

Artisan Lakes Community Development District

Manatee County, FL

Meeting Agenda November 5, 2026

PFM Management Services LLC

James P. Ward | Vivian Carvalho
District Manager

3501 Quadrangle Blvd., Suite 270

Orlando, FL 32817

Phone: 954.658.4900 | 407.723.5945



Artisan Lakes Community Development District

www.ArtisanLakescdd.org

Board of Supervisors

Peter R. Latessa, Chairman
Tom Carpenter, Vice Chairman
Deborah Reynolds, Assistant Secretary
Jaynie Kristine Guillou, Assistant Secretary
Matt Moore, Assistant Secretary

James P. Ward, District Manager
Vivian Carvalho, District Manager
wardj@pfm.com | carvalhov@pfm.com
Phone: (954) 658-4900 | (407) 723-5945
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Meeting Link: <https://pfmcdd.webex.com/pfmcdd/j.php?MTID=m8d4df340eda37a4606ac80ccc36f0532>
Phone: (844) 621-3956; Code: **2533 926 4117**; Event Password: **Jpward**

NOVEMBER 2026

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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 should 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.



The following is the agenda for the upcoming Meeting of the Board of Supervisors for the Artisan Lakes Community Development District ("District"), scheduled to be held at **3:30 p.m. on Thursday, November 5, 2026**, at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

AGENDA

1. Call to Order & Roll Call.
2. Notice of Advertisement of Meeting.
Pages 6-9
3. Minutes:
 - I. September 11, 2026 – Public Hearings and Regular Meeting.
Pages 10-18
4. Consideration of **Resolution 2027-1**, a Resolution of the Board of Supervisors Authorizing the Acceptance of Certain Wetland Tracts; And Addressing Conflicts, Severability, and An Effective Date.
Pages 19-26
5. Staff Reports.
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) **Meeting Dates for Fiscal Year 2027:**
 - NEXT MEETING: **Thursday, December 3, 2026**, Regular Meeting (Swear in Seats 1, 4, & 5).
 - b) Commission on Ethics Required Annual Ethics Training Memorandum.
 - c) Financial Statements for the period ending September 30, 2026 (unaudited).
Pages 27-40
6. Supervisors' Requests.
7. Public Comments for Non-Agenda items.
These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.
8. Adjournment.



Meeting Schedule – FY 2027

Thursday, October 1, 2026	<u>Thursday, November 5, 2026</u>
Thursday, December 3, 2026	Thursday, January 7, 2027
Thursday, February 4, 2026	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 – September 11, 2026 – Public Hearings and Regular Meeting.

Item 4: **Resolution 2027-1**, a Resolution of the Board of Supervisors Authorizing the Acceptance of Certain Wetland Tracts; And Addressing Conflicts, Severability, and An Effective Date.

Item 6: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.



Notice of Advertisement of Meeting



Outlook

Thank you for placing your order with us IPL0367860

From The Legals Adportal <classleads@legacy.com>

Date Thu 8/20/2026 9:23 AM

To Katherine Selchan [C] <selchank@pfm.com>

Cc Cori Dissinger <dissingerc@pfm.com>

ALERT: This message is from an external source.BE CAUTIOUS before clicking any link or attachment

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

All orders include a 7% service fee and credit card processing fee if applicable.. For any questions, please contact us directly by email: c3legals@mcclatchy.com.

Job Details

Order Number: **IPL0367860**
Classification: Legals & Public Notices
Package: BRD - Legal Ads
Order Cost: \$129.03

Schedule for ad number IPL03678600

Sun Sep 20, 2026
Bradenton Herald Print *All Zones*
Publication

Account Details

Artisan Lakes CDD IP
2301 NE 37th Street
Fort Lauderdale, FL ♦ 33308
954-658-4900
selchank@pfm.com
Artisan Lakes CDD

NOTICE OF ANNUAL MEETINGS ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

The Fiscal Year 2027 Regular Meetings of the Board of Supervisors of the Artisan Lakes Community Development District, which covers the period October 1, 2026 through September 30, 2027, are scheduled to be held at 3:30 P.M. on the first Thursday of each month at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. The meeting schedule is noted below:

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

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

These meetings may be cancelled or continued to a date, time and location

continued to a date, time and location specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (954) 658-4900, at least five (5) days prior to the date of the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance in contacting the District Office.

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

Artisan Lakes Community Development District
James P. Ward, District Manager

IPL0367860
Sep 20 2026



Minutes 9/11/2026

Mr. Ward explained the public would have opportunities to speak during Agenda items, the public hearings, and at the end of the meeting. He stated public speakers had 3 minutes to speak.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Regular Meeting

THIRD ORDER OF BUSINESS

Consideration of Minutes

August 25, 2026 - Regular Meeting

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes.

One correction was made.

