Artisan Lakes

Community Development District

Meeting Agenda
September 11, 2026

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

ARTISAN LAKES
Community Development District

LOCATION: ***Esplanade at Artisan Lakes Amenity Center***
10730 Inglenook Terrace
Palmetto, Florida 34221

DATE: ***September 11, 2026***

TIME: ***12:00 P.M.***

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://pfmcdd.webex.com/pfmcdd/j.php?MTID=m48e9c219b8f936cf3e0d33189acd5812

- ✓ Phone: (844) 621-3956 Code: 2539 571 6339; Event Password: Jpward

SEPTEMBER, 2026

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AGENDA

1. Call to Order & Roll Call.

2. Notice of Advertisement of Public Hearings and Regular Meeting.
   Pages 6-7

3. Minutes:
   I. August 25, 2026 – Regular Meeting.
   Pages 8-19

4. **PUBLIC HEARINGS.**
   I. **FISCAL YEAR 2027 BUDGET.**
      a) Public Comment and Testimony.
      b) Resident Email – Keith Haig.
      c) Board Comment.
      d) Consideration of **Resolution 2026-11,** a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2027.

   II. **FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; ADOPTING A CAP RATE FOR NOTICE PURPOSES ONLY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**
      a) Public Comment and Testimony.
      b) Board Comment.
      c) Consideration of **Resolution 2026-12,** a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll.
      d) Consideration of **Resolution 2026-13,** a Resolution of the Board of Supervisors Establishing an Operation and Maintenance Assessment Cap for Notice Purposes Only.
      Pages 20-55

5. Staff Reports.
   I. District Attorney
      a) Ratification of Consent Order/Order of Dismissal with respect to the SWFWMD cause of action related to the District's land where the Irrigation system (owned by the HOA).
      b) Grant of Non-Exclusive Utility Easement to Master HOA for the Irrigation System (owned by the HOA) which land is owned by the District.
   II. District Engineer
   III. District Manager
      a) Goals and Objectives Requirements for CDDs for 2026.
      b) ***Important Meeting Dates for Fiscal Year 2026:***
         - NEXT MEETING: **Thursday, October 1, 2026**, Regular Meeting.
      c) Commission on Ethics Required Annual Ethics Training Memorandum.
      d) Financial Statements for the period ending July 31, 2026 (unaudited).

AGENDA

e) Financial Statements for the period ending August 31, 2026 (unaudited).

Pages 66-131

6. Supervisors' Requests.
   - Supervisor Guillou email.

Pages 132-133

7. Public Comments.

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

8. Adjournment.

eeting Schedule – FY 2027

Thursday, October 1, 2026	**Thursday, November 5, 2026**
Thursday, December 3, 2026	**Thursday, January 7, 2027**
Thursday, February 4, 2027	**Thursday, March 4, 2027**
Thursday, April 1, 2027	**Thursday, May 6, 2027**
Thursday, June 3, 2027	**Thursday, July 1, 2027**
Thursday, August 5, 2027	**Thursday, September 2, 2027**

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 - August 25, 2026 – Regular Meeting.

Item 4: Are the two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2027 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2027 Budget which includes both the General Fund operations. At the conclusion of the hearing, will be the consideration of **Resolution 2026-11**, which adopts the Fiscal Year 2027 Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2027 Budget. **Resolution 2026-12** does essentially two (2) things. First, it imposes the special assessments for the general fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Charlotte County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2026-12**.

The final resolution, **Resolution 2026-13**, is a Resolution of the Board which establishes a cap rate for the general fund operations of the District. This resolution permits the District to establish an assessment rate which cannot be exceeded, without first sending mailed notice to the affected property owners in the District. modified as limited by law subsequent to the adoption date of **Resolution 2026-13**.

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.

Both Attorney items on this agenda are to ratify the dismissal of the action by the SWFWMD related to the use of wells for the Irrigation system on land owned by the CDD, and which the Master HOA owns/operates the Irrigation System for the Community.

Item 6: Supervisors' Requests.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
55139	IPL0362874	Legal Ad - IPL0362874		2.0	92.0L

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

ARTISAN LAKES
Community Development District

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Artisan Lakes Community Development District ("District") will hold a public hearing on **Friday, September 11, 2026 at 12:00 p.m., at Esplanade at Artisan Lakes Amenity Center, 10730 Inglenook Terrace, Palmetto, Florida 34221** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2026/2027"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager**, PFM Management Services LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308** ("District Manager's Office"), during normal business hours, or by visiting the District's website at **www.artisanlakescdd.org**.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Artisan Lakes Community Development District
James P. Ward, District Manager
IPL0362874
Aug 26 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.

1.0 insertion(s) published on:
08/26/26 Print

Print Tearsheet Link

Marketplace Link

Mary Castro

Sworn to and subscribed before me on Aug 26, 2026, 10:30 AM ED

NOTARY PUBLIC STATE OF TEXAS
AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

ARTISAN LAKES
Community Development District

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Artisan Lakes Community Development District
James P. Ward, District Manager
IPL0362874
Aug 26 2026

MINUTES OF MEETING
ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Artisan Lakes Community Development District was held on Tuesday, August 25, 2026 at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. It began at 2:00 p.m. and was presided over by Mr. Peter Latessa, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Peter Latessa	Chairperson
Tom Carpenter	Vice Chairperson
Deborah Reynolds	Assistant Secretary
Jaynie Kristine Guillou	Assistant Secretary
Matthew Moore	Assistant Secretary

Also present were:

James P. Ward	District Manager
Ashley Ligas	District Counsel
Racheal Meade	District Manager w/PFM
Vivian Carvalho	Senior District Manager w/PFM

Audience:

Kathy Rigby
Leah Ramirez

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

FIRST ORDER OF BUSINESS Call to Order/Roll Call

Ms. Vivian Carvalho called the meeting to order at approximately 2:01 p.m. She reported all Board Members were present and constituting a quorum. She listed the Board Members and Staff who were present as listed above.

SECOND ORDER OF BUSINESS Notice of Advertisement

Notice of Advertisement of Regular Meeting

Ms. Carvalho indicated members of the public were welcome to come forward and make comments at this time.

Ms. Kathy Rigby noted there were conversations about the CDD taking over management of the ponds and reserves, as well as the two CDDs merging into one CDD. She asked how connected these two events were; could one happen without the other.

Chairperson Peter Latessa responded the merger of the two CDDs was a standalone issue, completely separate from any other issue. He stated Artisan Lakes CDD approved the merger; Artisan Lakes East CDD had not met yet to vote on the merger. He stated the Artisan Lakes CDD was taking over responsibility for maintaining the lakes, ponds and conservation areas. He explained the lakes, ponds and conservation areas were the CDD's property and the CDD's responsibility. He noted in the past the CDD had passed the responsibility on to the HOA, but effective October 1, 2026, the CDD would take over the maintenance for the conservation areas and ponds owned by the Artisan Lakes CDD, not Artisan Lakes East CDD and not the Master HOA. He explained the merger would have to take place before Artisan Lakes CDD could take over maintenance of the ponds and lakes owned by the Artisan Lakes East CDD.

Ms. Rigby asked if Artisan Lakes East CDD would take over the maintenance of the ponds and conservation areas owned by the Artisan Lakes East CDD.

Chairperson Latessa responded it was up to the Artisan Lakes East CDD whether it wished to take over maintenance of its lakes and ponds and conservation areas.

Mr. Jim Ward explained each CDD had to decide on both of the items separately. He explained this Board was meeting to discuss the Artisan Lakes Esplanade area for purposes of maintenance and operations. He stated Artisan Lakes East CDD approved a budget which set a public hearing to do the same thing. He explained Artisan Lakes East would meet to discuss taking over responsibility for the Artisan Lakes Eaves Bend portion of the lakes and conservation areas.

Ms. Rigby asked if the budget meeting on September 11 was for Artisan Lakes CDD or Artisan Lakes East CDD or both combined.

Mr. Ward explained on September 11th there would be two separate public hearings, one for Artisan Lakes and one for Artisan Lakes East.

Chairperson Latessa stated the north end of Esplanade was in the Artisan Lakes East CDD; Artisan Lakes CDD would not be assuming responsibility for that area at this point in time.

Ms. Rigby asked about situations where the CDDs owned portions of the same lake or stormwater system.

Chairperson Latessa noted this was one reason why the CDDs were considering combining into one CDD. He indicated that the Artisan Lakes East CDD needed to decide whether it wished to merge; however, if it chose to merge, the actual merger would not take place for six to eight months.

Discussion ensued regarding the CDD budgeting for maintenance of the lakes, ponds and conservation areas no matter what the Artisan Lakes East CDD chose to do; if the CDDs did not approve the budgets proposed to include maintenance of the ponds and conservation areas, then the Master HOA would still need to perform maintenance.

Ms. Kimberly (last name unknown) said she felt merging the CDDs could result in a loss of the weight of her residential voice.

Ms. Carvalho asked if there were any additional public comments; there were none. She indicated there would be another public comment session at the end of the meeting as well.

THIRD ORDER OF BUSINESS Consideration of Minutes

I. June 30, 2026 – Regular Meeting
II. August 6, 2026 – Regular Meeting

Ms. Carvalho asked if there were any additions, corrections, or deletions to the Minutes. Hearing none, she called for a motion.

On MOTION made by Matt Moore, seconded by Peter Latessa, and with all in favor, the June 30, 2026 Regular Meeting Minutes and the August 6, 2026 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS Discussion

Discussion on the Responsibilities and Roles for the Board of Supervisors During a Meeting

Mr. Ward stated he spoke with Chairperson Latessa after the last meeting; Chairperson Latessa requested an outline of the key roles of the Board Members. He stated the Board also needed to decide how it would conduct the public hearing regarding the approval of the budget. He provided an outline of the roles of the Board Members to the Board noting the outline was relatively clear in this regard, as well as regarding how meetings should be conducted. He asked if Chairperson Latessa had any thoughts.

Chairperson Latessa responded he had no comments; the document was self-explanatory. He asked if there were any questions from the Board.

Mr. Tom Carpenter noted there was a public comment session at the start of the meeting. He asked if these comments would be addressed immediately. He noted likely many of these questions and comments might be answered during the meeting.

Mr. Ward noted the Board was free to hold public comments at the beginning of the meeting, at the end of the meeting, or both. *If you do them at the beginning of the meeting, there are two ways to do them, one is you have the questions asked, the chairman writes them all down, and then you answer them after the questions are finished. Alternatively, you answer each question as they come up. You should limit those comments and questions to 3 minutes each, so it doesn't go on for a long time, or you can do it at the end of the meeting. Either one of those two works, it's up to you.*

Mr. Carpenter: In my opinion, we don't have public comments first. We go through the meeting and then if there are still questions, then they can ask the questions, because we might answer their questions during the meeting.

Mr. Ward: Public comments usually are on items not on the Agenda. So, if you have a public comment section, it should be on items not on the Agenda.

Chairperson Latessa proposed public comments at the end of the meeting be limited to only items not on the Agenda and public comments about Agenda items be made as each Agenda item was discussed.

Ms. Carvalho asked if the consensus was to ask for public comments on Agenda items after discussion of each Agenda item and public comments at the end of the meeting be limited to non-Agenda items.

Chairperson Latessa said yes.

Ms. Carvalho stated when a public hearing was held specific public comment sessions were scheduled into the Agenda which were subject specific; this enabled the Board to better manage its duties.

Chairperson Latessa noted this meant if the public hearing was regarding trash pickup, only comments regarding trash pickup would be permitted.

Ms. Carvalho concurred.

Chairperson Latessa asked if there were any other questions or comments; there were none.

Ms. Carvalho stated the next item was not on the Agenda: Review of the non-exclusive perpetual utility easement.

Mr. Ward: We have gone through the process over the past few months where the irrigation water system that supplies the entire community was owned and operated by the Master HOA; however, the land where that facility sits happens to be on a piece of property owned by the Artisan Lakes CDD. There was some concern related to the permit that you have in this District along with the Master Association and Taylor Morrison; that matter ended up in a process with South Florida Water Management District to resolve the issues related to the water withdrawals happening within the community. There is a completed consent agreement signed by all of the parties. As a part of that process, one of the requirements by SFWMD was that the Artisan Lakes CDD provide an easement to the Master Association where the irrigation facilities stand. The agreement you have before you has been worked out between the District's Attorney and the Master Association's Attorney with respect to all of the rights, responsibilities, etc. pursuant to the terms of the consent agreement and protects the rights of both the CDD and the Master Association. This is the final agreement we have. He asked if there were any questions.

Ms. Reynolds stated it was well written and protected the interests of both sides.

Mr. Ward agreed. He noted the CDD was simply giving the Master Association easement rights to operate and maintain their facilities as the Master Association deemed appropriate pursuant to the terms of the South Florida Water Management District permit.

Ms. Guillou said she felt where it said the Association would not make any material modifications, alterations or improvements to the irrigation system without prior written consent of the District was unusual; the CDD never required this in the past.

Mr. Ward explained "the District" in that instance meant the South Florida Water Management District, not the CDD.

Mr. Carpenter asked if the Master Association would be able to modify or upgrade the irrigation system without CDD approval.

Mr. Ward responded this was more related to maintenance. He stated capital improvements would require South Florida Water Management District approval which would then constitute the CDD's approval. He noted most of the changes and requirements in the easement document was requested by the Master Association's attorney, not the CDD.

Discussion continued regarding the agreement and the easement; and the CDD still maintaining the pond.

Ms. Guillou asked if Jere Earlywine signed off on this document.

Mr. Ward: Jere's firm had a specific litigator names Joseph Brown. Mr. Brown handled the litigation between South Florida and the CDD and handled this entire agreement with the Master Association. The firm handled this process.

Ms. Guillou: So, SFWMD never got involved with this at all?

Mr. Ward: No. this is not really their issue. Their thing was please give the HOA an agreement, an easement, over the land to be able to do the work. As I said, 90% of this is really what the Master Association wanted. We would have given them a very simple easement. They wanted to make sure their rights were preserved and I agree with that. So, this is to preserve the Master Association's right and correctly so.

Mr. Mark (last name unknown): (Indecipherable).

Mr. Ward: The important thing to know was almost all of these requirements were requested by the Master Association.

Mr. Mark *(last name unknown):* noted tract B45 was much larger than the area (indecipherable). He asked (indecipherable).

Mr. Ward: The way it is written is replacement by the Association of the irrigation system within tract B45. I read that to say it would be limited to just the location of the irrigation system.

Mr. Mark *(last name unknown):* said it would not be the responsibility of the Master Association to handle the maintenance of everything within tract B45.

Mr. Ward agreed, only the irrigation system.

Ms. Carvalho asked if the Board would like to proceed with the perpetual easement as written.

On MOTION made by Tom Carpenter, seconded by Peter Latessa, and with all in favor, the easement was approved as written.

