

# Artisan Lakes

Community Development District

## *Meeting Agenda July 13, 2026*

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

## MEETING AGENDA

**Board of Supervisors**

**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. 37<sup>th</sup> Street**  
**Fort Lauderdale, Florida 33308**  
**wardj@pfm.com**  
**Phone: 954.658.4900**

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

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

Meeting Link: <https://pfmccd.webex.com/pfmccd/j.php?MTID=m7ce03f2d3fa08ac180872cd664606acf>  
✓ Phone: (844) 621-3956 Code: 2533 769 1874; Event Password: Jpward

## JULY, 2026

M	T	W	T	F	S	S
		1	2	3	4	5
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# AGENDA

1. Call to Order & Roll Call.
  
2. Consideration of **Resolution 2026-9**, a Resolution Rescinding Resolution 2026-2, Which Approved The Proposed Fiscal Year 2027 Budget; Rescinding Resolution 2026-5. Which Adopted The Fiscal Year 2027 Budget; Approving A Revised Proposed Budget For Fiscal Year 2027 and Setting a Public Hearing for **Friday, September 11, 2026**, at **12:00 P.M.** at **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**.

**Pages 5-7**

3. Staff Reports.
  - I. District Attorney
  - II. District Engineer
  - III. District Manager
    - a) **Important Meeting Dates for Fiscal Year 2026:**
      - I. NEXT MEETING: **Friday, September 11, 2026**, Fiscal Year 2027 Budget Public Hearing.
      - b) Financial Statements for the period ending May 31, 2026 (unaudited).

**Pages 8-19**

4. Supervisors' Requests.
  
5. Public Comments.

*These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.*
  
6. 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
Tuesday, June 30, 2026	<del>Tuesday, July 7, 2026 - CANX</del>
	Monday, July 13, 2026
Thursday, August 6, 2026	<del>Thursday, September 3, 2026</del>
	Friday, September 11, 2026

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

Item 2: **Resolution 2026-9**, a Resolution Rescinding Resolution 2026-2, Which Approved the Proposed Fiscal Year 2027 Budget; Rescinding Resolution 2026-5. Which Adopted the Fiscal Year 2027 Budget; Approving A Revised Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for **Friday, September 11, 2026**, at **12:00 P.M.** at **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**

Item 3: 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.

## RESOLUTION 2026-9

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2026-2, WHICH APPROVED THE PROPOSED FISCAL YEAR 2027 BUDGET; RESCINDING RESOLUTION 2026-5. WHICH ADOPTED THE FISCAL YEAR 2027 BUDGET; APPROVING A REVISED PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

### RECITALS

**WHEREAS**, the Board of Supervisors of Artisan Lakes Community Development District has previously adopted Resolution 2026-2, Approving Proposed Fiscal Year 2027 Budget and Setting a Public Hearing date for April 2, 2026; and

**WHEREAS**, the Board of Supervisors of Artisan Lakes Community Development District has previously adopted Resolution 2026-5, Adopting the Fiscal Year 2027 Budget; and

**WHEREAS**, it is the desire of the Board of Supervisors of Artisan Lakes Community Development District to rescind Resolution 2026-2, and Resolution 2026-5; and

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

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

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

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

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

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

**DATE: Friday, September 11, 2026**  
**HOUR: 12:00 PM**

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

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

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

**SECTION 6. SEVERABILITY AND INVALID PROVISIONS.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

**SECTION 7. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

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

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

**ATTEST:**

**ARTISAN LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Peter R. Latessa, Chairman

**To Be Provided at the Meeting**

# 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
<b>Assets</b>							
<b>Cash and Investments</b>							
<b>General Fund</b>							
Checking Account - Truist Bank	\$	315,880	\$ -	\$ -	\$ -	\$ -	\$ 315,880
<b>Debt Service Fund</b>							
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
<b>Accounts Receivable</b>		-	-	-	-	-	-
<b>Due from Other Funds</b>							
General Fund		-	679	934	-	-	1,613
Debt Service Fund(s)		-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>		-	-	-	1,367,614	-	1,367,614
<b>Amount to be Provided by Debt Service Funds</b>		-	-	-	8,122,387	-	8,122,387
<b>Investment in General Fixed Assets (net of depreciation)</b>		-	-	-	-	2,914,867	2,914,867
<b>Total Assets</b>	<b>\$</b>	<b>315,880</b>	<b>\$ 853,282</b>	<b>\$ 514,331</b>	<b>\$ 9,490,000</b>	<b>\$ 2,914,867</b>	<b>\$ 14,088,361</b>