On MOTION made by Tom Carpenter, seconded by Matt Moore, and with all in favor, the August 25, 2026, Regular Meeting Minutes were approved as corrected.

FOURTH ORDER OF BUSINESS

FISCAL YEAR 2027 BUDGET

Mr. Ward noted this was the public hearing for the fiscal year 2027 budget. He stated he would make a short presentation regarding the budget and the CDD itself. He introduced himself, Vivian Carvalho, Jere Earlywine, John Simon, and the Board. He explained the five Board seats were elected to four-year terms which were staggered; elections were held in November of even years when general elections were held; Board Members qualified for election at the same time as city and county commissioners in July of even numbered years; and he reviewed seat qualifications. He stated the fiscal year was from October 1 through September 30; the fiscal year was set by state law; the public hearing was set by state law in the summer months of each year; the budget was submitted to the Board in the first quarter of each year which began the review process; the budget covered the operations and debt service for the District; debt service did not change from year to year; and March through July was generally the budget proposal, review, and approval period. He reviewed the public hearing process.

Mr. Ward presented a slide regarding landscaping. He noted some of the landscaping was owned by Artisan Lakes and some was owned by Artisan Lakes East CDD; the landscaping was along a County roadway; it was enhanced landscaping over what the County would provide, so there were agreements in place between Artisan Lakes CDD and Manatee County to provide landscaping maintenance. He reported the CDD had a separate agreement with the Master Association for the Master Association to maintain Artisan Lakes Parkway. He displayed a slide illustrating where the CDD's lakes and preserve systems were located and a slide illustrating a more detailed look at the CDD's water management system; he displayed a slide showing where the ponds and wetlands were located within the Artisan

Lakes and the Artisan Lakes East communities. He discussed the challenges faced in fiscal year 2027 evaluating the CDD's assets. He explained to date the CDD had not been maintaining its facilities and assets; the facilities and assets were maintained by the HOAs. He stated the CDD had a challenge developing a budget to provide maintenance of the water management system including the lakes and preserves and ensuring the scope of services complied with the regulatory permits required by South Florida Water Management District. He indicated going forward there would be challenges and the budget would likely be changed during the year in terms of the specific line items and the scope of services for the assets maintained by the CDD. He stated the CDD would be developing a five year capital budget program for maintenance of its assets and a longer term reserve study which would identify for the community all of the assets owned by the CDD, the value of the assets, and how much would be needed to be held in reserves for the long term viability of the assets, and to invest in the community. He indicated the next slide showed there were 41 lakes within the District, 52,000 linear feet of lake bank, and 68 acres of lake. He noted there were littoral shelves which would require maintenance and midge fly treatments would be needed. He reported the components of the District's budget were illustrated on the next slide. He stated the CDD assessments appeared on property owner's tax bills and had two components: one was operations and maintenance which covered what he was talking about today and which fluctuated annually, and the other was the fixed debt service or capital assessment which was based generally upon lot size and the bond issue. He noted the debt service was a fixed amount which stayed on the tax bill for 30 years and could be prepaid by property owners. He noted bonds could be refinanced 10 years after the bonds were issued. He said the current year budget was \$157,000 dollars for the year, but the CDD had not been doing any of the maintenance. He stated the budget would go up to \$395,000 dollars and this increase was related to the lake bank maintenance and preserve maintenance. He stated the next slide had a high level overview of the capital assessments based upon average lot size, and the proposed assessments for operations and maintenance (\$469.29 dollars per lot). He noted the increase was \$291.91 dollars for the year. He stated the next slide showed the mailed notice which was sent out and the notice for the public hearing. He stated the cap rate would be \$561.94 dollars. He explained if the assessment rate for a future CDD budget went over the cap rate of \$561.94, mailed notice to the residents would be required. He recommended looking at the CDD website regularly as it contained a plethora of information: www.artisanlakescdd.org.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Tom Carpenter, seconded by Deborah Reynolds, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget; hearing none, he called for a motion to close the public hearing.

On MOTION made by Tom Carpenter, seconded by Deborah Reynolds, and with all in favor, the Public Hearing was closed.

II. Resident Email - Keith Haig

III. Board Comment

Mr. Ward asked if there were any Board questions; there were none.

IV. Consideration of Resolution 2026-11, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2027

Mr. Ward called for a motion to adopt the budget for Fiscal Year 2027.

On MOTION made by Peter Latessa, seconded by Tom Carpenter, and with all in favor, Resolution 2026-11 was adopted, and the Chair was authorized to sign.

b) 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

Mr. Ward indicated this public hearing set into place the assessment rates, certified an assessment roll and adopted the cap rate.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Tom Carpenter, seconded by Deborah Reynolds, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present in person, or on audio or video with questions.

Female member of the audience asked who determined the assessment rate. She said she was opposed to increasing the assessment rate.