FIFTH ORDER OF BUSINESS Staff Reports

I. District Attorney

a) Discussion of Common Area Ownership within the CDD

Ms. Ashley Ligas: This came from a Board Member wanting clarification on an area at the end of a cul-de-sac of Panela Court, where Mainscape may be setting things up for tract B94 along the Parkway. I just wanted to provide some clarification. That tract was dedicated to the Association and conveyed to the Association, so it is not District property where that staging area is. There are no District improvements there. The only real estate rights we would have is a drainage easement over the area for drainage that goes off into the neighboring lakes, B87 and B86. It's not within the purview of the District to do anything about that staging area at this time.

II. District Engineer

No report.

III. District Manager

a) Goals and Objectives Requirements for CDDs for 2026

b) Important Meeting Dates for Fiscal Year 2026:

- **NEXT MEETING: Friday, September 11, 2026, Fiscal Year 2027 Budget Public Hearing**

c) Commission on Ethics Required Annual Ethics Training Memorandum

d) Financial Statement for period ending July 31, 2026 (unaudited)

Ms. Carvalho: A couple of years ago a statute went into effect that we have to now post before the end of the year the goals and objectives. What the means is before December the Chair of the District and the District Manager will sign off that we've achieved those goals, such as the budget process, auditing, meeting legal advertisement, and so forth, and it will be posted on the District's website. Secondly, as you know, notice went out to the residents about the increase in the assessments based on a public hearing scheduled for September 11. It's extremely important that we have a quorum for that meeting. Just a reminder that before the end of the year, you have to commit to four *hours of ethic training which I believe Corey sent out already. When you file your form 1 next year, you will sign off that you've done it. Lastly, I just wanted to confirm that we have filed your audit in kind, and it was submitted to the Auditor General.*

SIXTH ORDER OF BUSINESS Supervisor's Requests

Ms. Carvalho asked if there were any Supervisor's requests.

Ms. Jaynie Kristine Guillou: I'm still not comfortable with how you arrived at that amount of increase. Is there a certain limit that you can increase the CDDs fees? A millage or something?

Ms. Carvalho: No. The District does not have millage. That amount was based on what has been in discussion for a number of months, areas which the HOA currently maintains, that the District would take over that responsibility. In turn, the HOA budget should be reduced accordingly for that level when they go through the process.

Ms. Guillou: Well, it just seems like a lot of money because what we spend on ponds and the wetlands right now, even including Edge Stone, and of course we were talking about merging, so it was combined and that came out to $422,000 dollars. I know those are just estimates that he put out there, but it just seems very high for what we have been doing. We know we have to do more. We probably have to clean out the pipes. It's not mandatory that we do plants, but that was always an option. The way I looked at doing the plants is, we were going to potentially have some free money, and there is more money than just the start money. Manatee County also has some money which I didn't report last time. Whether that can be gotten without having a pond committee is another issue. Because to get the start money we have to have a pond committee. The whole point is, I was hoping with almost free money we could test out this pond theory, but the way we are going now we are going to have to pay for the whole thing if we decide to do that.

Mr. Ward: We did an inspection of your system, we know the size of your lakes, we know how many linear feet of lake bank you have, we know the length of pipes you have, and we know what it takes to operate a water management system. The estimates in your budget are based upon that process. You are in the first year of the budget, so there is always room for improvement as you move forward into future fiscal years. I think that you are going to find as you move forward through this process, over time, you are going to need to include more funding in your future budgets for purposes of operating and maintaining a system. As they get older they become more difficult to maintain, they require more capital improvements. I think the costs included in here are a good start in terms of ensuring that your capital assets are maintained in fiscal year 2027. In a strategically designed budget that contains all of the elements necessary to maintain your system, midge flies, lake banks, littoral shelves, ensuring the preserves are maintained correctly, I think this is a good budget for you for fiscal year 2027. It does not exclude you from garnering any resources that may be available from the county or state in terms of funding that's out there, but it does not include them because you never know whether you are going to get them. If you get them and you want to include them in your budget, it gives you a little bit of extra cash. It's never going to be a lot of money, but it might help. I think this is a good start and in my opinion this is a solid budget financially and operationally for fiscal year 2027.

Ms. Guillou: I know some comments have been made that the wetlands didn't look good and the parkway looks terrible, and I know that came from Calvin Giordano. I was wondering why they didn't give us an itemized list of what they saw wrong.

Mr. Ward: When we first do an original budget with you, internally from a staff perspective, we go through an internal process that develops into a budget and to the right of your budget it does give you, for example, a little note that tells you how many acres of lakes you have, how many linear feet of lake bank you have, so you know on a macro basis how we can budget. Once you get into your budget year, and we, for example, get into cleaning the pipes, the only way to do a good inspection of the system is to video it, get a report of it, see how much of the pipe system is filled with sand, debris, or whatever it may be, and that report can then come back to you, and that's when you will make a decision on whether you want to spend X dollars to get it 10 percent cleaned, or Y dollars to get it 20 percent cleaned, or whatever it may be. Those are the decision making points you have as a board once you get into the budget process. But for purposes of a budget, especially in year 1, that level of detail isn't there yet because we haven't started yet. As you get into your 2027 budget year you will start seeing those materials coming back to you on a more consistent basis and more of a report format for you to be able to make decisions and determine how you want to proceed going forward.

Ms. Guillou stated she hoped to get more details in the future.

Mr. Ward said the CDD would get more details in the future.

Chairperson Latessa noted also just because the budget had a certain amount of money budgeted did not mean the money would be spent.

Mr. Carpenter noted it was also important to remember the HOA did not budget for these items. He noted the Esplanade HOA budgeted $72,000 dollars for maintenance of the wetlands and ponds; it did not budget for littorals, and it did not budget for bank maintenance. He noted the CDD was going to budget for these things, as well as collect funds in advance for potential emergency situations, such as hurricane damage to the lake banks. He stated this would enable the CDD to make any repairs without inflicting a separate assessment on the residents.

Ms. Guillou said she hoped SFWMD would address some of the issues, but this was not the case. She stated she did not want it to sound like the HOA was not paying proper attention to the assets.

Discussion ensued regarding the pond collapse which Taylor Morrison paid to fix; and the CDD having a reserve account for emergencies.

Ms. Guillou suggested a 10 foot no-mow border around the lakes and preventive maintenance for gutters and downspouts. She said she did not feel like the CDD wished to discuss such minutiae.

Chairperson Latessa said the CDD would discuss line items and any necessary minutiae.

Ms. Guillou stated she would be helping Manatee County with a few ponds and lakes and would garner knowledge and experience which could benefit the CDD.

Mr. Carpenter stated that was excellent, the more knowledge and experience available to the CDD the better. He asked if Taylor Morrison was still involved with the Artisan Lakes East CDD.

Mr. Ward responded in the affirmative.

Mr. Carpenter asked if there were any thoughts or plans to have Taylor Morrison check the sewer lines in the new areas of Esplanade, the north end of Esplanade, to ensure the sewer lines were free of construction debris prior to turnover. He noted the sewer lines were all connected, so the north end of Esplanade sewer lines would affect the Artisan Lakes CDD area.

Mr. Ward explained if the sewer lines were in the Artisan Lakes East CDD, the answer was yes, if the inspection was done and construction debris was found, then Artisan Lakes East would contact Taylor Morrison to request reimbursement. He noted legally Taylor Morrison was not obligated to reimburse the CDD, but it was clearly something the CDD would request.

Mr. Carpenter asked if the CDDs did not merge, would it be possible to have Taylor Morrison move the new homes out of Artisan Lakes East CDD and into the Artisan Lakes CDD to provide more uniformity of area.

Mr. Ward stated there was one bond issue which covered Esplanade and the Eaves Bend pieces, so it would not be possible. *The north end of Esplanade is in Eaves Bend. There is one bond financing that covers that and other pieces of Eaves Bend. We can't split that apart. It has to stay in one CDD.*

Mr. Carpenter: So, unless we combine CDDs that area will always have to be in the East CDD.

Mr. Ward: Which is another good reason to combine the CDDs. Then you don't have that problem anymore.

Mr. Carpenter stated in a combined CDD he understood the roads could be separated to Eaves Bend and Eaves Bend only would be responsible for their roads. He asked if this was correct.

Mr. Ward responded this was correct. *We have an agreement with the Eaves Bend Association for the maintenance of those roadways. That can stay in place, and they can continue to maintain them, but let's assume they say they don't want to do that anymore. You can still put them in the combined CDD and create a separate structure financially for them to assess just that area. It's very simple.*

Ms. Carvalho: Yes. Let's say the merger occurs. There will be a section of the budget that impacts all units within the District, and then you are going to have sections of the budget that go by neighborhoods. Those roads in those neighborhoods, this is their benefit, and this is their assessment for it.

Discussion continued regarding the budget and the roads in Eaves Bend; who was maintaining the roads in Eaves Bend at this time; and it being simple to maintain the roads in Eaves Bend and bill only the Eaves Bend residents for the maintenance.

Chairperson Latessa said he would not be present in person on September 11.

Ms. Carvalho asked if the other Board Members would be present in person.

The other Board Members indicated they would be present in person.

Ms. Guillou said she understood under the Sunshine Law she was allowed to send one-way emails to the other Board Members.

Mr. Ward: The Sunshine Law reflects on you individually, not you as a Board. If you violate the sunshine law, or someone thinks you violate the Sunshine Law, you are held responsible personally and individually. Your directors' and officers' liability insurance does not cover you. So, if you send the entire Board an email, and somebody thinks you violated the Sunshine Law, they can file a complaint against you with the Ethics Commission. This means you would have to defend yourself legally, as does the rest of the Board, so I will always tell you, do not communicate with each other on any matter that may foreseeably appear before this Board. If you want to send an email to each other? That's on you individually and you might be charged with a violation.

Ms. Guillou: Some of it may just be education. It's not necessarily a Board issue.

Ms. Carvalho: With that said, send that to management. Management will disburse that information as "here is information for your own view," not asking for direction, not asking for input.

Mr. Ward: If it's an article you read somewhere or something of that nature, sure, but if you are trying to disseminate a point, that's a problem.

Ms. Guillou: Most of the classes I take provide the power point at the end, and there's some really good stuff in there.

Mr. Ward: That's a non-issue.

Ms. Guillou: So, I send it to you?

Mr. Ward: Yes. At the end of the day, individually, we have to decide whether that information can be sent to the Board, and we may decide not to send it. Normally, what I do with that kind of information is I put it in an Agenda packet, and you will get it at the next meeting. If I'm uncomfortable that the information may communicate something that I know could foreseeably appear before the board for discussion, I will not send it out separately. I will include it in your public agenda, it goes on the website, and then you can discuss it in a meeting.

Ms. Guillou said she read a Supervisor could meet with a vendor one at a time, but it was recommended not to do this when looking for quotes.

Mr. Ward noted individually Ms. Guillou could do whatever she wanted to do. He said from a staff perspective he was not going to permit Ms. Guillou to meet with a vendor individually to discuss anything because it would interfere with the operations of the CDD.

Ms. Guillou said she did not understand this; she felt she could learn much by meeting with a vendor. She stated she could make it clear that she was not meeting with the vendor to provide direction, only to gather information.

Mr. Ward noted there were also insurance issues to deal with.

Ms. Carvalho: The CDD does not have additional coverage that they set forward to have Supervisors meet with vendors outside of a duly noticed meeting. That is a concern.

Mr. Ward: You have to be careful doing those kinds of things. I don't encourage it at all.

Ms. Guillou said she took a six week water class, Stewards of Water, and she worked on a sign which could be put up in ponds with a QR code and bullet points to encourage people to respect the ponds. She stated she was not comfortable being paid $200 dollars per meeting and she planned to use her $200 dollars per meeting to purchase some of the pond signs. She noted Manatee County recommended any home within 15 feet of a wetland should have a sign behind it. She stated she felt this was a project the CDD should take on.

Mr. Carpenter stated he had this sign behind his home; there was a sign every 50 feet along the wetlands behind his home.

Ms. Guillou noted the County said about 50 more signs were needed.

Discussion ensued regarding the signs; West Coast servicing the ponds, lakes and wetlands; West Coast creating a report of wetland defects within the community; and requesting a copy of this report.

Ms. Guillou asked if Ms. Ligas was on the phone.

Ms. Ashley Ligas responded in the affirmative. She stated in regard to email communication, she would echo Mr. Ward; if Ms. Guillou had something for informational purposes, please send it to District Staff who could disseminate the information. She explained this was the safest way to stay within guidelines of the Sunshine Law.

Ms. Guillou asked what it meant to clean up the permits.

Ms. Ligas: I think what you are referring to is, when we do these real estate conveyances, we are also working with the District's Engineer to make sure that any permits related to those lands are in line with where the property ultimately ended up, and who the O&M entity is. So, we've gone through an extensive process with Victor and his successors at Atwell to be able to go through and make sure that if we are to own something, that we also have the permit *transferred over. Similarly, if we have a permit, for example, in Artisan Lakes East, one particular area, where that particular permit was in the HOA's name, we just want to reconcile all of those things to make sure we own what we are supposed to own, and we are the operation and maintenance entity on record for things we are responsible for.*

Ms. Guillou: The roads south of Season's Way do not have information on ownership anymore. I thought they used to be in the Master. Can you fill us in on what's going on there?

Ms. Ligas: I will double check that. There was a segment of the parkway that was being turned over in coordination with the engineer. Sometimes when a road is turned over and it becomes a County road it won't show ownership information when you click on it. That is likely why you're not seeing it. We have a right-of-way maintenance agreement with the County for the Parkway to cover landscape improvements.

Ms. Guillou noted the County was really only concerned about who was responsible for maintaining the roads, not about who owned the roads. She asked if Mr. Earlywine provided a list of the pros and cons of a CDD merger.

Mr. Ward responded he would follow up with Mr. Earlywine about the list.

SEVENTH ORDER OF BUSINESS Public Comments

Ms. Carvalho asked if there were any public comments.

Ms. Reynolds asked about the ponds in Artisan Lakes East.

Mr. Ward stated he would send Ms. Reynolds a map via email after the meeting.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 3:20 p.m.

On MOTION made by Peter Latessa, seconded by Deborah Reynolds, and with all in favor, the meeting was adjourned.

Artisan Lakes Community Development District

______________________________	______________________________
James P. Ward, Secretary	Tom Carpenter, Chairperson

From:	James Ward [C]
To:	Cori Dissinger
Subject:	Fw: September 11th CDD Meeting at Esplanade Artisan Lakes
Date:	Thursday, August 13, 2026 7:38:06 AM
Attachments:	image.png

Cori - for the AL agenda.

J

James P. Ward | District Manager
PFM Management Services LLC
Wardj@pfm.com | **phone & text 954.658.4900** | **web:** pfmmanagement.com
3501 Quadrangle Boulevard | Suite 270 | Orlando, Florida 32817

From: Keith <keithmsp@gmail.com>
Sent: Wednesday, August 12, 2026 9:43 PM
To: JimWard@jpwardassociates.com <JimWard@jpwardassociates.com>
Subject: September 11th CDD Meeting at Esplanade Artisan Lakes

Hi Jim

I shall be attending the above meeting and have the following question that I would like addressed at that meeting.