**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			
<b>Liabilities</b>										
<b>Accounts Payable</b>	\$	-	\$	-	\$	-	\$	-	\$	-
<b>Due to Other Funds</b>										
General Fund		-		-		-		-		-
Debt Service Fund(s)		1,613		-		-		-		1,613
<b>Bonds Payable</b>										
<b>Current Portion (Due Within 12 Months)</b>										
Series 2013 A-1		-		-		75,000		-		75,000
Series 2013 A-3		-		-		25,000		-		25,000
Series 2018		-		-		135,000		-		135,000
<b>Long Term</b>										
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
<b>Total Liabilities</b>	<b>\$</b>	<b>1,613</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>9,490,000</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>9,491,613</b>
<b>Fund Equity and Other Credits</b>										
<b>Investment in General Fixed Assets</b>		-		-		-		2,914,867		2,914,867
<b>Fund Balance</b>										
<b>Restricted</b>										
Beginning: October 1, 2025 (Unaudited)		-		844,822		483,369		-		1,328,190
Results from Current Operations		-		8,461		30,963		-		39,423
<b>Unassigned</b>										
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
<b>Total Fund Equity and Other Credits</b>	<b>\$</b>	<b>314,267</b>	<b>\$</b>	<b>853,282</b>	<b>\$</b>	<b>514,331</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>4,596,748</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$</b>	<b>315,880</b>	<b>\$</b>	<b>853,282</b>	<b>\$</b>	<b>514,331</b>	<b>\$</b>	<b>9,490,000</b>	<b>\$</b>	<b>14,088,361</b>

Prepared by:

PFM Management Services LLC

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

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

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

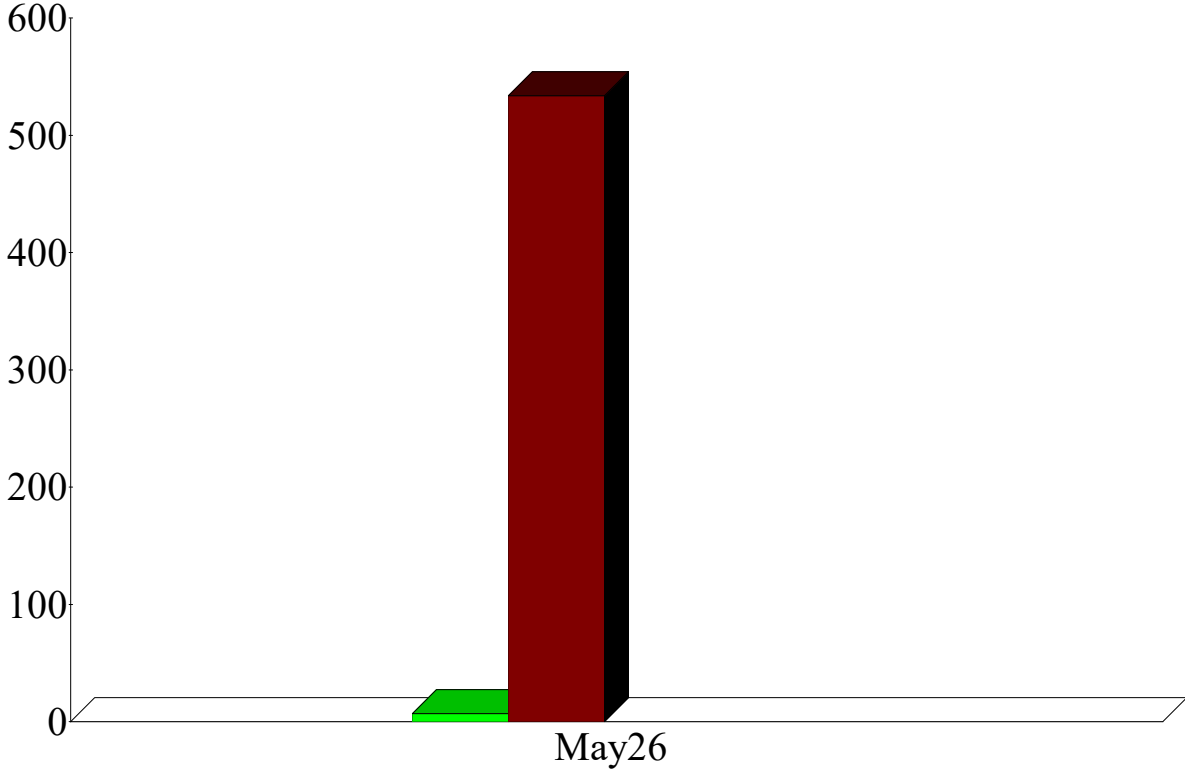
# Artisan Lakes Community Development District

## Income and Expense by Month

May 2026

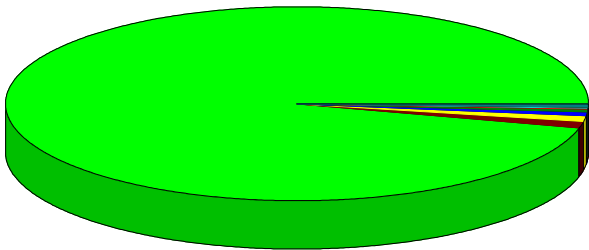


\$ in 1,000's



### Expense Summary May 2026

<span style="color: blue;">■</span> 5170000 · Debt Service	95.97%
<span style="color: red;">■</span> 5133400 · Other Contractual Serv:	1.12
<span style="color: yellow;">■</span> 5140000 · Legal Services	0.97
<span style="color: blue;">■</span> 9099000 · Reserve Allocations	0.78
<span style="color: green;">■</span> 5120000 · Executive	0.49
<span style="color: red;">■</span> 5134100 · Communicatons & Frei	0.22
<span style="color: cyan;">■</span> 5110000 · Legislative	0.19
<span style="color: olive;">■</span> 5130000 · Financial and Administ	0.16
<span style="color: teal;">■</span> 5190000 · Other General Governn	0.10
<b>Total</b>	<b>\$533,842.53</b>



By Account