Mr. Ward explained the Board of Supervisors determined the assessment rate.

Female member of the audience asked where the Board of Supervisors obtained their information.

Mr. Ward stated the public hearing regarding the budget was closed, but he would be happy to answer *female member of the audience's* questions following the meeting.

Female member of the audience thanked Mr. Ward.

Mr. Ward asked if there were any additional questions; hearing none, he called for a motion to close the public hearing.

On MOTION made by Tom Carpenter, seconded by Matt Moore, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward noted Resolution 2026-12 imposed the special assessments and adopted the assessment roll. He asked if there were any questions from the Board; there were none.

III. Consideration of Resolution 2026-12, a Resolution of the Board of Supervisors Imposing Special Assessments and Certifying an Assessment Roll

Mr. Ward called for a motion.

On MOTION made by Tom Carpenter, seconded by Deborah Reynolds, and with all in favor, Resolution 2026-12 was adopted, and the Chair was authorized to sign.

IV. Consideration of Resolution 2026-13, a Resolution of the Board of Supervisors Establishing an Operation and Maintenance Assessment Cap for Notice Purposes Only

Mr. Ward called for a motion.

On MOTION made by Tom Carpenter, seconded by Peter Latessa, and with all in favor, Resolution 2026-13 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

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**

Mr. Jere Earlywine: We have things we have already talked about, so I won't go into great detail. The enforcement action from the Water Management District has come to an end. There was a consent order which was put into place and as part of that, Artisan Lakes CDD was not responsible for anything other than we are going to put into place an easement with the homeowner's association under clear terms so they can operate and maintain that irrigation system and have access to the pond and pump system to do that. What you see before you is both of those items. Essentially, the first item is the nonexclusive perpetual utility easement with the Master HOA. It authorizes the HOA to go in and withdraw water from the stormwater pond, obviously subject to applicable permits and things like that. We've got some emergency rights to impose temporary restrictions if we need to for certain conditions and things of that nature. There are some maintenance standards as well, and some inspection rights and insurance requirements. This has been reviewed by the HOA's counsel and is in order for your approval. It is two separate items, the first is ratification of the consent order and the second is the utility easement.

Mr. Ward called for a motion to ratify the consent order.

On MOTION made by Tom Carpenter, seconded by Deborah Reynolds, and with all in favor, the Consent Order/Order of Dismissal with respect to the SWFWMD cause of action was ratified.

Female member of the audience stated she could not see the screen and did not understand what the Board was voting on and it was very concerning.

Mr. Ward asked residents to please come to the podium with questions. He explained the item before the Board was two issues; one was ratification of a consent order between the Southwest Florida Water Management District, Artisan Lakes CDD, and the Master Homeowner's Association related to the use of irrigation water for the community. He explained this was the consent order which ratified the action and closed the action with SWFWMD. He said the second thing was the CDD was granting an easement to the Master HOA over the land which was owned by the CDD where the irrigation system was located enabling the Master HOA to go in and operate, maintain, repair, replace, etc., the irrigation system. He stated the ratification was adopted. He called for a motion to approve the grant of easement.

On MOTION made by Deborah Reynolds, seconded by Tom Carpenter, and with all in favor, the Non-Exclusive Utility Easement to Master HOA for the Irrigation System was granted.

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: Thursday, October 1, 2026, Regular Meeting**

c) Commission on Ethics Required Annual Ethics Training Memorandum**d) Financial Statement for period ending July 31, 2026 (unaudited)****e) Financial Statement for period ending August 31, 2026 (unaudited)**

Mr. Ward: As you recall each year at the beginning of the fiscal year the CDD established relatively simple goals and objectives: did we get the annual audit done, did we do legal advertising as required by statute, etc. We are at the end of the fiscal year, and we met all of those goals. Under state law we are required to post that we met those goals and objectives on the District website. He asked if there were any questions; hearing none, he called for a motion to approve that the CDD met the goals and objectives for fiscal year 2026.

On MOTION made by Tom Carpenter, seconded by Matt Moore, and with all in favor, a document indicating the CDD met its goals and objectives was approved.

Mr. Ward reminded the Board to complete the ethics training requirement before the end of the calendar year. He said reminders would be sent out monthly.

SIXTH ORDER OF BUSINESS**Supervisor's Requests****Supervisor Guillou email**

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

Mr. Tom Carpenter: A lot of you are here to find out what's going on. Why did my CDD go up? In part it's the CDD taking over ownership of all of the stuff in here, the ponds, lakes, wetlands, drainage systems and everything. The HOA was responsible for it for the last 12 years and now the CDD is taking over to manage. Some of the things have been done. Some wetlands were taken care of and that was in your budget. The pond maintenance was being done. There were a lot of things that weren't ever budgeted for, and I think quite honestly the HOA didn't realize that they needed to budget for it. The CDD, since it owns these assets, now needs to maintain them. That's really the difference between what the HOA budgeted and now what the CDD needs to budget for continued maintenance and to make sure we don't have issues that affect your homes.