For the proposed transfer of stormwater maintenance from the Esplanade and Eaves Bend HOAs to the CDDs, what is the current annual cost being paid by each HOA, and what annual amount is the

CDD proposing to budget for the combined stormwater maintenance after the transfer?

Thanking you in anticipation,

Keith Haig
10011 Craftsman Park Way
Property ID # 610909009

Sent from my iPhone

RESOLUTION 2026-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors ("**Board**") of the Artisan Lakes Community Development District (**"District"**) proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section

190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Artisan Lakes Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Artisan Lakes Community Development District, for the Fiscal Year 2027 beginning October 1, 2026, and ending September 30, 2027, the sum of **$1,273,453.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND 2027	**$ 395,234.00**
DEBT SERVICE FUND SERIES 2013	**$ 383,212.00**
DEBT SERVICE FUND SERIES 2018	**$ 495,007.00**
TOTAL ALL FUNDS	**$ 1,273,453.00**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. 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 11th day of September, 2026.

ATTEST:	**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
James P. Ward, Secretary	Tom Carpenter, Vice-Chairman

Exhibit A: Fiscal Year 2026/2027 Budget(s)

Artisan Lakes

Community Development District

Proposed Budget
Fiscal Year 2027

Revised July 13, 2026

Prepared By:

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

Artisan Lakes Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget	Notes
Revenues and Other Sources					
Carryforward	$ -	$ -	$ -	$ -	
Assessment Revenue					
Assessments - On-Roll	$ 149,708	$ 143,601	$ 149,708	$ 395,234	Assessments from Property Owners
Assessments - Off-Roll	$ -		$ -	$ -	
Total Revenue & Other Sources	**$ 149,708**	**$ 143,601**	**$ 149,708**	**$ 395,234**	
Appropriations					
Legislative					
Board of Supervisor's Fees	$ 4,000	$ 6,000	$ 8,000	$ 4,000	Statutory Required Fees
Executive					
Professional - Management	$ 31,500	$ 23,625	$ 31,500	$ 32,000	District Manager
Financial and Administrative					
Audit Services	$ 5,500	$ 5,500	$ 5,500	$ 5,600	Statutory required audit Yearly
Accounting Services	$ 5,000	$ 3,750	$ 5,000	$ 10,000	All Funds
Assessment Roll Preparation	$ 5,000	$ 3,750	$ 5,000	$ 10,000	All Funds
Arbitrage Rebate Fees	$ 1,000	$ 1,000	$ 1,000	$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	$ 1,000	$ 2,043	$ 3,000	$ 2,100	Statutory Required Legal Advertising
Trustee Services	$ 10,200	$ 4,246	$ 10,132	$ 10,200	Trust Fees for Bonds
Dissemination Agent Services	$ 6,000	$ 6,000	$ 6,000	$ 6,000	Required Reporting for Bonds
Amortization Schedules	$ -	$ 100	$ 600	$ 600	Fees to reamortize bond payable
Property Appraiser Fees	$ -	$ -	$ -	$ -	Fees to place assessments on tax bills
Bank Service Fees	$ 250	$ -	$ 250	$ 250	Bank Fees - Governmental Accounts
Communications and Freight Services					
Postage, Freight & Messenger	$ 200	$ 384	$ 1,000	$ 300	Agenda Mailings and other Misc Mailings
Computer Services (Web Site)	$ 2,400	$ 2,400	$ 2,400	$ 2,400	Statutory Maintenance of District Web site
Insurance	$ 6,539	$ 6,893	$ 6,893	$ 7,193	General Liability and D&O Liability Insurance
Subscriptions and Memberships	$ 175	$ 175	$ 175	$ 175	Department of Economic Opportunity Fee
Printing and Binding	$ 650	$ -	$ 1,000	$ 700	Agenda books and copies

Artisan Lakes Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget	Notes
Legal Services					
General Counsel	$ 6,500	$ 5,647	$ 6,500	$ 7,000	District Attorney
Other General Government Services					
Engineering Services	$ 4,000	$ 2,425	$ 4,000	$ 3,500	District Engineer
Contingencies	$ -	$ -	$ -	$ -	
Sub-Total:	**$ 89,914**	**$ 73,939**	**$ 97,950**	**$ 103,018**	
Other Physical Environment					
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional - Management	$ -	$ -	$ -	$ 21,500	Aquatic Maintemance, oversight and coordination
Repairs and Maintenance					
Aquatic Weed Control	$ -	$ -	$ -	$ 45,600	Periodic Maint. Approx. 68 Ac., 41 Lakes (52,000 LF of lake Bank)
Lake Bank Mainenance	$ -	$ -	$ -	$ 40,000	Repairs/Maint of erosion areas, bank stabalization
Littoral Shelf Plantngs	$ -	$ -	$ -	$ 32,000	Installation, enhancement of Littorals
Water Quatlity Testing	$ -	$ -	$ -	$ -	
Midge Fly Control	$ -	$ -	$ -	$ 8,000	As Needed
Mulch	$ -	$ -	$ -	$ -	N/A
Drainage Inspections/Cleaning	$ -	$ -	$ -	$ 27,000	$10k/Inspection + $17k for any emergency cleanings
Contingencies				$ 15,260	10% of Repairs and Maintenance
Preserve Services					
Professional - Management	$ -	$ -	$ -	$ 2,000	Preserve maintenance oversight and coordination
Repairs and Maintenance					
Wetland/Preserve Maintenance	$ -	$ -	$ -	$ 25,000	Quarterly Maint. 14 preserve buffer areas
Subtotal	**$ -**	**$ -**	**$ -**	**$ 216,360**	
Reserves					
Extraordinary Capital/Operations	$ 50,000	$ 41,667	$ 50,000	$ 50,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.

Artisan Lakes Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget	Notes
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	$ 9,794	$ -	$ -	$ 25,856	Discounts/Fees to place assessments on Tax Rolls
Total Appropriations	**$ 149,708**	**$ 115,606**	**$ 147,950**	**$ 395,234**	
Fund Balances:					
Changes from Current Year Operations	**$ -**	**$ 27,995**	**$ 1,758**	**$ -**	
Fund Balance - Beginning	**$ 240,269**		**$ 240,269**	**$ 290,269**	
Current Year Reserve Allocation	$ 50,000		$ 50,000	$ 50,000	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	**$ 290,269**		**$ 290,269**	**$ 340,269**	
Fund Balance - Use of Funds					
Extraordinary Capital/Operations Reserve	$ 290,269		$ 290,269	$ 286,179	Long Term Capital Planning - Balance of Funds
1st 3 Months Operations Reserve	$ -		$ -	$ 54,090	Required to meet Cash Needs until Assessment Rec'd.
	$ 290,269		**$ 290,269**	**$ 340,269**	
Assessment Rate	**$ 177.38**			**$ 468.29**	Year over Year Assessment Rate
Total Number Of Units	**844**			**844**	FINAL Number of Units
Cap Rate Adopted In Fiscal Year 2026	**$ 177.91**				Adopted Cap Rate
FY 2027 Cap Rate				**$ 561.94**	Mailed Notice Req'd - NEW Cap Rate

FINAL NUMBER AND TYPES OF UNITS - FY 2027 BUDGET

Type of Unit	2013	2018	Total	ORIGINAL
Single Family 30' 39'	0	92	92	92
Single Family 40' - 49'	128	131	259	286
Single Family 50' - 59'	110	182	292	255
Single Family 60' - 69'	81	102	183	190
Single Family 70' and up	16	2	18	28
Total Units	**335**	**509**	**844**	**851**

Chart provides the final unit counts after all platting for Artisan Lakes CDD, in comparison to original plan.

Artisan Lakes Community Development District
Debt Service Fund - Series 2013 Bonds - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget
Revenues and Other Sources				
Carryforward	$ -	$ -	$ -	$ -
Interest Income				
Reserve Account	$ 15,402	$ 9,411	$ 12,548	$ 33,880
Revenue Account	$ 16,773	$ 13,822	$ 18,430	$ 49,760
Prepayment Account	$ -	$ 9	$ 13	$ 12
Special Assessment Revenue				
Special Assessment - On-Roll				
Series 2013 A-1	$ 259,288	$ 244,984	$ 259,288	$ 280,840
Series 2013 A-3	$ 108,257	$ 102,254	$ 108,257	$ 108,257
Total Revenue and Other Sources	**$ 399,720**	**$ 370,481**	**$ 398,536**	**$ 472,749**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 A-1	$ 70,000	$ 70,000	$ 70,000	$ 75,000
Series 2013 A-3	$ 25,000	$ 25,000	$ 25,000	$ 25,000
Interest Expense				
Series 2013 A-1	$ 189,288	$ 189,288	$ 189,288	$ 184,563
Series 2013 A-3	$ 75,763	$ 73,225	$ 73,225	$ 71,413
Other Fees and Charges				
Discounts for Early Payment	$ 25,728	$ -	$ 25,728	$ 27,237
Total Expenditures and Other Uses	**$ 385,778**	**$ 357,513**	**$ 383,241**	**$ 383,212**
Net Increase/(Decrease) in Fund Balance	$ 13,942	$ 12,968	$ 15,295	$ 89,538
Fund Balance - Beginning	$ 844,822	$ 844,822	$ 844,822	$ 860,117
Fund Balance - Ending	**$ 858,763**	**$ 857,790**	**$ 860,117**	**$ 949,654**

Prepared By:
PFM Management Services, LLC

Artisan Lakes Community Development District
Debt Service Fund - Series 2013 Bonds - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget
Restricted Fund Balance:				
Reserve Account Requirement				
Series 2013 A-1			$ 261,631	
Series 2013 A-3			$ 103,625	
Total - Reserve Accounts			**$ 365,256**	
Restricted for November 1, 2027 Interest Payment				
Series 2013 A-1			$ 89,750	
Series 2013 A-3			$ 34,800	
Total - Reserved for Interest			**$ 89,750**	
Total - Restricted Fund Balance:			**$ 455,006**	

Assessment Rates	FY 2026	FY 2027
Series 2013 A-1		
Single Family 40'	$ 708.80	$ 708.80
Single Family 50'	$ 855.99	$ 855.99
Single Family 60'	$ 1,063.19	$ 1,063.19
Single Family 70'	$ 1,240.39	$ 1,240.39
Series 2013 A-3 (Phase 5 Only)		
Single Family 40'	$ 365.73	$ 365.73
Single Family 50'	$ 457.17	$ 457.17
Single Family 60'	$ 548.60	$ 548.60
Single Family 70'	$ 640.03	$ 640.03

Artisan Lakes Community Development District
Debt Service Fund - Series 2013 A-1

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		**$ 3,430,000**	**6.75%**			
11/1/2023				$ 99,200.00		$ 2,870,000
5/1/2024		$ 65,000	6.75%	$ 99,200.00	$ 258,400	$ 2,805,000
11/1/2024				$ 97,006.25		$ 2,805,000
5/1/2025		$ 70,000	6.75%	$ 97,006.25	$ 259,013	$ 2,735,000
11/1/2025				$ 94,643.75		$ 2,735,000
5/1/2026		$ 70,000	6.75%	$ 94,643.75	$ 259,288	$ 2,665,000
11/1/2026				$ 92,281.25		$ 2,665,000
5/1/2027		$ 75,000	6.75%	$ 92,281.25	$ 254,563	$ 2,590,000
11/1/2027				$ 89,750.00		$ 2,590,000
5/1/2028		$ 85,000	6.75%	$ 89,750.00	$ 254,500	$ 2,505,000
11/1/2028				$ 86,881.25		$ 2,505,000
5/1/2029		$ 90,000	6.75%	$ 86,881.25	$ 258,763	$ 2,415,000
11/1/2029				$ 83,843.75		$ 2,415,000
5/1/2030		$ 95,000	6.75%	$ 83,843.75	$ 257,688	$ 2,320,000
11/1/2030				$ 80,637.50		$ 2,320,000
5/1/2031		$ 100,000	6.75%	$ 80,637.50	$ 256,275	$ 2,220,000
11/1/2031				$ 77,262.50		$ 2,220,000
5/1/2032		$ 110,000	6.75%	$ 77,262.50	$ 254,525	$ 2,110,000
11/1/2032				$ 73,550.00		$ 2,110,000
5/1/2033		$ 115,000	6.75%	$ 73,550.00	$ 257,100	$ 1,995,000
11/1/2033				$ 69,668.75		$ 1,995,000
5/1/2034		$ 125,000	6.75%	$ 69,668.75	$ 254,338	$ 1,870,000
11/1/2034				$ 65,450.00		$ 1,870,000
5/1/2035		$ 135,000	7.00%	$ 65,450.00	$ 255,900	$ 1,735,000
11/1/2035				$ 60,725.00		$ 1,735,000
5/1/2036		$ 145,000	7.00%	$ 60,725.00	$ 256,450	$ 1,590,000
11/1/2036				$ 55,650.00		$ 1,590,000
5/1/2037		$ 155,000	7.00%	$ 55,650.00	$ 256,300	$ 1,435,000
11/1/2037				$ 50,225.00		$ 1,435,000
5/1/2038		$ 165,000	7.00%	$ 50,225.00	$ 255,450	$ 1,270,000
11/1/2038				$ 44,450.00		$ 1,270,000
5/1/2039		$ 175,000	7.00%	$ 44,450.00	$ 253,900	$ 1,095,000
11/1/2039				$ 38,325.00		$ 1,095,000
5/1/2040		$ 190,000	7.00%	$ 38,325.00	$ 251,650	$ 905,000
11/1/2040				$ 31,675.00		$ 905,000
5/1/2041		$ 205,000	7.00%	$ 31,675.00	$ 253,350	$ 700,000
11/1/2041				$ 24,500.00		$ 700,000
5/1/2042		$ 215,000	7.00%	$ 24,500.00	$ 254,000	$ 485,000
11/1/2042				$ 16,975.00		$ 485,000
5/1/2043		$ 235,000	7.00%	$ 16,975.00	$ 248,950	$ 250,000
11/1/2043				$ 8,750.00		$ 250,000
5/1/2044		$ 250,000		$ 8,750.00	$ 252,500	$ -

