

# Artisan Lakes

Community Development District

## *Financial Statements* *March 31, 2026*

*PFM Management Services LLC*  
2301 N.E. 37<sup>th</sup> Street  
Fort Lauderdale, Florida 33308  
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**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending March 31, 2026**

	<b>Governmental Funds</b>						<b>Totals (Memorandum Only)</b>
	<b>General Fund</b>	<b>Debt Service Funds</b>		<b>Account Groups</b>			
		<b>Series 2018</b>	<b>Series 2021</b>	<b>General Long Term Debt</b>	<b>General Fixed Assets</b>		
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 254,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,012
Debt Service Fund							
Reserve Account							
Series 2018	-	198,954	-	-	-	-	198,954
Series 2021-1	-	-	164,550	-	-	-	164,550
Series 2021-2	-	-	186,969	-	-	-	186,969
Revenue							
Series 2018	-	453,354	-	-	-	-	453,354
Series 2021-1	-	-	771,370	-	-	-	771,370
Prepayment Account							
Series 2018	-	1	-	-	-	-	1
Series 2021-1	-	-	433	-	-	-	433
<b>Accounts Receivable</b>	-	-	-	-	-	-	-
<b>Due from Other Funds</b>							
General Fund	-	5,008	8,859	-	-	-	13,866
Debt Service Fund(s)	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	1,789,496	-	-	1,789,496
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	15,455,504	-	-	15,455,504
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	2,163,649	-	2,163,649
<b>Total Assets</b>	<b>\$ 254,012</b>	<b>\$ 657,316</b>	<b>\$ 1,132,180</b>	<b>\$ 17,245,000</b>	<b>\$ 2,163,649</b>	<b>\$ -</b>	<b>\$ 21,452,158</b>

**Artisan Lakes East Community Development District**  
**Balance Sheet**  
**for the Period Ending March 31, 2026**

	Governmental Funds						Totals (Memorandum Only)					
	General Fund		Debt Service Funds		Account Groups							
			Series 2018	Series 2021	General Long Term Debt	General Fixed Assets						
<b>Liabilities</b>												
<b>Accounts Payable</b>	\$	-	\$	-	\$	-	\$	-				
<b>Due to Other Funds</b>												
General Fund		-		-		-		-				
Debt Service Fund(s)		13,866		-		-		13,866				
<b>Unamortized Prem/Discount on Bonds</b>		-		-		-		339,530				
<b>Bonds Payable</b>												
Current Portion (Due within 12 months)												
Series 2018		-		-	\$120,000		-	120,000				
Series 2021		-		-	\$290,000		-	290,000				
Long Term												
Series 2018		-		-	\$5,320,000		-	5,320,000				
Series 2021		-		-	\$11,515,000		-	11,515,000				
<b>Total Liabilities</b>	<b>\$</b>	<b>13,866</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>17,245,000</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>17,598,397</b>		
<b>Fund Equity and Other Credits</b>												
<b>Investment in General Fixed Assets</b>		-		-		-	2,163,649	2,163,649				
<b>Fund Balance</b>												
<b>Restricted</b>												
Beginning: October 1, 2025 (Unaudited)		-	402,069	642,448		-		704,988				
Results from Current Operations		-	255,246	489,732		-		744,978				
<b>Unassigned</b>												
Beginning: October 1, 2025 (Unaudited)		142,241		-		-		142,241				
Additions to Extraordinary Cap/Oper Reserve		20,833		-		-		20,833				
Results from Current Operations		77,072		-		-		77,072				
<b>Total Fund Equity and Other Credits</b>	<b>\$</b>	<b>240,146</b>	<b>\$</b>	<b>657,316</b>	<b>\$</b>	<b>1,132,180</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>2,163,649</b>	<b>\$</b>	<b>3,853,761</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$</b>	<b>254,012</b>	<b>\$</b>	<b>657,316</b>	<b>\$</b>	<b>1,132,180</b>	<b>\$</b>	<b>17,245,000</b>	<b>\$</b>	<b>2,163,649</b>	<b>\$</b>	<b>21,452,158</b>