SEVENTH ORDER OF BUSINESS**Public Comments**

Mr. Ward asked if there were any public comments.

Ms. Diane Green stated old engineering reports from the CDD showed Taylor Morrison did not do what it was supposed to do regarding CDD assets. She stated she understood the CDD felt the HOA did not maintain the assets as it should have, but she felt the residents were now paying the bill for something Taylor Morrison should have done.

Mr. Tom Carpenter: I am not throwing the HOA under the bus. I understand that everything that was done was structured by Taylor Morrison. We all understand that. Once the infrastructures were turned over to the CDD and hence turned over to the HOA, Taylor Morrison from a legal standpoint was absolved of all responsibility and it comes back on us. Now, both the HOA and the CDD have not collected anything for the maintenance of any of these items for the last 12 years, so we kind of got off the hook having to pay for them and Taylor Morrison wasn't necessarily on the hook to pay for them. It would have been an HOA assessment. So, we would have paid one way or another. Now we have to kind of catch up and make sure the infrastructure is being maintained in a correct manner, and then hopefully, as we go forward, either with the merger of the two CDDs or if we don't, that we have a stable thing that won't require any increases, and if we don't use this budgeted money, then potentially it could go backward and we could save you money next year. That would be the goal of everybody on here. We are all residents. We want to save everybody money. Like Mr. Ward said at the beginning, this is a starting point to see what we need to actually do to get everything operating the way it should be. I'm certainly not casting a stone at any HOA member, the boards or anything, because they had no idea. It was never budgeted. No one told them it was needed.

Ms. Green: (Indecipherable).

Mr. Carpenter: The only reason I said HOA was, that was the agreement the CDD had as far as maintenance of these. There was a written document which transferred the responsibility of CDD owned assets to the HOAs, so when I'm saying the HOAs, it was Taylor Morrison controlled HOAs, but now it is resident owned.

Ms. Green: If Taylor Morrison controlled the CDD then why (indecipherable)? (Indecipherable). All of what we are paying for now could have been avoided. Now we are paying for it.

Mr. Carpenter: I 100% agree. That's why we are doing what we are doing, and that is to take ownership and to fix everything so going forward we have everything the way it should be working.

Mr. D. Lyon: (Indecipherable).

Ms. Green: I think the bottom line for us is, how much is this going to cost us? What is going to be the special assessment? What is going to be the fee for fixing things that I consider are things that Taylor Morrison left us which perhaps they should have taken care of? I won the first three elections to be the representative on the board. I've been in this a long time. They knew there were issues and their answer usually was "we're on top of it." Then we'd get a complaint from SWFWMD, and I'd say what are we going to do about this complaint from SWFWMD? and they'd say they were on it, don't worry about it. As you know, it was a 3 person board, two were Taylor Morrison and the other was me. I was constantly out voted. I was there,

but to say I had power would be a lie. (Indecipherable). So, final thought, what's this going to cost, what's the special assessment going to be, what's going to be the new CDD rate, and (indecipherable)?

Mr. Ward asked if there were any additional questions or comments; there were none.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 12:48 p.m.

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

Artisan Lakes Community Development District

James P. Ward, Secretary

Peter Latessa, Chairperson



Resolution 2027-1

RESOLUTION 2027-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACCEPTANCE OF CERTAIN WETLAND TRACTS; AND ADDRESSING CONFLICTS, SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Artisan Lakes Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("**Act**"), being situated entirely within Manatee County, Florida ("**County**"); and

WHEREAS, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure within or without the boundaries of the District; and

WHEREAS, Taylor Woodrow Communities at Artisan Lakes, L.L.C. ("**Developer**"), the developer of the lands within the District, and the Artisan Lakes Master Association, Inc. ("**Association**"), desire to convey, and the District desires to accept, certain wetlands located within and outside of the boundaries of the District, but within the parameters of the District's stormwater management permits ("**Wetland Tracts**"), for ownership, operation and maintenance by that certain *Special Warranty Deed* and that certain *Quit Claim Deed* (together, "**Deeds**"), forms of which are attached hereto as **Exhibit A**.

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

1. **FINDINGS.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. **ACCEPTANCE OF WETLAND TRACTS; APPROVAL OF THE DEEDS.** The District hereby approves the acceptance of the Wetland Tracts by those certain Deeds, forms of which are attached hereto as **Exhibit A**.

3. **CONFLICTS.** If any provision of this Resolution is held to be in conflict with another resolution of the District, the resolutions shall be read in harmony to the extent possible, and, otherwise, the terms of this Resolution shall control with respect to the subject matter addressed herein.