Par Balance Outstanding at 9/30/27 $ 2,665,000

Artisan Lakes Community Development District
Debt Service Fund - Series 2013 A-3

Description	Principal Prepayments	Principal Mandatory	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		**$ 2,500,000**	**7.25%**			
11/1/2023				$ 39,693.75		$ 1,095,000
5/1/2024		$ 25,000	7.25%	$ 39,693.75	$ 99,388	$ 1,070,000
11/1/2024				$ 38,787.50		$ 1,070,000
5/1/2025	$ 35,000	$ 25,000	7.25%	$ 38,787.50	$ 102,575	$ 1,010,000
11/1/2025				$ 36,612.50		$ 1,010,000
5/1/2026		$ 25,000	7.25%	$ 36,612.50	$ 98,225	$ 985,000
11/1/2026				$ 35,706.25		$ 985,000
5/1/2027		$ 25,000	7.25%	$ 35,706.25	$ 96,413	$ 960,000
11/1/2027				$ 34,800.00		$ 960,000
5/1/2028		$ 30,000	7.25%	$ 34,800.00	$ 94,600	$ 930,000
11/1/2028				$ 33,712.50		$ 930,000
5/1/2029		$ 30,000	7.25%	$ 33,712.50	$ 97,425	$ 900,000
11/1/2029				$ 32,625.00		$ 900,000
5/1/2030		$ 30,000	7.25%	$ 32,625.00	$ 95,250	$ 870,000
11/1/2030				$ 31,537.50		$ 870,000
5/1/2031		$ 40,000	7.25%	$ 31,537.50	$ 93,075	$ 830,000
11/1/2031				$ 30,087.50		$ 830,000
5/1/2032		$ 35,000	7.25%	$ 30,087.50	$ 100,175	$ 795,000
11/1/2032				$ 28,818.75		$ 795,000
5/1/2033		$ 40,000	7.25%	$ 28,818.75	$ 92,638	$ 755,000
11/1/2033				$ 27,368.75		$ 755,000
5/1/2034		$ 45,000	7.25%	$ 27,368.75	$ 94,738	$ 710,000
11/1/2034				$ 25,737.50		$ 710,000
5/1/2035		$ 45,000	7.25%	$ 25,737.50	$ 96,475	$ 665,000
11/1/2035				$ 24,106.25		$ 665,000
5/1/2036		$ 50,000	7.25%	$ 24,106.25	$ 93,213	$ 615,000
11/1/2036				$ 22,293.75		$ 615,000
5/1/2037		$ 60,000	7.25%	$ 22,293.75	$ 94,588	$ 555,000
11/1/2037				$ 20,118.75		$ 555,000
5/1/2038		$ 65,000	7.25%	$ 20,118.75	$ 100,238	$ 490,000
11/1/2038				$ 17,762.50		$ 490,000
5/1/2039		$ 65,000	7.25%	$ 17,762.50	$ 100,525	$ 425,000
11/1/2039				$ 15,406.25		$ 425,000
5/1/2040		$ 75,000	7.25%	$ 15,406.25	$ 95,813	$ 350,000
11/1/2040				$ 12,687.50		$ 350,000
5/1/2041		$ 80,000	7.25%	$ 12,687.50	$ 100,375	$ 270,000
11/1/2041				$ 9,787.50		$ 270,000
5/1/2042		$ 85,000	7.25%	$ 9,787.50	$ 99,575	$ 185,000

Artisan Lakes Community Development District

Debt Service Fund - Series 2013 A-3

Description	Principal Prepayments	Principal Mandatory	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2042				$ 6,706.25		$ 185,000
5/1/2043		$ 85,000	7.25%	$ 6,706.25	$ 98,413	$ 100,000
11/1/2043				$ 3,625.00		$ 100,000
5/1/2044		$ 100,000	7.25%	$ 3,625.00	$ 92,250	$ -

Par Balance Outstanding at 9/30/27 $ 960,000

Artisan Lakes Community Development District
Debt Service Fund - Series 2018 Bonds - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget
Revenues and Other Sources				
Carryforward	$ -	$ -	$ -	$ -
Interest Income				
Reserve Account	$ 6,092	$ 3,686	$ 4,915	$ 4,787
Revenue Account	$ 11,068	$ 11,672	$ 15,563	$ 10,343
Prepayment Account	$ 2,131	$ 82	$ 109	$ 219
Special Assessment Revenue	-			-
Special Assessment - On-Roll	$ 500,011	$ 477,476	$ 500,011	$ 500,011
Total Revenue and Other Sources	**$ 519,303**	**$ 492,916**	**$ 520,598**	**$ 515,360**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	$ 130,000	$ 125,000	$ 125,000	$ 135,000
Principal Debt Service - Early Redemptions	$ -	$ 10,000	$ 10,000	$ -
Interest Expense	$ 327,825	$ 322,456	$ 322,456	$ 325,006
Other Fees and Charges				
Discounts for Early Payment	$ 35,001	$ -	$ 35,001	$ 35,001
Transfers Out	$ -	$ -	$ -	$ -
Total Expenditures and Other Uses	**$ 492,826**	**$ 457,456**	**$ 492,457**	**$ 495,007**
Net Increase/(Decrease) in Fund	$ 26,477	$ 35,460	$ 28,141	$ 20,353
Fund Balance - Beginning	$ 483,369	$ 483,369	$ 483,369	$ 511,510
Fund Balance - Ending	**$ 509,846**	**$ 518,829**	**$ 511,510**	**$ 531,863**

Restricted Fund Balance:	
Reserve Account Requirement	$ 134,776
Restricted for November 1, 2027 Interest Payment	$ 154,756
Total - Restricted Fund Balance:	**$ 289,532**

Assessment Rates	Rate	Rate
Single Family 30'	$724.05	$724.05
Single Family 40'	$827.49	$827.49
Single Family 50'	$1,034.36	$1,034.36
Single Family 60'	$1,241.24	$1,241.24
Single Family 70'	$1,448.11	$1,448.11

Prepared By:
PFM Management Services, LLC

Artisan Lakes Community Development District
Debt Service Fund - Series 2018 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		**$ 6,760,000**	**Varies**			
5/1/2019				$ 164,447.14		
11/1/2019				$ 179,396.88	$ 343,844	$ 6,760,000
5/1/2020		$ 100,000	4.375%	$ 179,396.88		$ 6,660,000
11/1/2020				$ 177,209.38	$ 458,794	$ 6,660,000
5/1/2021		$ 105,000	4.375%	$ 177,209.38		$ 6,555,000
11/1/2021				$ 174,912.50	$ 459,419	$ 6,555,000
5/1/2022		$ 110,000	4.375%	$ 174,912.50		$ 6,445,000
11/1/2022				$ 172,506.25	$ 459,825	$ 6,445,000
5/1/2023	$ 5,000	$ 115,000	4.375%	$ 172,506.25		$ 6,325,000
11/1/2023	$ 10,000			$ 169,584.38	$ 460,013	$ 6,315,000
5/1/2024		$ 120,000	4.375%	$ 169,584.38		$ 6,195,000
11/1/2024				$ 166,959.38	$ 459,169	$ 6,195,000
5/1/2025	$ 95,000	$ 125,000	4.875%	$ 166,959.38		$ 5,975,000
11/1/2025	$ 10,000			$ 163,912.50	$ 458,919	$ 5,965,000
5/1/2026		$ 125,000	4.875%	$ 161,093.75		$ 5,840,000
11/1/2026				$ 158,046.88	$ 450,006	$ 5,840,000
5/1/2027		$ 135,000	4.875%	$ 158,046.88		$ 5,705,000
11/1/2027				$ 154,756.25	$ 451,094	$ 5,705,000
5/1/2028		$ 140,000	4.875%	$ 154,756.25		$ 5,565,000
11/1/2028				$ 151,343.75	$ 449,513	$ 5,565,000
5/1/2029		$ 145,000	4.875%	$ 151,343.75		$ 5,420,000
11/1/2029				$ 147,809.38	$ 447,688	$ 5,420,000
5/1/2030		$ 155,000	5.375%	$ 147,809.38		$ 5,265,000
11/1/2030				$ 143,643.75	$ 450,619	$ 5,265,000
5/1/2031		$ 165,000	5.375%	$ 143,643.75		$ 5,100,000
11/1/2031				$ 139,209.38	$ 452,288	$ 5,100,000
5/1/2032		$ 170,000	5.375%	$ 139,209.38		$ 4,930,000
11/1/2032				$ 134,640.63	$ 448,419	$ 4,930,000
5/1/2033		$ 180,000	5.375%	$ 134,640.63		$ 4,750,000
11/1/2033				$ 129,803.13	$ 449,281	$ 4,750,000
5/1/2034		$ 190,000	5.375%	$ 129,803.13		$ 4,560,000
11/1/2034				$ 124,696.88	$ 449,606	$ 4,560,000
5/1/2035		$ 200,000	5.375%	$ 124,696.88		$ 4,360,000
11/1/2035				$ 119,321.88	$ 449,394	$ 4,360,000
5/1/2036		$ 215,000	5.375%	$ 119,321.88		$ 4,145,000
11/1/2036				$ 113,543.75	$ 453,644	$ 4,145,000
5/1/2037		$ 225,000	5.375%	$ 113,543.75		$ 3,920,000
11/1/2037				$ 107,496.88	$ 452,088	$ 3,920,000
5/1/2038		$ 235,000	5.375%	$ 107,496.88		$ 3,685,000
11/1/2038				$ 101,181.25	$ 449,994	$ 3,685,000
5/1/2039		$ 250,000	5.375%	$ 101,181.25		$ 3,435,000
11/1/2039				$ 94,462.50	$ 452,363	$ 3,435,000

Artisan Lakes Community Development District
Debt Service Fund - Series 2018 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
5/1/2040		$ 265,000	5.500%	$ 94,462.50		$ 3,170,000
11/1/2040				$ 87,175.00	$ 453,925	$ 3,170,000
5/1/2041		$ 280,000	5.500%	$ 87,175.00		$ 2,890,000
11/1/2041				$ 79,475.00	$ 454,350	$ 2,890,000
5/1/2042		$ 295,000	5.500%	$ 79,475.00		$ 2,595,000
11/1/2042				$ 71,362.50	$ 150,838	$ 2,595,000
5/1/2043		$ 310,000	5.500%	$ 71,362.50		$ 2,285,000
11/1/2043				$ 62,837.50	$ 452,725	$ 2,285,000
5/1/2044		$ 330,000	5.500%	$ 62,837.50		$ 1,955,000
11/1/2044				$ 53,762.50	$ 455,675	$ 1,955,000
5/1/2045		$ 350,000	5.500%	$ 53,762.50		$ 1,605,000
11/1/2045				$ 44,137.50	$ 457,525	$ 1,605,000
5/1/2046		$ 370,000	5.500%	$ 44,137.50		$ 1,235,000
11/1/2046				$ 33,962.50	$ 458,275	$ 1,235,000
5/1/2047		$ 390,000	5.500%	$ 33,962.50		$ 845,000
11/1/2047				$ 23,237.50	$ 457,925	$ 845,000
5/1/2048		$ 410,000	5.500%	$ 23,237.50		$ 435,000
11/1/2048				$ 11,962.50	$ 456,475	$ 435,000
5/1/2049		$ 435,000	5.500%	$ 11,962.50		$ -

Par Balance Outstanding at 9/30/27 $ 5,705,000

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Artisan Lakes Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2027 ("Operations and Maintenance Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2027; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method") and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A" the Budget; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law; and

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

Direct Bill Assessments**.** Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026/2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Artisan Lakes Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. 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 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Artisan Lakes Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Artisan Lakes Community Development District, Manatee County, Florida, this 11th day of September 2026.

ATTEST:	**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
James P. Ward, Secretary	Tom Carpenter, Vice-Chairman

Exhibit A: Fiscal Year 2027 Adopted Budget

Artisan Lakes

Community Development District

Proposed Budget
Fiscal Year 2027
Revised July 13, 2026

Prepared By:
PFM Management Services, LLC
3501 Quadrangle Blvd, Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900
Email: WardJ@PFM.com

Artisan Lakes Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget	Notes
Revenues and Other Sources					
Carryforward	$ -	$ -	$ -	$ -	
Assessment Revenue					
Assessments - On-Roll	$ 149,708	$ 143,601	$ 149,708	$ 395,234	Assessments from Property Owners
Assessments - Off-Roll	$ -		$ -	$ -	
Total Revenue & Other Sources	**$ 149,708**	**$ 143,601**	**$ 149,708**	**$ 395,234**	
Appropriations					
Legislative					
Board of Supervisor's Fees	$ 4,000	$ 6,000	$ 8,000	$ 4,000	Statutory Required Fees
Executive					
Professional - Management	$ 31,500	$ 23,625	$ 31,500	$ 32,000	District Manager
Financial and Administrative					
Audit Services	$ 5,500	$ 5,500	$ 5,500	$ 5,600	Statutory required audit Yearly
Accounting Services	$ 5,000	$ 3,750	$ 5,000	$ 10,000	All Funds
Assessment Roll Preparation	$ 5,000	$ 3,750	$ 5,000	$ 10,000	All Funds
Arbitrage Rebate Fees	$ 1,000	$ 1,000	$ 1,000	$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	$ 1,000	$ 2,043	$ 3,000	$ 2,100	Statutory Required Legal Advertising
Trustee Services	$ 10,200	$ 4,246	$ 10,132	$ 10,200	Trust Fees for Bonds
Dissemination Agent Services	$ 6,000	$ 6,000	$ 6,000	$ 6,000	Required Reporting for Bonds
Amortization Schedules	$ -	$ 100	$ 600	$ 600	Fees to reamortize bond payable
Property Appraiser Fees	$ -	$ -	$ -	$ -	Fees to place assessments on tax bills
Bank Service Fees	$ 250	$ -	$ 250	$ 250	Bank Fees - Governmental Accounts
Communications and Freight Services					
Postage, Freight & Messenger	$ 200	$ 384	$ 1,000	$ 300	Agenda Mailings and other Misc Mailings
Computer Services (Web Site)	$ 2,400	$ 2,400	$ 2,400	$ 2,400	Statutory Maintenance of District Web site
Insurance	$ 6,539	$ 6,893	$ 6,893	$ 7,193	General Liability and D&O Liability Insurance
Subscriptions and Memberships	$ 175	$ 175	$ 175	$ 175	Department of Economic Opportunity Fee
Printing and Binding	$ 650	$ -	$ 1,000	$ 700	Agenda books and copies

Artisan Lakes Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget	Notes
Legal Services					
General Counsel	$ 6,500	$ 5,647	$ 6,500	$ 7,000	District Attorney
Other General Government Services					
Engineering Services	$ 4,000	$ 2,425	$ 4,000	$ 3,500	District Engineer
Contingencies	$ -	$ -	$ -	$ -	
Sub-Total:	**$ 89,914**	**$ 73,939**	**$ 97,950**	**$ 103,018**	
Other Physical Environment					
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional - Management	$ -	$ -	$ -	$ 21,500	Aquatic Maintemance, oversight and coordination
Repairs and Maintenance					
Aquatic Weed Control	$ -	$ -	$ -	$ 45,600	Periodic Maint. Approx. 68 Ac., 41 Lakes (52,000 LF of lake Bank)
Lake Bank Mainenance	$ -	$ -	$ -	$ 40,000	Repairs/Maint of erosion areas, bank stabalization
Littoral Shelf Plantngs	$ -	$ -	$ -	$ 32,000	Installation, enhancement of Littorals
Water Quatlity Testing	$ -	$ -	$ -	$ -	
Midge Fly Control	$ -	$ -	$ -	$ 8,000	As Needed
Mulch	$ -	$ -	$ -	$ -	N/A
Drainage Inspections/Cleaning	$ -	$ -	$ -	$ 27,000	$10k/Inspection + $17k for any emergency cleanings
Contingencies				$ 15,260	10% of Repairs and Maintenance
Preserve Services					
Professional - Management	$ -	$ -	$ -	$ 2,000	Preserve maintenance oversight and coordination
Repairs and Maintenance					
Wetland/Preserve Maintenance	$ -	$ -	$ -	$ 25,000	Quarterly Maint. 14 preserve buffer areas
Subtotal	**$ -**	**$ -**	**$ -**	**$ 216,360**	
Reserves					
Extraordinary Capital/Operations	$ 50,000	$ 41,667	$ 50,000	$ 50,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.