Prepared by:

**JPWARD and Associates, LLC**

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

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	1,821	140,532	155,792	90%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(10,905)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,821</b>	<b>\$ 140,532</b>	<b>\$ 144,887</b>	<b>97%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's - Fees	-	200	-	0%
<b>Executive</b>				
Professional Management	2,625	15,750	31,500	50%
<b>Financial and Administrative</b>				
Audit Services	-	4,900	4,900	100%
Accounting Services	542	3,250	6,500	50%
Assessment Roll Services	542	3,250	6,500	50%
Arbitrage Rebate Services	500	500	1,000	50%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	4,246	8,385	51%
Dissemination Agent Services	-	-	6,000	0%
Bank Service Fees	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	-	100	0%
Computer Services - Website Development	-	1,200	2,400	50%
<b>Insurance</b>				
	-	7,366	7,177	103%
<b>Printing &amp; Binding</b>				
	-	-	1,000	0%
<b>Subscription &amp; Memberships</b>				
	-	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	216	750	11,000	7%
<b>Other General Government Services</b>				
Engineering Services	565	1,040	7,000	15%
<b>Reserves</b>				
Extraordinary Capital/Operations Reserve	-	20,833	50,000	42%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 4,989</b>	<b>\$ 63,461</b>	<b>\$ 144,887</b>	<b>44%</b>
Net Increase/ (Decrease) in Fund Balance	(3,168)	77,072	-	
Fund Balance - Beginning	243,514	142,241	142,241	
Extraordinary Capital/Operations Reserve	-	20,833	50,000	
<b>Fund Balance - Ending</b>	<b>\$ 240,346</b>	<b>\$ 240,146</b>	<b>\$ 192,241</b>	

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

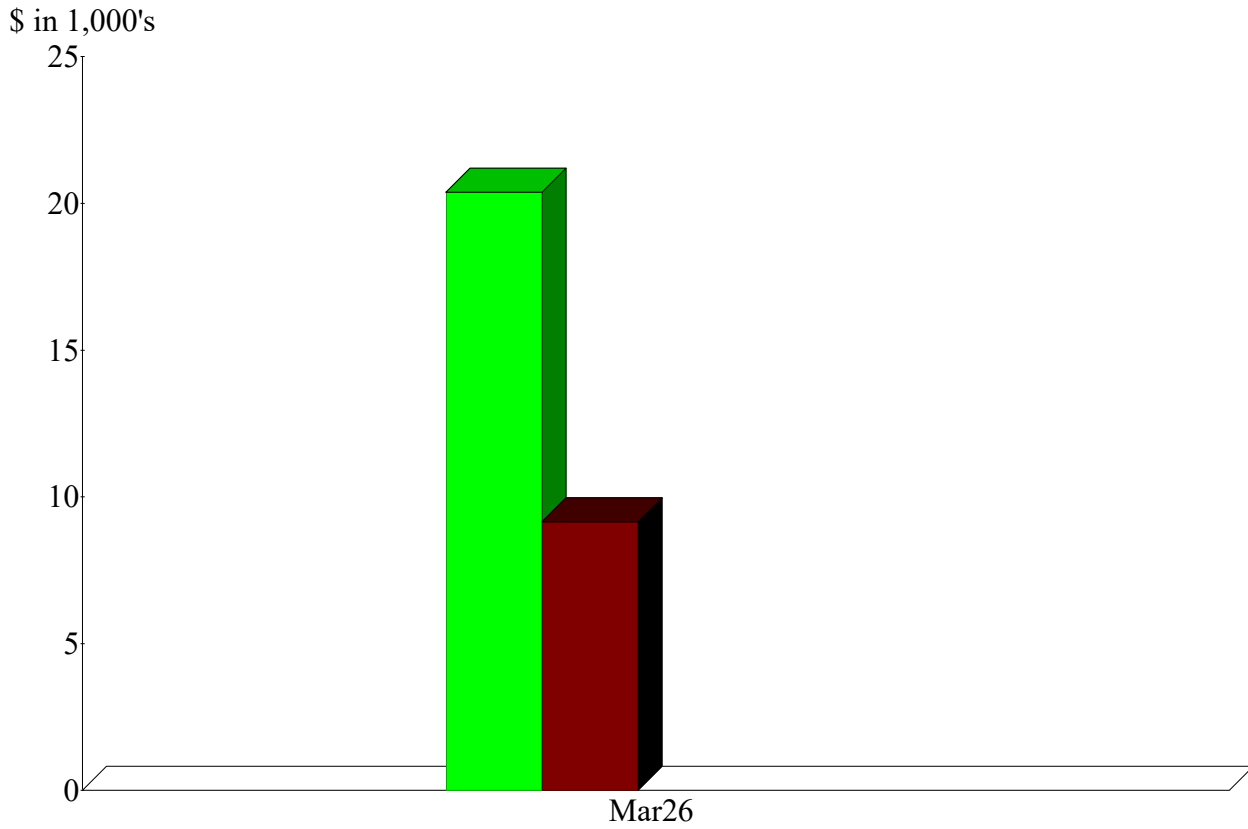
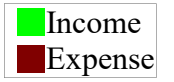
Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	534	3,686	8,852	42%
Revenue Account	1,192	4,030	5,470	74%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	5,008	386,373	425,762	91%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(27,837)	0%
<b>Intragovernmental Transfer In</b>	-	1	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 6,733</b>	<b>\$ 394,090</b>	<b>\$ 412,247</b>	<b>96%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2018	-	-	120,000	0%
<b>Interest Expense</b>				
Series 2018	-	138,844	277,688	50%
<b>Intragovernmental Transfer Out</b>	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 138,844</b>	<b>\$ 397,688</b>	<b>35%</b>
Net Increase/ (Decrease) in Fund Balance	6,733	255,246	14,559	
Fund Balance - Beginning	650,582	402,069	402,069	
<b>Fund Balance - Ending</b>	<b>\$ 657,316</b>	<b>\$ 657,316</b>	<b>\$ 416,628</b>	