4. **SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

5. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED by the Board of Supervisors of the Artisan Lakes Community Development District, Manatee County, this 5th day of November, 2026.

WITNESS:

**ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Peter Latessa, Chairperson

Exhibit A: Special Warranty Deed and Quit Claim Deed

Exhibit A – Special Warranty Deed

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

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

SPECIAL WARRANTY DEED
[WETLAND TRACTS]

THIS SPECIAL WARRANTY DEED is made to be effective as of the ____ day of
____ 2026, by and between:

Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability
company, the owner and developer of lands within the boundary of the District,
and whose mailing address is 501 N. Cattlemen Rd., Sarasota, Florida 34232
("**Grantor**"); and

Artisan Lakes Community Development District, a local unit of special-purpose
government established pursuant to Chapter 190, *Florida Statutes*, being situated
in Manatee County, Florida, and whose mailing address is c/o PFM Management
Services LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308 ("**Grantee**").

SPECIAL WARRANTY GRANT OF FEE TITLE

WITNESS THAT GRANTOR, for good and valuable consideration in hand paid by
Grantee, the receipt and sufficiency whereof are hereby acknowledged, grants, bargains and
conveys to Grantee forever, all of the right, title, interest, claim and demand which the Grantor
has in and to the following described lot, piece or parcel of land, situate, lying and being in the
County of Manatee, State of Florida, and more particularly described in **Exhibit A** attached hereto
("**Property**").

TOGETHER with all of the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining, and to have and to hold the same in fee simple forever.
Such conveyance is subject to all matters of record; however, reference hereto shall not operate
to reimpose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said
land in fee simple and that the Grantor has good right and lawful authority to sell and convey said
land. Further, the Grantor hereby warrants the title to said land and will defend the same against
the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but
against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be
effective as of the day and year first above written.

WITNESS

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

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as _____ of **Taylor Woodrow Communities at Artisan Lakes, L.L.C.**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

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

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT A

[LEGAL DESCRIPTIONS FORTHCOMING]

Property Card	Trim Notice	Tax Bill														
<p>Parcel ID: 612110119</p> <p>Ownership: TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC</p> <p>Owner Type: CORPORATION</p> <p>Mailing Address: TAYLOR WOODROW COMMUNITIES, AT ARTISAN LAKES LLC, 551 N CATTLEMEN RD STE 200, SARASOTA FL 34232</p> <p>Situs Address: GILLET DR, PALMETTO, FL 34221</p> <p>Jurisdiction: UNINCORPORATED MANATEE COUNTY</p> <p>Tax District: 0307; NORTH RIVER FIRE DISTRICT</p> <p>Sec/Twp/Rge: 16-33S-18E</p> <p>Neighborhood: 1628; ARTISAN LAKES EDGESTONE</p> <p>Short Description: A PARCEL OF LAND LYING IN SEC 16, TWN 33S, RNG 18E, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE S 1/4 COR OF SD SEC 16, RUN TH ALG THE W BDY OF [Full Description]</p> <p>FEMA Value: \$0 as of January 1, 2026</p> <p>Zoning/Flood Info: View this parcel on Manatee County's website</p> <p>Land Use: 0900; VACANT RESIDENTIAL COMMON AREA</p> <p>Land Size: 6.6844 Acres or 291,172 Square Feet</p> <p>Living Units: 0</p>																
<p>Aerial Map</p> 	<p>Oblique Imagery</p>	<p>Tax Estimator</p>														
<p>Sales</p> <table border="1"><thead><tr><th>Book / Page</th><th>Instrument</th><th>Instrument #</th><th>Vacant / Improved</th><th>Qualification Code</th><th>Sale Price</th><th>Grantee</th></tr></thead><tbody><tr><td colspan="7">No data available in table</td></tr></tbody></table>	Book / Page	Instrument	Instrument #	Vacant / Improved	Qualification Code	Sale Price	Grantee	No data available in table							<p>Exemptions</p>	<p>Businesses</p>
Book / Page	Instrument	Instrument #	Vacant / Improved	Qualification Code	Sale Price	Grantee										
No data available in table																
<p>Addresses</p>	<p>Inspections</p>															