Artisan Lakes Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget	Notes
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	$ 9,794	$ -	$ -	$ 25,856	Discounts/Fees to place assessments on Tax Rolls
Total Appropriations	**$ 149,708**	**$ 115,606**	**$ 147,950**	**$ 395,234**	
Fund Balances:					
Changes from Current Year Operations	**$ -**	**$ 27,995**	**$ 1,758**	**$ -**	
Fund Balance - Beginning	**$ 240,269**		**$ 240,269**	**$ 290,269**	
Current Year Reserve Allocation	$ 50,000		$ 50,000	$ 50,000	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	**$ 290,269**		**$ 290,269**	**$ 340,269**	
Fund Balance - Use of Funds					
Extraordinary Capital/Operations Reserve	$ 290,269		$ 290,269	$ 286,179	Long Term Capital Planning - Balance of Funds
1st 3 Months Operations Reserve	$ -		$ -	$ 54,090	Required to meet Cash Needs until Assessment Rec'd.
	$ 290,269		**$ 290,269**	**$ 340,269**	
Assessment Rate	**$ 177.38**			**$ 468.29**	Year over Year Assessment Rate
Total Number Of Units	**844**			**844**	FINAL Number of Units
Cap Rate Adopted In Fiscal Year 2026	**$ 177.91**				Adopted Cap Rate
FY 2027 Cap Rate				**$ 561.94**	Mailed Notice Req'd - NEW Cap Rate

FINAL NUMBER AND TYPES OF UNITS - FY 2027 BUDGET

Type of Unit	2013	2018	Total	ORIGINAL
Single Family 30' 39'	0	92	92	92
Single Family 40' - 49'	128	131	259	286
Single Family 50' - 59'	110	182	292	255
Single Family 60' - 69'	81	102	183	190
Single Family 70' and up	16	2	18	28
Total Units	**335**	**509**	**844**	**851**

Chart provides the final unit counts after all platting for Artisan Lakes CDD, in comparison to original plan.

Artisan Lakes Community Development District
Debt Service Fund - Series 2013 Bonds - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget
Revenues and Other Sources				
Carryforward	$ -	$ -	$ -	$ -
Interest Income				
Reserve Account	$ 15,402	$ 9,411	$ 12,548	$ 33,880
Revenue Account	$ 16,773	$ 13,822	$ 18,430	$ 49,760
Prepayment Account	$ -	$ 9	$ 13	$ 12
Special Assessment Revenue				
Special Assessment - On-Roll				
Series 2013 A-1	$ 259,288	$ 244,984	$ 259,288	$ 280,840
Series 2013 A-3	$ 108,257	$ 102,254	$ 108,257	$ 108,257
Total Revenue and Other Sources	**$ 399,720**	**$ 370,481**	**$ 398,536**	**$ 472,749**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 A-1	$ 70,000	$ 70,000	$ 70,000	$ 75,000
Series 2013 A-3	$ 25,000	$ 25,000	$ 25,000	$ 25,000
Interest Expense				
Series 2013 A-1	$ 189,288	$ 189,288	$ 189,288	$ 184,563
Series 2013 A-3	$ 75,763	$ 73,225	$ 73,225	$ 71,413
Other Fees and Charges				
Discounts for Early Payment	$ 25,728	$ -	$ 25,728	$ 27,237
Total Expenditures and Other Uses	**$ 385,778**	**$ 357,513**	**$ 383,241**	**$ 383,212**
Net Increase/(Decrease) in Fund Balance	$ 13,942	$ 12,968	$ 15,295	$ 89,538
Fund Balance - Beginning	$ 844,822	$ 844,822	$ 844,822	$ 860,117
Fund Balance - Ending	**$ 858,763**	**$ 857,790**	**$ 860,117**	**$ 949,654**

Artisan Lakes Community Development District
Debt Service Fund - Series 2013 Bonds - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget
Restricted Fund Balance:				
Reserve Account Requirement				
Series 2013 A-1			$ 261,631	
Series 2013 A-3			$ 103,625	
Total - Reserve Accounts			**$ 365,256**	
Restricted for November 1, 2027 Interest Payment				
Series 2013 A-1			$ 89,750	
Series 2013 A-3			$ 34,800	
Total - Reserved for Interest			**$ 89,750**	
Total - Restricted Fund Balance:			**$ 455,006**	

Assessment Rates	FY 2026	FY 2027
Series 2013 A-1		
Single Family 40'	$ 708.80	$ 708.80
Single Family 50'	$ 855.99	$ 855.99
Single Family 60'	$ 1,063.19	$ 1,063.19
Single Family 70'	$ 1,240.39	$ 1,240.39
Series 2013 A-3 (Phase 5 Only)		
Single Family 40'	$ 365.73	$ 365.73
Single Family 50'	$ 457.17	$ 457.17
Single Family 60'	$ 548.60	$ 548.60
Single Family 70'	$ 640.03	$ 640.03

Artisan Lakes Community Development District
Debt Service Fund - Series 2013 A-1

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		**$ 3,430,000**	**6.75%**			
11/1/2023				$ 99,200.00		$ 2,870,000
5/1/2024		$ 65,000	6.75%	$ 99,200.00	$ 258,400	$ 2,805,000
11/1/2024				$ 97,006.25		$ 2,805,000
5/1/2025		$ 70,000	6.75%	$ 97,006.25	$ 259,013	$ 2,735,000
11/1/2025				$ 94,643.75		$ 2,735,000
5/1/2026		$ 70,000	6.75%	$ 94,643.75	$ 259,288	$ 2,665,000
11/1/2026				$ 92,281.25		$ 2,665,000
5/1/2027		$ 75,000	6.75%	$ 92,281.25	$ 254,563	$ 2,590,000
11/1/2027				$ 89,750.00		$ 2,590,000
5/1/2028		$ 85,000	6.75%	$ 89,750.00	$ 254,500	$ 2,505,000
11/1/2028				$ 86,881.25		$ 2,505,000
5/1/2029		$ 90,000	6.75%	$ 86,881.25	$ 258,763	$ 2,415,000
11/1/2029				$ 83,843.75		$ 2,415,000
5/1/2030		$ 95,000	6.75%	$ 83,843.75	$ 257,688	$ 2,320,000
11/1/2030				$ 80,637.50		$ 2,320,000
5/1/2031		$ 100,000	6.75%	$ 80,637.50	$ 256,275	$ 2,220,000
11/1/2031				$ 77,262.50		$ 2,220,000
5/1/2032		$ 110,000	6.75%	$ 77,262.50	$ 254,525	$ 2,110,000
11/1/2032				$ 73,550.00		$ 2,110,000
5/1/2033		$ 115,000	6.75%	$ 73,550.00	$ 257,100	$ 1,995,000
11/1/2033				$ 69,668.75		$ 1,995,000
5/1/2034		$ 125,000	6.75%	$ 69,668.75	$ 254,338	$ 1,870,000
11/1/2034				$ 65,450.00		$ 1,870,000
5/1/2035		$ 135,000	7.00%	$ 65,450.00	$ 255,900	$ 1,735,000
11/1/2035				$ 60,725.00		$ 1,735,000
5/1/2036		$ 145,000	7.00%	$ 60,725.00	$ 256,450	$ 1,590,000
11/1/2036				$ 55,650.00		$ 1,590,000
5/1/2037		$ 155,000	7.00%	$ 55,650.00	$ 256,300	$ 1,435,000
11/1/2037				$ 50,225.00		$ 1,435,000
5/1/2038		$ 165,000	7.00%	$ 50,225.00	$ 255,450	$ 1,270,000
11/1/2038				$ 44,450.00		$ 1,270,000
5/1/2039		$ 175,000	7.00%	$ 44,450.00	$ 253,900	$ 1,095,000
11/1/2039				$ 38,325.00		$ 1,095,000
5/1/2040		$ 190,000	7.00%	$ 38,325.00	$ 251,650	$ 905,000
11/1/2040				$ 31,675.00		$ 905,000
5/1/2041		$ 205,000	7.00%	$ 31,675.00	$ 253,350	$ 700,000
11/1/2041				$ 24,500.00		$ 700,000
5/1/2042		$ 215,000	7.00%	$ 24,500.00	$ 254,000	$ 485,000
11/1/2042				$ 16,975.00		$ 485,000
5/1/2043		$ 235,000	7.00%	$ 16,975.00	$ 248,950	$ 250,000
11/1/2043				$ 8,750.00		$ 250,000
5/1/2044		$ 250,000		$ 8,750.00	$ 252,500	$ -

Par Balance Outstanding at 9/30/27 $ 2,665,000

Artisan Lakes Community Development District
Debt Service Fund - Series 2013 A-3

Description	Principal Prepayments	Principal Mandatory	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		**$ 2,500,000**	**7.25%**			
11/1/2023				$ 39,693.75		$ 1,095,000
5/1/2024		$ 25,000	7.25%	$ 39,693.75	$ 99,388	$ 1,070,000
11/1/2024				$ 38,787.50		$ 1,070,000
5/1/2025	$ 35,000	$ 25,000	7.25%	$ 38,787.50	$ 102,575	$ 1,010,000
11/1/2025				$ 36,612.50		$ 1,010,000
5/1/2026		$ 25,000	7.25%	$ 36,612.50	$ 98,225	$ 985,000
11/1/2026				$ 35,706.25		$ 985,000
5/1/2027		$ 25,000	7.25%	$ 35,706.25	$ 96,413	$ 960,000
11/1/2027				$ 34,800.00		$ 960,000
5/1/2028		$ 30,000	7.25%	$ 34,800.00	$ 94,600	$ 930,000
11/1/2028				$ 33,712.50		$ 930,000
5/1/2029		$ 30,000	7.25%	$ 33,712.50	$ 97,425	$ 900,000
11/1/2029				$ 32,625.00		$ 900,000
5/1/2030		$ 30,000	7.25%	$ 32,625.00	$ 95,250	$ 870,000
11/1/2030				$ 31,537.50		$ 870,000
5/1/2031		$ 40,000	7.25%	$ 31,537.50	$ 93,075	$ 830,000
11/1/2031				$ 30,087.50		$ 830,000
5/1/2032		$ 35,000	7.25%	$ 30,087.50	$ 100,175	$ 795,000
11/1/2032				$ 28,818.75		$ 795,000
5/1/2033		$ 40,000	7.25%	$ 28,818.75	$ 92,638	$ 755,000
11/1/2033				$ 27,368.75		$ 755,000
5/1/2034		$ 45,000	7.25%	$ 27,368.75	$ 94,738	$ 710,000
11/1/2034				$ 25,737.50		$ 710,000
5/1/2035		$ 45,000	7.25%	$ 25,737.50	$ 96,475	$ 665,000
11/1/2035				$ 24,106.25		$ 665,000
5/1/2036		$ 50,000	7.25%	$ 24,106.25	$ 93,213	$ 615,000
11/1/2036				$ 22,293.75		$ 615,000
5/1/2037		$ 60,000	7.25%	$ 22,293.75	$ 94,588	$ 555,000
11/1/2037				$ 20,118.75		$ 555,000
5/1/2038		$ 65,000	7.25%	$ 20,118.75	$ 100,238	$ 490,000
11/1/2038				$ 17,762.50		$ 490,000
5/1/2039		$ 65,000	7.25%	$ 17,762.50	$ 100,525	$ 425,000
11/1/2039				$ 15,406.25		$ 425,000
5/1/2040		$ 75,000	7.25%	$ 15,406.25	$ 95,813	$ 350,000
11/1/2040				$ 12,687.50		$ 350,000
5/1/2041		$ 80,000	7.25%	$ 12,687.50	$ 100,375	$ 270,000
11/1/2041				$ 9,787.50		$ 270,000
5/1/2042		$ 85,000	7.25%	$ 9,787.50	$ 99,575	$ 185,000

Artisan Lakes Community Development District
Debt Service Fund - Series 2013 A-3

Description	Principal Prepayments	Principal Mandatory	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2042				$ 6,706.25		$ 185,000
5/1/2043		$ 85,000	7.25%	$ 6,706.25	$ 98,413	$ 100,000
11/1/2043				$ 3,625.00		$ 100,000
5/1/2044		$ 100,000	7.25%	$ 3,625.00	$ 92,250	$ -

Par Balance Outstanding at 9/30/27 $ 960,000

Artisan Lakes Community Development District
Debt Service Fund - Series 2018 Bonds - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget
Revenues and Other Sources				
Carryforward	$ -	$ -	$ -	$ -
Interest Income				
Reserve Account	$ 6,092	$ 3,686	$ 4,915	$ 4,787
Revenue Account	$ 11,068	$ 11,672	$ 15,563	$ 10,343
Prepayment Account	$ 2,131	$ 82	$ 109	$ 219
Special Assessment Revenue	-			-
Special Assessment - On-Roll	$ 500,011	$ 477,476	$ 500,011	$ 500,011
Total Revenue and Other Sources	**$ 519,303**	**$ 492,916**	**$ 520,598**	**$ 515,360**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	$ 130,000	$ 125,000	$ 125,000	$ 135,000
Principal Debt Service - Early Redemptions	$ -	$ 10,000	$ 10,000	$ -
Interest Expense	$ 327,825	$ 322,456	$ 322,456	$ 325,006
Other Fees and Charges				
Discounts for Early Payment	$ 35,001	$ -	$ 35,001	$ 35,001
Transfers Out	$ -	$ -	$ -	$ -
Total Expenditures and Other Uses	**$ 492,826**	**$ 457,456**	**$ 492,457**	**$ 495,007**
Net Increase/(Decrease) in Fund	$ 26,477	$ 35,460	$ 28,141	$ 20,353
Fund Balance - Beginning	$ 483,369	$ 483,369	$ 483,369	$ 511,510
Fund Balance - Ending	**$ 509,846**	**$ 518,829**	**$ 511,510**	**$ 531,863**

Restricted Fund Balance:	
Reserve Account Requirement	$ 134,776
Restricted for November 1, 2027 Interest Payment	$ 154,756
Total - Restricted Fund Balance:	**$ 289,532**