**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2021**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2026**

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account - Series 2021-1	443	3,058	7,820	39%
Reserve Account - Series 2021-2	500	3,455	7,820	44%
Revenue Account	2,027	6,299	7,361	86%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	8,859	683,537	753,176	91%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(49,273)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 11,829</b>	<b>\$ 696,348</b>	<b>\$ 726,904</b>	<b>96%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2021-1 - Eaves Bend	-	-	140,000	0%
Series 2021-2 - Heritage Park	-	-	150,000	0%
<b>Interest Expense</b>				
Series 2021-1 - Eaves Bend	-	95,654	191,308	50%
Series 2021-2 - Heritage Park	-	110,963	221,925	50%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 206,616</b>	<b>\$ 703,233</b>	<b>29%</b>
Net Increase/ (Decrease) in Fund Balance	11,829	489,732	23,671	
Fund Balance - Beginning	1,120,352	642,448	642,448	
<b>Fund Balance - Ending</b>	<b>\$ 1,132,180</b>	<b>\$ 1,132,180</b>	<b>\$ 666,119</b>	

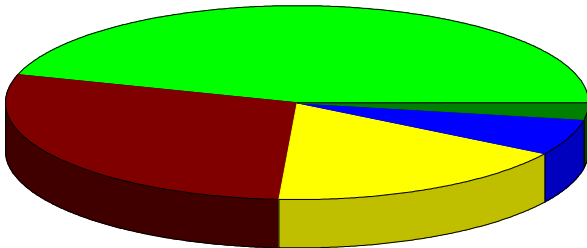
# Artisan Lakes East Community Development District

Income and Expense by Month  
March 2026



Expense Summary  
March 2026

9099000 · Reserve Allocations	45.51%
5120000 · Executive	28.67
5130000 · Financial and Administrative	17.29
5190000 · Other General Government Serv.	6.17
5140000 · Legal Services	2.36
<b>Total</b>	<b>\$9,156.01</b>



By Account