Property Card	Trim Notice	Tax Bill														
<p>Parcel ID: 612110259</p> <p>Ownership: TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC</p> <p>Owner Type: CORPORATION</p> <p>Mailing Address: TAYLOR WOODROW COMMUNITIES AT, ARTISAN LAKES LLC, 3922 COCONUT PALM DR STE 108, TAMPA FL 33619</p> <p>Situs Address: GILLET DR, PALMETTO, FL 34221</p> <p>Jurisdiction: UNINCORPORATED MANATEE COUNTY</p> <p>Tax District: 0307; NORTH RIVER FIRE DISTRICT</p> <p>Sec/Twp/Rge: 16-33S-18E</p> <p>Neighborhood: 1600; PINEY POINT</p> <p>Short Description: A PARCEL OF LAND LYING IN SEC 16, TWN 33S, RNG 18E, MANATEE COUNTY, FLAND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE S 1/4 COR OF SD SEC 16, RUN TH ALG THE W BDY OF THE [Full Description]</p> <p>FEMA Value: \$0 as of January 1, 2026</p> <p>Zoning/Flood Info: View this parcel on Manatee County's website</p> <p>Land Use: 0010; VAC UNPLATTED <10 AC</p> <p>Land Size: 8.0450 Acres or 350,440 Square Feet</p> <p>Living Units: 0</p>																
<p>Aerial Map</p> 	<p>Oblique Imagery</p>	<p>Tax Estimator</p>														
<p>Sales</p> <table border="1"><thead><tr><th>Book / Page</th><th>Instrument</th><th>Instrument #</th><th>Vacant / Improved</th><th>Qualification Code</th><th>Sale Price</th><th>Grantee</th></tr></thead><tbody><tr><td colspan="7">No data available in table</td></tr></tbody></table>	Book / Page	Instrument	Instrument #	Vacant / Improved	Qualification Code	Sale Price	Grantee	No data available in table							<p>Exemptions</p>	<p>Businesses</p>
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No data available in table																
<p>Addresses</p>	<p>Inspections</p>															

Property Card	Trim Notice	Tax Bill														
<p>Parcel ID: 604500559</p> <p>Ownership: TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC</p> <p>Owner Type: CORPORATION</p> <p>Mailing Address: TAYLOR WOODROW COMMUNITIES AT, ARTISAN LAKES LLC, 3922 COCONUT PALM DR STE 108, TAMPA FL 33619</p> <p>Situs Address: 11435 ARTISAN LAKES PKWY, PALMETTO, FL 34221</p> <p>Jurisdiction: UNINCORPORATED MANATEE COUNTY</p> <p>Tax District: 0307; NORTH RIVER FIRE DISTRICT</p> <p>Sec/Twp/Rge: 09-33S-18E</p> <p>Neighborhood: 1627; ARTISAN LAKES EDGESTONE NORTH</p> <p>Short Description: THAT PART OF THE FOLLOWING DESC PARCEL LYING WITHIN ARTISAN LAKES EAST CDD, AS DESC IN OR 2746 PG 1963: ARTISAN LAKES PH 1C: A PARCEL OF LAND LYING WITHIN SEC 9 [Full Description]</p> <p>FEMA Value: \$0 as of January 1, 2026</p> <p>Zoning/Flood Info: View this parcel on Manatee County's website</p> <p>Land Use: 9900; VACANT ACREAGE, NOT AG 10+ ACRES</p> <p>Land Size: 16.4160 Acres or 715,081 Square Feet</p> <p>Living Units: 0</p>																
<p>Aerial Map</p> 	<p>Oblique Imagery</p>	<p>Tax Estimator</p>														
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[LESS THE PONDS THAT WERE ALREADY CONVEYED TO DISTRICT]

Exhibit A – Quit Claim Deed

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

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

QUIT CLAIM DEED
[WETLAND TRACT C-21]

THIS QUIT CLAIM DEED is made to be effective as of the ____ day of _____ 2026,
by and between:

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

Artisan Lakes Community Development District, a local unit of special-purpose
government established pursuant to Chapter 190, *Florida Statutes*, being situated
in Manatee County, Florida, and whose mailing address is c/o PFM Management
Services LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308 ("**Grantee**").

WITNESSETH

That Grantor, for good and valuable consideration, the receipt and sufficiency of which are
hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all
the right, title, interest, claim and demand which the Grantor has, **if any**, in and to the following
described parcel of land, situate, lying and being in the County of Manatee, State of Florida
("**Property**"):

**TRACT C-21 (WETLAND), ARTISAN LAKES PARCEL J, PHASES I & II, AS
RECORDED IN PLAT BOOK 66, PAGES 105 - 117, OF THE OFFICIAL
RECORDS OF MANATEE COUNTY, FLORIDA.**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging
or in anywise appertaining.

TO HAVE AND TO HOLD the same, subject to taxes for the year hereof and subsequent
years, as applicable, and all easements, restrictions, reservations, conditions, covenants,
limitations and agreements of record. This reference to such matters of record shall not operate
to reimpose the same.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be
effective as of the day and year first above written.

WITNESS

**ARTISAN LAKES MASTER ASSOCIATION,
INC.**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as _____ of **Artisan Lakes Master Association, Inc.**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF

(NOTARY SEAL)

Name: _____

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

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.



Commission on Ethics Required Annual Ethics Training Memorandum

Community Development District Memo

To: Board of Supervisors
From: James P. Ward
Date: October 19, 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 \(state.fl.us\)](https://www.state.fl.us/ethics)

1. Free Training Programs:



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

a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**

Note: Google Chrome web browser will not open – use another web browser.