Assessment Rates	Rate	Rate
Single Family 30'	$724.05	$724.05
Single Family 40'	$827.49	$827.49
Single Family 50'	$1,034.36	$1,034.36
Single Family 60'	$1,241.24	$1,241.24
Single Family 70'	$1,448.11	$1,448.11

Artisan Lakes Community Development District
Debt Service Fund - Series 2018 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		**$ 6,760,000**	**Varies**			
5/1/2019				$ 164,447.14		
11/1/2019				$ 179,396.88	$ 343,844	$ 6,760,000
5/1/2020		$ 100,000	4.375%	$ 179,396.88		$ 6,660,000
11/1/2020				$ 177,209.38	$ 458,794	$ 6,660,000
5/1/2021		$ 105,000	4.375%	$ 177,209.38		$ 6,555,000
11/1/2021				$ 174,912.50	$ 459,419	$ 6,555,000
5/1/2022		$ 110,000	4.375%	$ 174,912.50		$ 6,445,000
11/1/2022				$ 172,506.25	$ 459,825	$ 6,445,000
5/1/2023	$ 5,000	$ 115,000	4.375%	$ 172,506.25		$ 6,325,000
11/1/2023	$ 10,000			$ 169,584.38	$ 460,013	$ 6,315,000
5/1/2024		$ 120,000	4.375%	$ 169,584.38		$ 6,195,000
11/1/2024				$ 166,959.38	$ 459,169	$ 6,195,000
5/1/2025	$ 95,000	$ 125,000	4.875%	$ 166,959.38		$ 5,975,000
11/1/2025	$ 10,000			$ 163,912.50	$ 458,919	$ 5,965,000
5/1/2026		$ 125,000	4.875%	$ 161,093.75		$ 5,840,000
11/1/2026				$ 158,046.88	$ 450,006	$ 5,840,000
5/1/2027		$ 135,000	4.875%	$ 158,046.88		$ 5,705,000
11/1/2027				$ 154,756.25	$ 451,094	$ 5,705,000
5/1/2028		$ 140,000	4.875%	$ 154,756.25		$ 5,565,000
11/1/2028				$ 151,343.75	$ 449,513	$ 5,565,000
5/1/2029		$ 145,000	4.875%	$ 151,343.75		$ 5,420,000
11/1/2029				$ 147,809.38	$ 447,688	$ 5,420,000
5/1/2030		$ 155,000	5.375%	$ 147,809.38		$ 5,265,000
11/1/2030				$ 143,643.75	$ 450,619	$ 5,265,000
5/1/2031		$ 165,000	5.375%	$ 143,643.75		$ 5,100,000
11/1/2031				$ 139,209.38	$ 452,288	$ 5,100,000
5/1/2032		$ 170,000	5.375%	$ 139,209.38		$ 4,930,000
11/1/2032				$ 134,640.63	$ 448,419	$ 4,930,000
5/1/2033		$ 180,000	5.375%	$ 134,640.63		$ 4,750,000
11/1/2033				$ 129,803.13	$ 449,281	$ 4,750,000
5/1/2034		$ 190,000	5.375%	$ 129,803.13		$ 4,560,000
11/1/2034				$ 124,696.88	$ 449,606	$ 4,560,000
5/1/2035		$ 200,000	5.375%	$ 124,696.88		$ 4,360,000
11/1/2035				$ 119,321.88	$ 449,394	$ 4,360,000
5/1/2036		$ 215,000	5.375%	$ 119,321.88		$ 4,145,000
11/1/2036				$ 113,543.75	$ 453,644	$ 4,145,000
5/1/2037		$ 225,000	5.375%	$ 113,543.75		$ 3,920,000
11/1/2037				$ 107,496.88	$ 452,088	$ 3,920,000
5/1/2038		$ 235,000	5.375%	$ 107,496.88		$ 3,685,000
11/1/2038				$ 101,181.25	$ 449,994	$ 3,685,000
5/1/2039		$ 250,000	5.375%	$ 101,181.25		$ 3,435,000
11/1/2039				$ 94,462.50	$ 452,363	$ 3,435,000

Artisan Lakes Community Development District
Debt Service Fund - Series 2018 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
5/1/2040		$ 265,000	5.500%	$ 94,462.50		$ 3,170,000
11/1/2040				$ 87,175.00	$ 453,925	$ 3,170,000
5/1/2041		$ 280,000	5.500%	$ 87,175.00		$ 2,890,000
11/1/2041				$ 79,475.00	$ 454,350	$ 2,890,000
5/1/2042		$ 295,000	5.500%	$ 79,475.00		$ 2,595,000
11/1/2042				$ 71,362.50	$ 150,838	$ 2,595,000
5/1/2043		$ 310,000	5.500%	$ 71,362.50		$ 2,285,000
11/1/2043				$ 62,837.50	$ 452,725	$ 2,285,000
5/1/2044		$ 330,000	5.500%	$ 62,837.50		$ 1,955,000
11/1/2044				$ 53,762.50	$ 455,675	$ 1,955,000
5/1/2045		$ 350,000	5.500%	$ 53,762.50		$ 1,605,000
11/1/2045				$ 44,137.50	$ 457,525	$ 1,605,000
5/1/2046		$ 370,000	5.500%	$ 44,137.50		$ 1,235,000
11/1/2046				$ 33,962.50	$ 458,275	$ 1,235,000
5/1/2047		$ 390,000	5.500%	$ 33,962.50		$ 845,000
11/1/2047				$ 23,237.50	$ 457,925	$ 845,000
5/1/2048		$ 410,000	5.500%	$ 23,237.50		$ 435,000
11/1/2048				$ 11,962.50	$ 456,475	$ 435,000
5/1/2049		$ 435,000	5.500%	$ 11,962.50		$ -

Par Balance Outstanding at 9/30/27 $ 5,705,000

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

RECITALS

WHEREAS, the Artisan Lakes Community Development District (the "District") is a local unit of special and single purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, notices of the District's Fiscal Year 2027 annual budget hearing and related assessment hearing were provided in accordance with law ("Notices"); and

WHEREAS, said Notices provided that the assessment the District contemplated levying for annual operations and maintenance was $468.29 per unit; and

WHEREAS, on September 11, 2026, the Board of Supervisors conducted the public hearings referenced in the Notices; and

WHEREAS, on , the Board of Supervisors determined that the Fiscal Year 2026 operations and maintenance assessment would be levied in the amount of $ 468.29 per unit for residential property and directed the District Manager to certify that assessment, as well as the existing debt assessment, to the tax collector for collection; and

WHEREAS, on September 11, 2026, the Board of Supervisors also determined that the expenses associated with providing notices of a future operations and maintenance assessment intended to be levied above $ 468.29 per unit but less than $561.94 per unit for residential property would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

WHEREAS, on September 11, 2026, the District's Board of Supervisors also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap of $561.94 per unit for residential property for notice purposes only; and

WHEREAS, this adoption of an operations and maintenance assessment cap for notice purposes only will eliminate the expenses associated with publishing notice and mailing individual notices of future years' annual operation and maintenance assessments which are levied in an amount less than $561.94 per unit; and

WHEREAS, if the future, anticipated, annual operations and maintenance assessments are projected to exceed $561.94 per unit for residential property, the District Manager shall provide all notices required by law in the absence of this resolution; and

WHEREAS, it is in the best interests of the District and its landowners to approve an operations and maintenance assessment cap of $561.94 per unit for residential property for notices purposes only.

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

SECTION 1. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

a. The District hereby adopts an operations and maintenance assessment cap in the amount of $561.94 per unit for residential property for notice purposes only.

b. If the future, anticipated, annual operations and maintenance assessments are projected to exceed $561.94 per unit for residential property, the District Manager shall publish and mail all notices required by law.

c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting an annual operation and maintenance assessment that exceeds $561.94 per unit for residential property, nor shall it be construed as a waiver of the District's right to do so.

d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by section 190.008, Florida Statutes.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Artisan Lakes Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Artisan Lakes Community Development District this 11th day of September 2026.

ATTEST:	**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
James P. Ward, Secretary	Tom Carpenter, Vice-Chairman

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 all applicable permits, regulations, and water management district requirements, including the permits, regulations, and water management district requirements that apply to the Holding Pond and its function as part of the stormwater system for the Artisan Lakes community. The District may impose temporary restrictions on the Association's withdrawal: (i) as reasonably necessary to maintain the Holding Pond consistent with standard industry practices or to meet permit or regulatory requirements; or (ii) to the extent reasonably necessary to respond to a bona fide emergency affecting the integrity or function of the stormwater system or Holding Pond. The District agrees that any such temporary restriction shall be applied on a non-discriminatory basis, in a manner that is not otherwise inconsistent with the Association's permitted use, is limited to the duration of the reasonably necessary maintenance activities or emergency as applicable, and is accompanied by prompt written notice to the Association and the release of any such restriction as soon as the portion of the maintenance requiring the restriction is complete or the emergency abates. Where a withdrawal restriction is reasonably necessary for maintenance, the District will cooperate in good faith with the Association as to the timing of such maintenance activities to minimize harm to the Artisan Lakes community. The foregoing is intended to acknowledge the parties' intent to avoid restrictions on otherwise permitted and appropriate withdrawals from the Holding Pond during periods when supplies of reuse water to the irrigation system may for any reason be restricted such that withdrawals from the Holding Pond are critical to avoiding harm to landscaping within the Artisan Lakes community.

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 generally accepted industry standards for the operation and maintenance of comparable reclaimed-water and irrigation systems in the State of Florida.

(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 a bona fide emergency posing an imminent threat to public health, safety or property, in which case no advance notice shall be required, but the District shall provide written notice to the Association promptly after such entry), 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 is customary for the operation and maintenance of comparable irrigation systems and are commercially available at commercially reasonable cost, 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) to the extent 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; or (ii) the Association's breach of this Easement Agreement. Notwithstanding the foregoing, the Association shall have no obligation to defend, indemnify, or hold harmless any Indemnified Party against any claim to the extent caused by the negligent or wrongful act or omission of the District or any Indemnified Party.

(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.

(c) 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.

(d) No Waiver of Sovereign Immunity; Statutory Limits. Notwithstanding anything in this Easement 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.

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

(f) Pre-Existing Conditions. The Association's obligations under this Section shall not extend to, and the Association assumes no liability for, any claim, condition, contamination, violation, penalty, or water use arising from or relating to any act, omission, or condition occurring before the Association assumes operational control of the Irrigation System under this Easement Agreement, including any matter addressed in or arising from Southwest Florida Water Management District Consent Order No. SWF 26-037.

(g) District Indemnification. To the extent permitted by law and subject to the limitations of section 768.28, Florida Statutes, the District shall defend, indemnify, and hold harmless the Association and its officers, directors, agents, and employees from and against any and all claims, liabilities, damages, losses, costs, and expenses (including reasonable attorneys' fees) to the extent arising out of or resulting from the negligent or wrongful act or omission of the District, or the District's operation of the stormwater management system, except to the extent caused by the Association.

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, documented, and itemized costs and expenses actually incurred by the District in performing any maintenance or repairs pursuant to this Section, together with reasonable administrative costs not to exceed ten percent (10%) of such costs and expenses, within thirty (30) days after the District's written demand and supporting invoices therefor, together with interest at the statutory rate of interest established under Section 55.03, *Florida Statutes,* from the date of the Association's failure to pay 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 effected 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 Areas.

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 express written consent of the District, which consent shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, no such consent shall be required for an assignment or transfer to a successor or affiliated master or sub-association serving the Artisan Lakes community. Any purported assignment made in violation of this section 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: ________________________
____

____
Peter Latessa, Chairman

____
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 Peter Latessa, 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

BEFORE THE SOUTHWEST FLORIDA WATER MANAGEMENT

DISTRICT ORDER NO. SWF 26-037

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 was 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 overfilling 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.

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

____
Signature

Andrew "Drew" Miller V.P.
Print Name and Title

7.15.26
Date

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

____
Signature

____
Print Name and Title

____
Date

BTR AT ARTISAN LAKES, LLC
a Delaware limited liability company

By: TMVP BTR T1L1, LLC,
a Delaware limited liability company, Its Sole Member

By: TMPV BTR T1, LLC,
a Delaware limited liability company, its Sole Member

By: TMVP BTR Venture, LLC
a Delaware limited liability company, its Sole Member

By: TM BTR Venture, LLC
a Delaware limited liability company, its Manager

By: ____________________
Name: ____________________
Title: ____________________

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.

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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

Peter Latessa

Signature

PETER LATESSA – CHAIRMAN

Print Name and Title

7-8-26

Date

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.

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

BTR AT ARTISAN LAKES, LLC
a Delaware limited liability company

By: TMVP BTR T1L1, LLC,
a Delaware limited liability company, its Sole Member

By: TMPV BTR T1, LLC,
a Delaware limited liability company, its Sole Member

By: TMVP BTR Venture, LLC
a Delaware limited liability company, its Sole Member

By: TM BTR Venture, LLC
a Delaware limited liability company, its Manager

By: ______________
Name: Tyler Kanshagen
Title: VP

Approved by the Governing Board of the Southwest Florida Water Management District this 28th day of July, 2026.

Approved as to Legal Form and Content Jennifer Soberal Jennifer A. Soberal, Esq. Office of General Counsel	By: [signature] Jack Bispham, Chair Attest: Ashley Bell Barnett Print Name: Ashley Bell Barnett

Filed this 29th day of July, 2026.

[signature]
Deputy Agency Clerk

(Seal)

Southwest Florida Water Management District 1961

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

EXHIBIT A

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

EXHIBIT B

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	14,445,000	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	17,503,000	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			19,083,000	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

BEFORE THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

ORDER NO. SWF 26-039

SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT,

Petitioner, WUP Nos.: 20003744.012 & 20003744.013

v.

TAYLOR WOODROW COMMUNITIES
AT ARTISAN LAKES, L.L.C., BTR AT
ARTISAN LAKES, LLC, and ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT,

Respondents.
_________________________________/

ORDER OF DISMISSAL WITH PREJUDICE

THIS MATTER came before the SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT ("District") upon a Request for Formal Administrative Hearing submitted by TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C. ("Taylor Woodrow"), a Petition for Administrative Hearing submitted by ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT ("CDD"), and an Amended Request for Formal Administrative Hearing submitted by BTR AT ARTISAN LAKES, LLC ("BTR"), challenging the District's issuance of the Administrative Complaint and Order dated March 18, 2026. The District enters the instant Order of Dismissal With Prejudice, and hereby finds, concludes, and orders as follows:

FINDINGS OF FACT

1. On April 21, 2026, the District referred Taylor Woodorow's and the CDD's petitions for formal administrative hearing received on April 6, 2026, to the Division of Administrative Hearings ("DOAH"), which assigned DOAH Case No. 26-2059.

2. On April 23, 2026, the District entered an Order of Dismissal Without Prejudice due to the untimeliness of BTR's Request for Formal Administrative Hearing received on April 9, 2026.

