

# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

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## MEETING AGENDA

MAY 1, 2025

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

April 24, 2025

Board of Supervisors

Artisan Lakes Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Artisan Lakes Community Development District will be held on **Thursday, May 1, 2025**, at **3:00 P.M.** at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**

**The following Webex link and telephone number are provided to join/watch the meeting.**

<https://districts.webex.com/districts/j.php?MTID=m043dffe91e8be2ee83841084df210025>

Access Code: **2343 576 7566** Event password: **Jpward**

Or by Phone: **408-418-9388**, enter Access Code **2343 576 7566** password: **Jpward** to join the meeting.

*The Public is provided 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 and individuals are permitted to speak on items not included in the agenda.*

## Agenda

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1. Call to order & roll call.
2. Notice of Advertisement of Public Hearings.
3. Consideration of Minutes:
  - I. February 2, 2025 – Regular Meeting Minutes.
4. **PUBLIC HEARINGS.**
  - a. **FISCAL YEAR 2026 BUDGET.**
    - I. Public Comment and Testimony.
    - II. Board Comment.
    - III. Consideration of **Resolution 2025-4**, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2026.

- b. FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

- ## I. Public Comment and Testimony.

- ## II. Board Comment.

- III. Consideration of **Resolution 2025-5**, a Resolution of the Board of Supervisors adopting imposing special assessments, certifying an assessment roll, providing a severability clause; providing for conflict and providing an effective date.

5. Consideration of **Resolution 2025-6**, a Resolution of the Board of Supervisors adopting designating dates, time, and location for regular meeting of the Board of Supervisor's for Fiscal Year 2026.

- ## 6. Staff Reports.

- I. District Attorney.

- II. District Engineer.

- ### III. District Manager.

- a) Supervisor of Elections Qualified Elector Report as of April 15, 2025.

- b) Special District Reporting: Goals and Objectives for Fiscal Year 2025.

- c) **Important Board Meeting Dates for Fiscal Year 2025.**

1. June/July – Look for Commission on Ethics email (Form 1 Financial Disclosure).

- d) Financial Statement for the period ending January 31, 2025 (unaudited).

- e) Financial Statement for the period ending February 29, 2025 (unaudited).

- f) Financial Statement for the period ending March 31, 2025 (unaudited).

7. Public Comments:

*Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.*

8. Supervisor's Requests.

9. Adjournment.

## Staff Review

The first order of business is the call to order and roll call.

The second order of business is the Notice of Advertisement of the Public Hearing.

The third order of business is the consideration of the Minutes from the Artisan Lakes Board of Supervisors Regular Meeting, held on February 2, 2025.

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The fourth order of business deals with two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2026 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2026 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2013 & 2018 Bonds. At the conclusion of the hearing, will be consideration of **Resolution 2025-4**, which adopts the Fiscal Year 2026 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 2026 Budget. **Resolution 2025-5** does essentially three (3) 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 Manatee 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 2025-5**.

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The fifth order of business is the consideration of **Resolution 2025-6**, a resolution of the Board of Supervisors setting the proposed meeting schedule for Fiscal Year 2026. As you may re-call, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year. The proposed meeting schedule is for the first Thursday of each month at **3:00 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**.

**The Fiscal Year 2026 schedule is as follows:**

October 2, 2025	November 6, 2025
December 4, 2025	January 1, 2026 – No Meeting
February 5, 2026	March 5, 2026
April 2, 2026	May 7, 2026
June 4, 2026	July 2, 2026 – No Meeting
August 6, 2026	September 3, 2026

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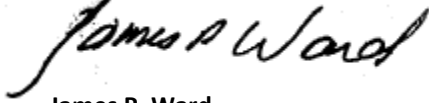
The fifth order of business. are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on (I) the remainder of the Fiscal Year 2025 meeting schedule; and (III) Financial Statements (unaudited) for the periods ending January 31, 2025, February 28, 2025, and March 31, 2025.

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The remainder of the agenda is standard in nature, and in the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Yours sincerely,

**Artisan Lakes Community Development District**



**James P. Ward**  
District Manager

**The remainder of the Fiscal Year 2025 schedule is as follows:**

June 5, 2025	July 3, 2025 – No Meeting
August 7, 2025	September 4, 2025

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE USE OF THE UNIFORM COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2026 upon the lands located within the District, a depiction of which lands is shown below, and to consider the adoption of an assessment roll, for the uniform collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Ph: (954) 658-4900, during normal business hours. In addition, you may contact the District Manager, James Ward, at [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com). The budgets, preliminary assessment roll and agenda are available on the District's website at [www.Artisanlakescdd.org](http://www.Artisanlakescdd.org) approximately seven (7) days in advance of the meeting.

Fiscal Year 2026 Proposed Schedule of Assessments  
Per Unit \$177.38

Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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 CDD BOUNDARY

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

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The Regular Meeting of the Board of Supervisors of the Artisan Lakes Community Development District was held on Thursday, February 6, 2025, at 3:00 P.M., at Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

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**Present and constituting a quorum:**

Vincent Sciarrabba	Chairperson
Peter Latessa	Vice Chairperson
Carol Sciarrabba	Assistant Secretary
Tom Carpenter	Assistant Secretary

**Absent:**

Deborah Reynolds	Assistant Secretary
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**Also present were:**

James P. Ward	District Manager
Jere Earlywine	District Counsel
Victor Barbosa	District Engineer

**Audience:**

Matt Sawyer

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 THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. James P. Ward called the meeting to order at approximately 3:00 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Reynolds, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Appointment of Individual to fill the vacancy in Seat two (2) on the Board of Supervisors pursuant to Section 190.006(3)(b) Florida Statutes. If the Board appoints an individual to fill the seat, the following items will also be considered for the newly appointed member**

**I. Oath of Office**

**II. Guide to the Sunshine Amendment and Code of Ethics for Public Employees**

**III. Form 1 – Statement of Financial Interests**

Mr. Ward indicated there was a vacancy in Seat 2. He stated the Board could appoint an individual to fill this vacancy. He asked if the Board had a candidate to appoint.