[Video Tutorial](#)

b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation – no audio):**

[23-page presentation – no audio](#)

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

[Audio presentation – no video](#)

d. **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:

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](#)



District Financials



Artisan Lakes Community Development District

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900



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Artisan Lakes Community Development District

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Income & Expense Graph – All Funds	7



**Artisan Lakes Community Development District
Balance Sheet
Through September 30, 2026**

		Governmental Funds				Account Groups		Totals (Memorandum Only)	
		General Fund	Debt Service Funds		General Long Term Debt	General Fixed Assets			
			Series 2013	Series 2018					
Assets									
Cash and Investments									
General Fund									
Checking Account - Truist Bank		\$	66,375	\$	-	\$	-	\$	66,375
Investment Account - FMIT		\$	200,155					\$	200,155
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		-	436,120		-		-	436,120
	Series 2013 A-3		-	63,194		-		-	63,194
	Series 2018		-	-	387,699		-	-	387,699
Prepayment Account									
	Series 2013 A-1		-	369		-		-	369
	Series 2013 A-3		-	-		-		-	-
	Series 2018		-	-	1,401		-	-	1,401
Accounts Receivable			4,469	-	-	-		-	4,469
Due from Other Funds									
General Fund			-	-	-	-		-	-
Debt Service Fund(s)			-	-	-	-		-	-
Amount Available in Debt Service Funds			-	-	-	1,388,469		-	1,388,469
Amount to be Provided by Debt Service Funds			-	-	-	8,101,531		-	8,101,531
Investment in General Fixed Assets (net of depreciation)			-	-	-	-		2,721,551	2,721,551
Total Assets		\$	270,998	\$	864,939	\$	523,530	\$	9,490,000
								\$	2,721,551
		\$		\$		\$		\$	



**Artisan Lakes Community Development District
Balance Sheet
Through September 30, 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	\$ 5,879	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,879
Due to Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	.	-	-	-	-	-	-
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	\$ 5,879	\$ -	\$ -	\$ 9,490,000	\$ -	\$ -	\$ 9,495,879
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	2,721,551	2,721,551	
Fund Balance							
Restricted							
Beginning: October 1, 2025 (Unaudited)	-	844,822	483,369	-	-	1,328,190	
Results from Current Operations	-	20,118	40,161	-	-	60,279	
Unassigned							
Beginning: October 1, 2025 (Unaudited)	240,269	-	-	-	-	240,269	
Changes to Extraordinary Capital/Ops Reserve	50,600	-	-	-	-	50,600	
Results from Current Operations	(25,749)	-	-	-	-	(25,749)	
Total Fund Equity and Other Credits	\$ 265,120	\$ 864,939	\$ 523,530	\$ -	\$ 2,721,551	\$ 4,375,140	
Total Liabilities, Fund Equity and Other Credits	\$ 270,998	\$ 864,939	\$ 523,530	\$ 9,490,000	\$ 2,721,551	\$ 13,871,018	

Prepared by:
PFM Management Services LLC



Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Interest				
Interest - Florida Municipal Investment Trust	155	155	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	143,639	149,708	96%
Developer Contributions	44,309	44,309	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(9,794)	7%
Total Revenue and Other Sources:	\$ 44,464	\$ 188,102	\$ 139,914	134%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	2,000	10,000	4,000	250%
Executive				
Professional Management	2,625	31,500	31,500	100%
Financial and Administrative				
Audit Services	-	5,500	5,500	100%
Accounting Services	417	5,000	5,000	100%
Assessment Roll Services	417	5,000	5,000	100%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	1,282	3,695	1,000	370%
Trustee Services	5,886	10,132	10,200	99%
Dissemination Agent Services	-	6,100	6,000	102%
Bank Service Fees	83	83	250	33%
Communications & Freight Services				
Postage, Freight & Messenger	847	1,482	200	741%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	6,893	6,539	105%
Printing & Binding	24	24	650	4%
Subscription & Memberships	-	175	175	100%
Legal Services				
General Counsel	6,583	18,799	6,500	289%
Water Use Permit Matter	44,309	44,309	-	0%
Other General Government Services				
Engineering Services	8,408	11,760	4,000	294%

Prepared by:



Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Reserves				
Extraordinary Capital/Operation	4,167	50,000	50,000	100%
Total Expenditures and Other Uses:	\$ 77,045	\$ 213,852	\$ 139,914	153%
Net Increase/ (Decrease) in Fund Balance	(32,581)	(25,749)	-	
Fund Balance - Beginning	293,534	240,269	240,269	
Extraordinary Capital Operations Reserve	4,167	50,000	50,000	
Fund Additions/(Expenditures)	-	600	-	
Fund Balance - Ending	\$ 265,120	\$ 265,120	\$ 290,269	



Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income	2,395	30,302	32,175	94%
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:	\$ 2,395	\$ 377,630	\$ 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	2,395	20,118	32,175	
Fund Balance - Beginning	862,544	844,822	844,822	
Fund Balance - Ending	\$ 864,939	\$ 864,939	\$ 876,997	



Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	399	4,871	6,092	80%
Prepayment Account	4	94	2,131	4%
Revenue Account	1,146	15,052	11,068	136%
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:	\$ 1,549	\$ 497,618	\$ 484,302	103%
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	1,549	40,161	26,477	
Fund Balance - Beginning	521,981	483,369	483,369	
Fund Balance - Ending	\$ 523,530	523,530	\$ 509,846	



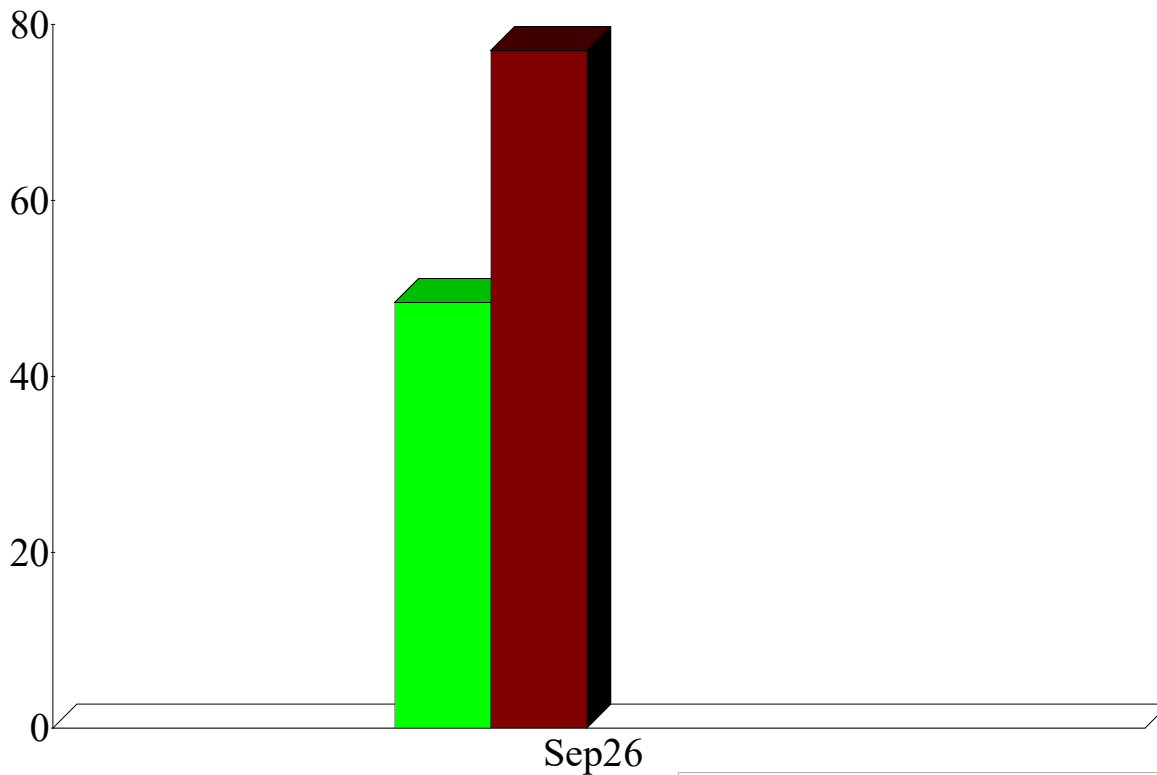
Artisan Lakes Community Development District

Income and Expense by Month

September 2026

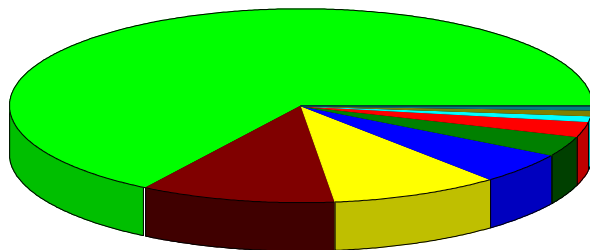
Income
Expense

\$ in 1,000's



Expense Summary
September 2026

Sep26



5140000 · Legal Services	66.05%
5190000 · Other General Govern	10.91
5133400 · Other Contractual Serv	9.41
9099000 · Reserve Allocations	5.41
5120000 · Executive	3.41
5110000 · Legislative	2.60
5134100 · Communicatons & Frei	1.10
5130000 · Financial and Administ	1.08
5134700 · Printing & Binding	0.03
Total	\$77,044.88

By Account