3. On May 21, 2026, the District referred the equitable tolling issue referenced in BTR's Amended Request for Formal Administrative Hearing received on May 7, 2026, to DOAH, which assigned DOAH Case No. 26-2636.

4. On June 25, 2026, the Administrative Law Judge ("ALJ") assigned to the DOAH proceedings entered an Order Canceling Hearing, Placing Case in Abeyance, and Requiring Status Report in each DOAH case so the parties could continue good faith settlement discussions.

5. On July 28, 2026, the District's Governing Board approved the parties' global Consent Order, which resolved DOAH Case Nos. 26-2059 and 26-2636.

6. On July 29, 2026, the ALJ entered an Order Relinquishing Jurisdiction and Closing File in each DOAH case so that Consent Order SWF 26-037 could be rendered as a final agency action by the District. On the same day, Consent Order SWF 26-037 was rendered as a final agency action. A copy of Consent Order SWF 26-037 is attached hereto as **Exhibit 1**.

7. Pursuant to paragraph 40a of Consent Order SWF 26-037, upon the Consent Order becoming final agency action, the "petitions for administrative hearing

disputing the Administrative Complaint and Order shall be dismissed with prejudice.” Exh. 1.

CONCLUSIONS OF LAW

8. Section 120.569(2)(c), Fla. Stat., provides that each request for a hearing include the items required by Chapter 28-106, Fla. Admin. Code, also referred to as the “Uniform Rules of Procedure.” Section 120.569(2)(c), Fla. Stat., further provides that a request for hearing shall be dismissed if it is not in substantial compliance with these requirements or it has been untimely filed. Dismissal of a petition for hearing occurs, at least once, without prejudice to the petitioner filing a timely amended petition for hearing curing the defects, unless it conclusively appears from the face of the petition that the defects cannot be cured. *Id.*

9. In accordance with paragraph 40a of Consent Order SWF 26-037 rendered by the District as a final agency action, and voluntarily agreed to by Taylor Woodrow, BTR, and the CDD, the District shall dismiss the petitions for administrative hearing with prejudice.

STATEMENT OF THE ORDER

Based upon the foregoing, and pursuant to Consent Order SWF 26-037, Taylor Woodrow’s Request for Formal Administrative Hearing, the CDD’s Petition for Administrative Hearing, and BTR’s Amended Request for Formal Administrative Hearing are hereby dismissed with prejudice.

DONE AND ORDERED this 4th day of August, 2026.

SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT

By: ______________________
Christopher A. Tumminia, Esq.
General Counsel

Filed this 4th day of
August, 2026.

____
Deputy Agency Clerk

Copies furnished to:

Robert A. Williams, Esq. Allan Charles, Esq. Lewis, Longman & Walker, P.A. 106 East College Ave., Suite 1500 Tallahassee, Florida 32301 rwilliams@llw-law.com acharles@llw-law.com sreichard@llw-law.com STPService@llw-law.com *Attorneys for Respondents BTR at Artisan Lakes, LLC, and Taylor Woodrow Communities at Artisan Lakes, L.L.C.*	Joseph A. Brown, Esq. Patrick Scott O'Bryant, Esq. Kutak Rock 107 W. College Ave. Tallahassee, Florida 32301 Joseph.Brown@KutakRock.com Patrick.Obryant@KutakRock.com *Attorneys for Respondent Artisan Lakes Community Development District*

NOTICE OF RIGHTS

This Order of Dismissal with Prejudice constitutes final agency action, and a party may be entitled to judicial review. A party who is adversely affected by final agency action may seek review of the action in the appropriate District Court of Appeal pursuant to Section 120.68, Fla. Stat., by filing a Notice of Appeal pursuant to Rule 9.110, Florida Rules of Appellate Procedure, within thirty (30) days after the rendering of the final agency action. No further notice of rights to judicial review of this Order of Dismissal with Prejudice will be given by the District.

EXHIBIT
1

BEFORE THE SOUTHWEST FLORIDA WATER MANAGEMENT

DISTRICT ORDER NO. SWF 26-037

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 was 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 overfilling 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. <u>See</u> 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.

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

____
Signature

Andrew "Drew" Miller V.P.
Print Name and Title

7.15.26
Date

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

____
Signature

____
Print Name and Title

____
Date

BTR AT ARTISAN LAKES, LLC
a Delaware limited liability company

By: TMVP BTR T1L1, LLC,
a Delaware limited liability company, Its Sole Member

By: TMPV BTR T1, LLC,
a Delaware limited liability company, its Sole Member

By: TMVP BTR Venture, LLC
a Delaware limited liability company, its Sole Member

By: TM BTR Venture, LLC
a Delaware limited liability company, its Manager

By: ______________________
Name: ______________________
Title: ______________________

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

Peter Latessa
Signature

PETER LATESSA – CHAIRMAN
Print Name and Title

7-8-26
Date

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.

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

BTR AT ARTISAN LAKES, LLC
a Delaware limited liability company

By: TMVP BTR T1L1, LLC,
a Delaware limited liability company, its Sole Member

By: TMPV BTR T1, LLC,
a Delaware limited liability company, its Sole Member

By: TMVP BTR Venture, LLC
a Delaware limited liability company, its Sole Member

By: TM BTR Venture, LLC
a Delaware limited liability company, its Manager

By: [signature]
Name: Tyler Kaeshagen
Title: VP

Approved by the Governing Board of the Southwest Florida Water Management

District this 28th day of July, 2026.

By: ______________________
Jack Bispham, Chair

Attest: ______________________

Print Name: Ashley Bell Barnett

(Seal)

Southwest Florida Water Management District 1961

Approved as to Legal Form and Content

____
Jennifer A. Soberal, Esq.
Office of General Counsel

Filed this 29th day of

July, 2026.

____
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

EXHIBIT A

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

EXHIBIT
B

MonthYear	Total Monthly Pumpage (gallons)						12-Month Rolling Annual Average (gallons per day)	
	D/D No. 14	D/D No. 15	D/D No. 17	D/D No. 18	D/D No. 19	UFA Total	Pumped UFA AAQ	% OVP of Permitted UFA AAQ
Jan-20	14,445,000	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	595,584	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	93.18
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	19,369,000	750,844	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

ARTISAN LAKES
Community Development District

District Manager: James P. Ward
2301 NE 37th Street
Fort Lauderdale, Florida 33308
954.658.4900

To: Board of Supervisors

From: District Manager

RE: 2024 Florida Statutes (including 2025C)
Section 189.0694 Special Districts; Performance Measures and Standards

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Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved. Additionally, by December 1 of each year thereafter, each special district must publish an annual report on the district's website describing: (a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination; and (b) Any goals or objectives the district failed to achieve.

District Management had identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

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

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

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes ☒ No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

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

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

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

Achieved: Yes ☒ No ☐

Goal 2.2 Financial Reports

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

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

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

Achieved: Yes ☒ No ☐

Goal 2.3 Annual Financial Audit

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

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

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

Achieved: Yes ☒ No ☐

James P. Ward, District Manager	_________________________, Chairman
Date	Date

Community Development District

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: **August 5, 2026**
Re: **Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training**

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.

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)

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. **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.
Florida League of Cities Website
FLC Future Ethics Workshop Dates:
10/14/2026: 10 am – 3:30 pm
12/16/2026: 10 am – 3:30 pm

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 which 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.

- Home - Florida Ethics Institute

Artisan Lakes

Community Development District

Financial Statements
July 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

Monthly Financial Statements

Artisan Lakes Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds: General Fund	Governmental Funds: Debt Service Funds Series 2013	Governmental Funds: Debt Service Funds Series 2018	Account Groups: General Long Term Debt	Account Groups: General Fixed Assets	Totals (Memorandum Only)
Assets						
Cash and Investments						
General Fund						
Checking Account - Truist Bank	$ 306,001	$ -	$ -	$ -	$ -	$ 306,001
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	-	431,635	-	-	-	431,635
Series 2013 A-3	-	62,819	-	-	-	62,819
Series 2018	-	-	384,481	-	-	384,481
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	-	91	124	-	-	215
Debt Service Fund(s)	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,380,605	-	1,380,605
Amount to be Provided by Debt Service Funds	-	-	-	8,109,395	-	8,109,395
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	2,914,867	2,914,867
Total Assets	**$ 306,001**	**$ 860,169**	**$ 520,436**	**$ 9,490,000**	**$ 2,914,867**	**$ 14,091,473**

Artisan Lakes Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		General Long Term Debt	General Fixed Assets	
		Series 2013	Series 2018			
Liabilities						
Accounts Payable	$ -	$ -	$ -	$ -	$ -	$ -
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	215	-	-	-	-	215
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	-	-	-	$960,000	-	960,000
Series 2018	-	-	-	5,705,000	-	5,705,000
Total Liabilities	**$ 215**	**$ -**	**$ -**	**$ 9,490,000**	**$ -**	**$ 9,490,215**
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	-	15,348	37,067	-	-	52,415
Unassigned						
Beginning: October 1, 2025 (Unaudited)	240,269	-	-	-	-	240,269
Changes to Extraordinary Capital/Ops Reserve	42,267	-	-	-	-	42,267
Results from Current Operations	23,250	-	-	-	-	23,250
Total Fund Equity and Other Credits	**$ 305,786**	**$ 860,169**	**$ 520,436**	**$ -**	**$ 2,914,867**	**$ 4,601,258**
Total Liabilities, Fund Equity and Other Credits	**$ 306,001**	**$ 860,169**	**$ 520,436**	**$ 9,490,000**	**$ 2,914,867**	**$ 14,091,473**

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Special Assessment Revenue				
Special Assessments - On-Roll	37	143,639	149,708	96%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(9,794)	7%
Total Revenue and Other Sources:	**$ 37**	**$ 143,639**	**$ 139,914**	**103%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	7,000	4,000	175%
Executive				
Professional Management	2,625	26,250	31,500	83%
Financial and Administrative				
Audit Services	-	5,500	5,500	100%
Accounting Services	417	4,167	5,000	83%
Assessment Roll Services	417	4,167	5,000	83%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	243	2,286	1,000	229%
Trustee Services	-	4,246	10,200	42%
Dissemination Agent Services	-	6,100	6,000	102%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	82	467	200	233%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	6,893	6,539	105%
Printing & Binding	-	-	650	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
General Counsel	-	5,647	6,500	87%
Other General Government Services				
Engineering Services	-	2,425	4,000	61%
Reserves				
Extraordinary Capital/Operation	4,167	41,667	50,000	83%
Total Expenditures and Other Uses:	**$ 8,950**	**$ 120,389**	**$ 139,914**	**86%**
Net Increase/ (Decrease) in Fund Balance	(8,912)	23,250	-	
Fund Balance - Beginning	310,531	240,269	240,269	
Extraordinary Capital Operations Reserve	4,167	41,667	50,000	
Fund Additions/(Expenditures)	-	600	-	
Fund Balance - Ending	**$ 305,786**	**$ 305,786**	**$ 290,269**	

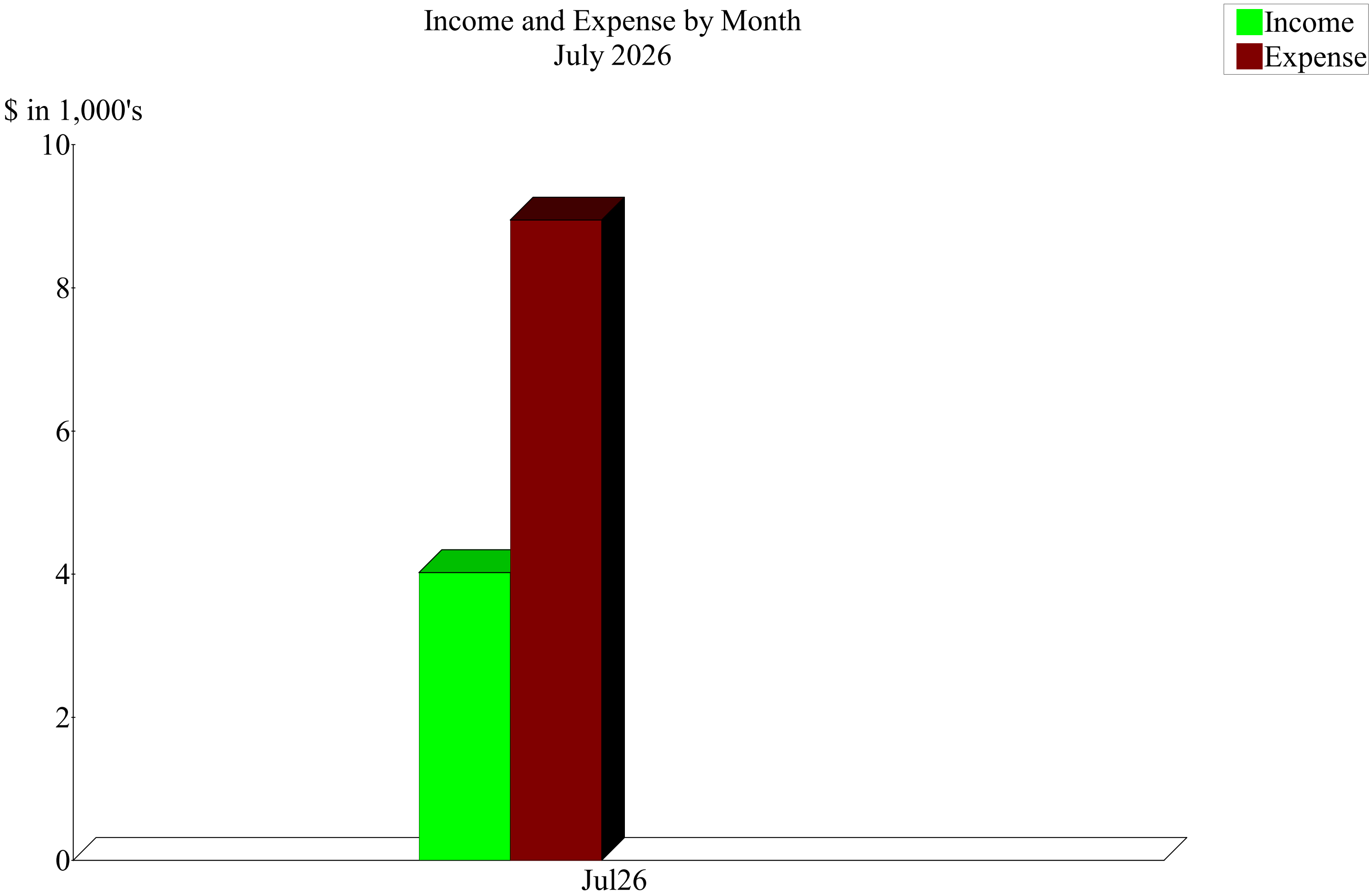
Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	2,289	25,532	32,175	79%
Special Assessment Revenue				
Special Assessments - On-Roll				
Series 2013 Bonds A-1	64	245,048	259,288	95%
Series 2013 Bonds A-3	27	102,281	108,257	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(7,495)	0%
Total Revenue and Other Sources:	**$ 2,380**	**$ 372,860**	**$ 392,225**	**95%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 Bonds A-1	-	70,000	70,000	100%
Series 2013 Bonds A-3	-	25,000	25,000	100%
Interest Expense				
Series 2013 Bonds A-1	-	189,288	189,288	100%
Series 2013 Bonds A-3	-	73,225	75,762	97%
Total Expenditures and Other Uses:	**$ -**	**$ 357,513**	**$ 360,050**	**99%**
Net Increase/ (Decrease) in Fund Balance	2,380	15,348	32,175	
Fund Balance - Beginning	857,790	844,822	844,822	
Fund Balance - Ending	**$ 860,169**	**$ 860,169**	**$ 876,997**	

