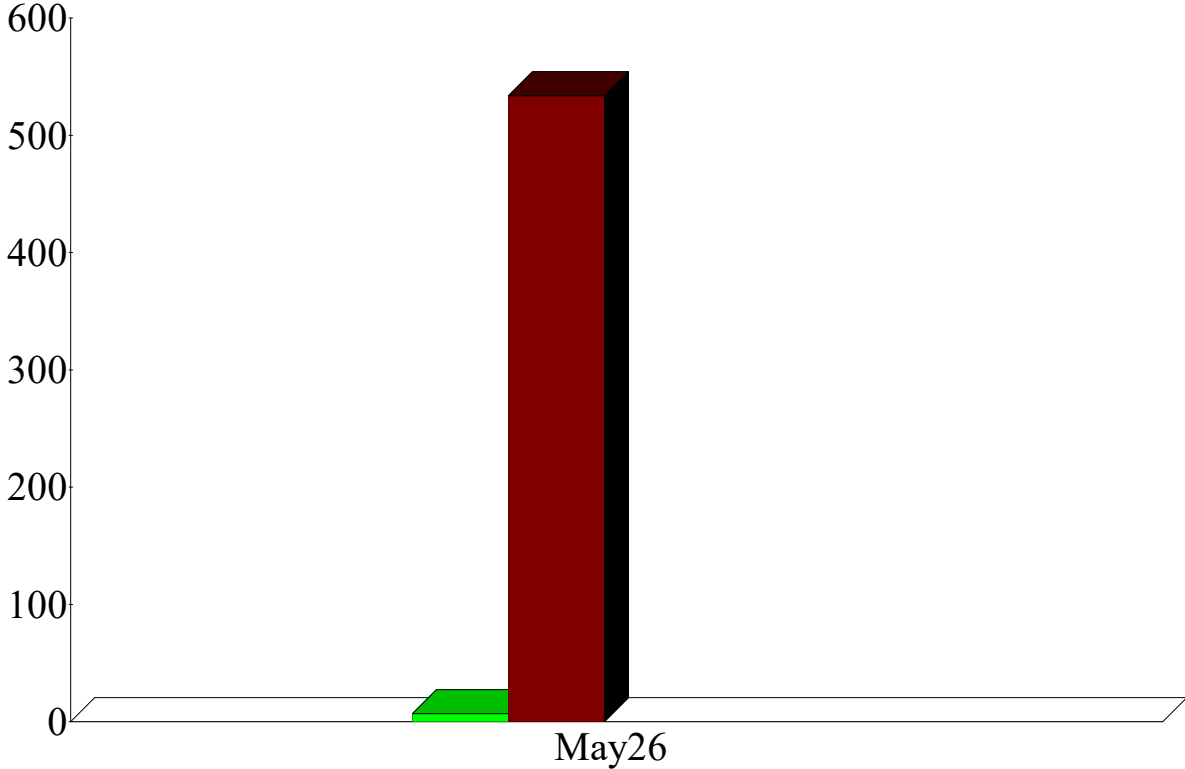
Artisan Lakes Community Development District

Income and Expense by Month

May 2026

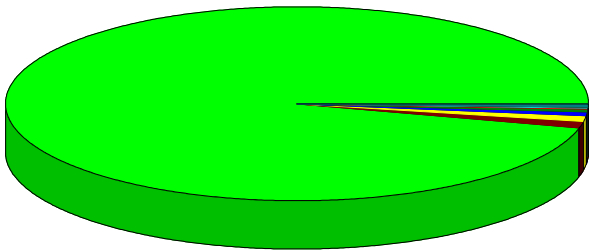


\$ in 1,000's



Expense Summary May 2026

■ 5170000 · Debt Service	95.97%
■ 5133400 · Other Contractual Serv:	1.12
■ 5140000 · Legal Services	0.97
■ 9099000 · Reserve Allocations	0.78
■ 5120000 · Executive	0.49
■ 5134100 · Communicatons & Frei	0.22
■ 5110000 · Legislative	0.19
■ 5130000 · Financial and Administ	0.16
■ 5190000 · Other General Governn	0.10
Total	\$533,842.53



By Account