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

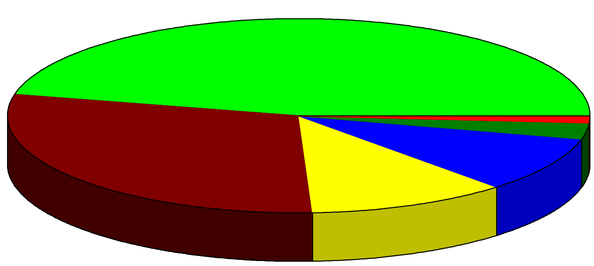
Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	386	4,073	6,092	67%
Prepayment Account	4	86	2,131	4%
Revenue Account	1,092	12,765	11,068	115%
Special Assessments - Prepayments				
Special Assessments - On Roll	124	477,600	500,011	96%
Other Fees and Charges				
Discounts for Early Payment	-	-	(35,000)	0%
Total Revenue and Other Sources:	**$ 1,607**	**$ 494,523**	**$ 484,302**	**102%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2018	-	125,000	130,000	96%
Principal Debt Service - Early Redemptions				
Series 2018	-	10,000	-	0%
Interest Expense				
Series 2018	-	322,456	327,825	98%
Total Expenditures and Other Uses:	**$ -**	**457,456**	**$ 457,825**	**100%**
Net Increase/ (Decrease) in Fund Balance	1,607	37,067	26,477	
Fund Balance - Beginning	518,829	483,369	483,369	
Fund Balance - Ending	**$ 520,436**	**520,436**	**$ 509,846**	

Artistan Lakes Community Development District



Expense Summary
July 2026

9099000 · Reserve Allocations		46.56%
5120000 · Executive		29.33
5110000 · Legislative		11.17
5130000 · Financial and Administrative		9.31
5133400 · Other Contractual Services		2.71
5134100 · Communicatons & Freight Serv.		0.92
Total		$8,949.65



By Account

Artisan Lakes

Community Development District

Financial Statements
August 31, 2026

PFM Management Services LLC
3501 Quadrangle Blvd., Suite 270
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Artisan Lakes Community Development District
Balance Sheet
Through August 31, 2026

	Governmental Funds: General Fund	Governmental Funds: Debt Service Funds Series 2013	Governmental Funds: Debt Service Funds Series 2018	Account Groups: General Long Term Debt	Account Groups: General Fixed Assets	Totals (Memorandum Only)
Assets						
Cash and Investments						
General Fund						
Checking Account - Truist Bank	$ 93,749	$ -	$ -	$ -	$ -	$ 93,749
Investment Account - FMIT	$ 200,000					$ 200,000
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	-	433,836	-	-	-	433,836
Series 2013 A-3	-	62,992	-	-	-	62,992
Series 2018	-	-	386,026	-	-	386,026
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	-	91	124	-	-	215
Debt Service Fund(s)	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,384,525	-	1,384,525
Amount to be Provided by Debt Service Funds	-	-	-	8,105,475	-	8,105,475
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	2,914,867	2,914,867
Total Assets	**$ 293,749**	**$ 862,544**	**$ 521,981**	**$ 9,490,000**	**$ 2,914,867**	**$ 14,083,141**

Artisan Lakes Community Development District
Balance Sheet
Through August 31, 2026

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds				
		Series 2013	Series 2018	General Long Term Debt	General Fixed Assets	
Liabilities						
Accounts Payable	$ -	$ -	$ -	$ -	$ -	$ -
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	215	-	-	-	-	215
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	-	-	-	$960,000	-	960,000
Series 2018	-	-	-	5,705,000	-	5,705,000
Total Liabilities	**$ 215**	**$ -**	**$ -**	**$ 9,490,000**	**$ -**	**$ 9,490,215**
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	-	17,723	38,612	-	-	56,335
Unassigned						
Beginning: October 1, 2025 (Unaudited)	240,269	-	-	-	-	240,269
Changes to Extraordinary Capital/Ops Reserve	46,433	-	-	-	-	46,433
Results from Current Operations	6,832	-	-	-	-	6,832
Total Fund Equity and Other Credits	**$ 293,534**	**$ 862,544**	**$ 521,981**	**$ -**	**$ 2,914,867**	**$ 4,592,926**
Total Liabilities, Fund Equity and Other Credits	**$ 293,749**	**$ 862,544**	**$ 521,981**	**$ 9,490,000**	**$ 2,914,867**	**$ 14,083,141**

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Special Assessment Revenue				
Special Assessments - On-Roll	-	143,639	149,708	96%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(9,794)	7%
Total Revenue and Other Sources:	**$ -**	**$ 143,639**	**$ 139,914**	**103%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	8,000	4,000	200%
Executive				
Professional Management	2,625	28,875	31,500	92%
Financial and Administrative				
Audit Services	-	5,500	5,500	100%
Accounting Services	417	4,583	5,000	92%
Assessment Roll Services	417	4,583	5,000	92%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	128	2,413	1,000	241%
Trustee Services	-	4,246	10,200	42%
Dissemination Agent Services	-	6,100	6,000	102%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	168	635	200	317%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	6,893	6,539	105%
Printing & Binding	-	-	650	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
General Counsel	6,570	12,217	6,500	188%
Other General Government Services				
Engineering Services	928	3,353	4,000	84%
Reserves				
Extraordinary Capital/Operation	4,167	45,833	50,000	92%
Total Expenditures and Other Uses:	**$ 16,418**	**$ 136,807**	**$ 139,914**	**98%**
Net Increase/ (Decrease) in Fund Balance	(16,418)	6,832	-	
Fund Balance - Beginning	305,786	240,269	240,269	
Extraordinary Capital Operations Reserve	4,167	45,833	50,000	
Fund Additions/(Expenditures)	-	600	-	
Fund Balance - Ending	**$ 293,534**	**$ 293,534**	**$ 290,269**	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	2,375	27,907	32,175	87%
Special Assessment Revenue				
Special Assessments - On-Roll				
Series 2013 Bonds A-1	-	245,048	259,288	95%
Series 2013 Bonds A-3	-	102,281	108,257	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(7,495)	0%
Total Revenue and Other Sources:	**$ 2,375**	**$ 375,235**	**$ 392,225**	**96%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 Bonds A-1	-	70,000	70,000	100%
Series 2013 Bonds A-3	-	25,000	25,000	100%
Interest Expense				
Series 2013 Bonds A-1	-	189,288	189,288	100%
Series 2013 Bonds A-3	-	73,225	75,762	97%
Total Expenditures and Other Uses:	**$ -**	**$ 357,513**	**$ 360,050**	**99%**
Net Increase/ (Decrease) in Fund Balance	2,375	17,723	32,175	
Fund Balance - Beginning	860,169	844,822	844,822	
Fund Balance - Ending	**$ 862,544**	**$ 862,544**	**$ 876,997**	

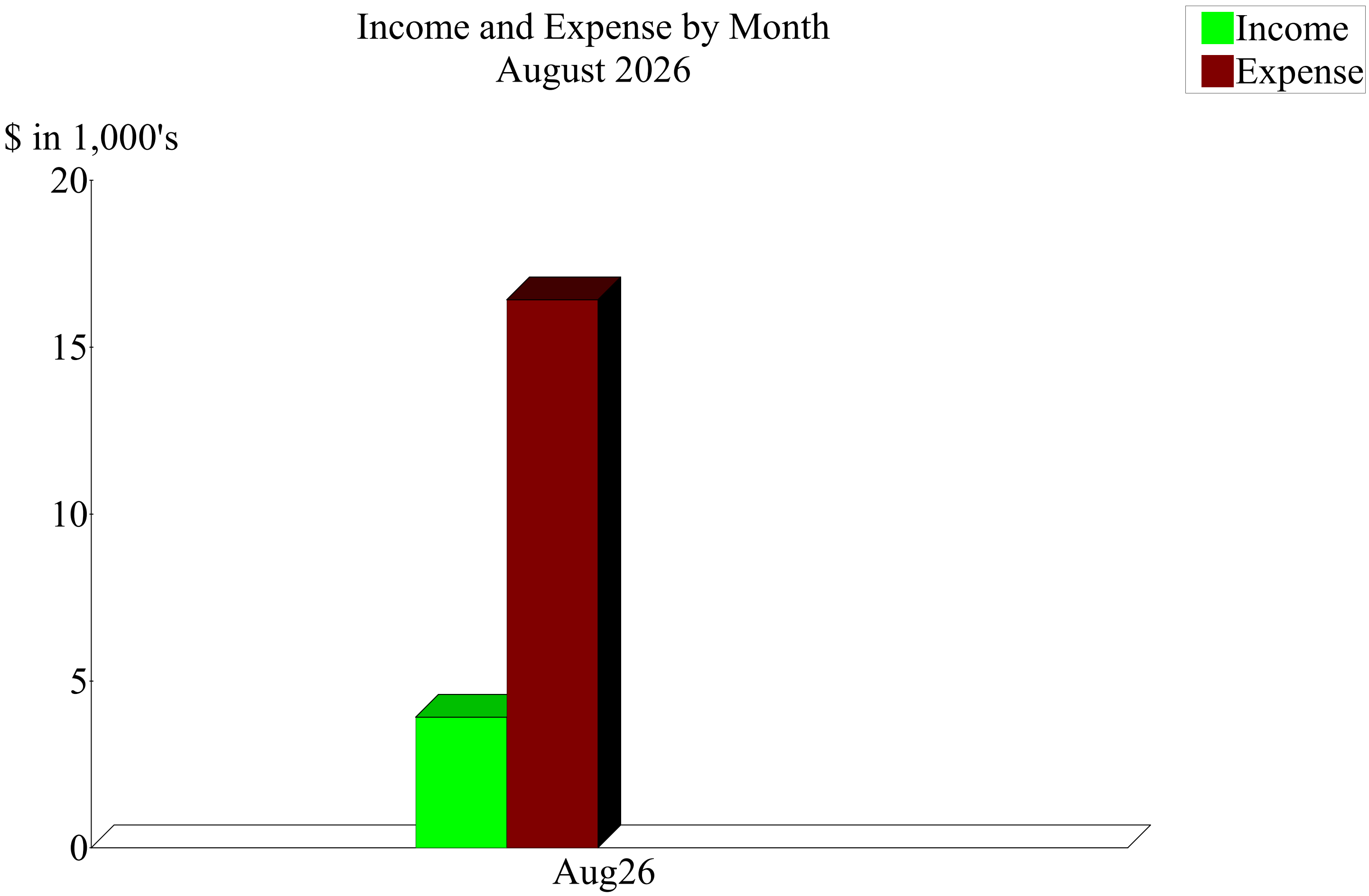
Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	399	4,472	6,092	73%
Prepayment Account	4	90	2,131	4%
Revenue Account	1,142	13,906	11,068	126%
Special Assessments - Prepayments				
Special Assessments - On Roll	-	477,600	500,011	96%
Other Fees and Charges				
Discounts for Early Payment	-	-	(35,000)	0%
Total Revenue and Other Sources:	**$ 1,545**	**$ 496,068**	**$ 484,302**	**102%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2018	-	125,000	130,000	96%
Principal Debt Service - Early Redemptions				
Series 2018	-	10,000	-	0%
Interest Expense				
Series 2018	-	322,456	327,825	98%
Total Expenditures and Other Uses:	**$ -**	**457,456**	**$ 457,825**	**100%**
Net Increase/ (Decrease) in Fund Balance	1,545	38,612	26,477	
Fund Balance - Beginning	520,436	483,369	483,369	
Fund Balance - Ending	**$ 521,981**	**521,981**	**$ 509,846**	

Artisan Lakes Community Development District

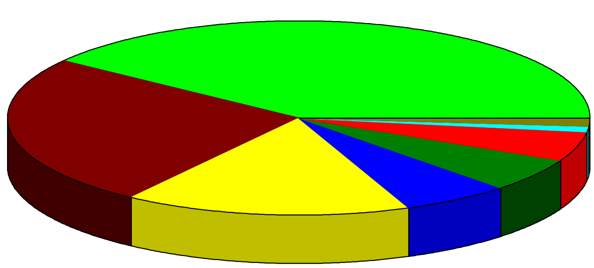
Income and Expense by Month

August 2026



Expense Summary

August 2026



5140000 · Legal Services	40.01%
9099000 · Reserve Allocations	25.38
5120000 · Executive	15.99
5110000 · Legislative	6.09
5190000 · Other General Governn	5.65
5130000 · Financial and Administ	5.08
5134100 · Communicatons & Frei	1.03
5133400 · Other Contractual Serv	0.78
Total	$16,418.16

By Account

From:	James Ward [C]
To:	Cori Dissinger; Anastasya Beauchamps; Ibarra, Katie E.
Subject:	Fw: Agenda items for our next CDD meeting
Date:	Monday, August 31, 2026 2:06:08 PM
Attachments:	image.png

Put this email - under Supervisor's Requests - as usual with a copy of the email in the agenda.

Jim

James P. Ward | District Manager
PFM Management Services LLC
Wardj@pfm.com | **phone & text 954.658.4900** | **web:** pfmmanagement.com
3501 Quadrangle Boulevard | Suite 270 | Orlando, Florida 32817

From: Kristine Guillou <kjgwells@gmail.com>
Sent: Monday, August 31, 2026 1:45 PM
To: James Ward [C] <wardj@pfm.com>; Vivian Carvalho <carvalhov@pfm.com>
Subject: Agenda items for our next CDD meeting

Jim and VIvian,

Per your invitation I would like to add a few things to the next meeting.

Creation of an Advisory Committee for PONDS.

Share some highlights of a two hour meeting with Manatee County about Ponds

How do you rectify the erroneous statement about the Easement Contract Item 4D.

The district was not SWFWMD as suggested but was in fact the district of ALCDD
It was agreed upon under false pretences.

Metrics of how CDD increase was calculated

The cost savings of a merger were excessive. Can we contact one of your prior mergers to compare the before and after costs?

Can we get the calculations of pipe lengths that may need cleaning per CDD. I assume there may be a diameter component of the calculation also.

Thank you in advance for your cooperation
Kristine Guillou