**On MOTION made by Peter Latessa, seconded by Vincent Sciarrabba, and with all in favor, Tom Carpenter was appointed to fill Seat 2.**

As a notary public, Mr. Ward administered the Oath of Office to Mr. Carpenter. Mr. Carpenter signed and returned the Oath to Mr. Ward for inclusion in the record. Mr. Ward reviewed the Sunshine Law, Code of Ethics, Form 1 and the ethics training requirements. He noted any questions should be directed to himself (Jim Ward) or Mr. Jere Earlywine.

**THIRD ORDER OF BUSINESS****Consideration of Resolution 2025-2****Consideration of Resolution 2025-2, a Resolution Re-Designating the Officers of the Artisan Lakes Community Development District**

Mr. Ward asked how the Board wished to re-designate the Officers of the Artisan Lakes Community Development District.

The Board appointed Vincent Sciarrabba to serve as Chairperson, Peter Latessa to serve as Vice Chairperson, the remaining Board Members to serve as Assistant Secretaries while Jim Ward would serve as Secretary and Treasurer.

**On MOTION made by Peter Latessa, seconded by Vincent Sciarrabba, and with all in favor, Resolution 2025-2 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS****Consideration of Minutes****November 7, 2024 – Regular Meeting Minutes**

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

**On MOTION made by Vincent Sciarrabba, seconded by Carol Sciarrabba, and with all in favor, the November 7, 2024, Regular Meeting Minutes were approved.**

**FIFTH ORDER OF BUSINESS****Consideration of Audited Financial Statements****Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year 2024**



Mr. Ward explained the District was required to have an audit performed annually. He introduced Ben Steets with Grau and Associates.

*Mr. Ben Steets with Grau and Associates indicated the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP) in the United States of America. He stated pages 3 through 6 were the Management's Discussion and Analysis which provided an overview summary of the financial position and activities of the District. He indicated pages 7 through 12 were the basic financial statements including the governmental wide financial statements and the fund level balance sheet (income statement). He stated pages 13 through 21 were the notes to the financial statements, most of which were fairly standard notes and common across Community Development Districts. He stated page 19, note 5, showed the District's capital assets. He stated note 6 showed long term liabilities. He indicated page 22 was a schedule comparing the general fund actual activity to the budget. He indicated page 24 included information required by the State of Florida. He stated page 25 through 27 was the report on internal controls over financial reporting. He stated the District was in compliance with all statutes which were relevant. He reported pages 28 and 29 were the Management Letter. He stated there were no findings and no recommendations; this was a clean audit with a clean opinion. He asked if there were any questions.*

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Peter Latessa, seconded by Vincent Sciarabba, and with all in favor, the Audited Financial Statements for the Fiscal Year 2024 were accepted.**

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Resolution 2025-3**

**Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors Approving the Proposed Fiscal Year 2026 Budget and setting the Public Hearing for Thursday, May 1, 2025, at 3:00 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**

Mr. Ward noted the budget consisted of two parts, the operating budget and the debt budget. He reported the operating budget assessment was about the same this year at \$177.38 per unit (fiscal year 2025 it was \$167.03). He noted the District would have approximately \$200,000 dollars in cash at the end of this fiscal year; therefore, if there were something which needed to be done before Fiscal Year 2027 there was money. He indicated it would be another couple of years before the HOAs made a full transition and might want the CDD to take over certain maintenance responsibilities. He indicated the debt service budget remained the same annually. He stated Resolution 2025-3 set the public hearing for the budget for Thursday, May 1, 2025 at 3:00 p.m. at the Artisan Lakes Clubhouse.

*Mr. Latessa: On page 2 of the budget, it said the total number of units are 844. They made the comment this morning that the units numbered 1,120.*

Discussion ensued regarding the number of units in the CDD.

142 *Mr. Ward: Heritage Park is within the Artisan Lakes East CDD. Is that what you're talking about? Is that*  
143 *the name of it?*

144  
145 *Mr. Latessa: It's not part of Eaves Bend and not part of the townhouses. It's part of Esplanade.*

146  
147 *Mr. Ward: Okay, but it's in the Artisan Lakes East CDD if it's called Heritage Park.*

148  
149 Discussion continued regarding the number of units in the Artisan Lakes CDD; and whether certain units  
150 were a part of Artisan Lakes CDD or Artisan Lakes East CDD.

151  
152 *Mr. Victor Barbosa: All of those lots up there known as Heritage Park or Esplanade North were in fact in*  
153 *the Artisan Lakes East CDD. They are part of the same HOA as Esplanade, but it was a separate CDD.*

154  
155 *Mr. Latessa: Is the stormwater responsibility theirs then just like Eaves Bend has their own?*

156  
157 *Mr. Barbosa: We are in the process of separating out the permits, so everything, all the ponds, wetlands*  
158 *and control structures that are within Esplanade proper, not including Esplanade North, that's going to*  
159 *be part of the Artisan Lakes CDD permit, and then everything for Esplanade North and Eaves Bend is*  
160 *going to be part of the Artisan Lakes East. Actually, I believe Esplanade North has its own, but it's part of*  
161 *the Artisan Lakes East CDD to maintain. They have a separate permit, but it's all part of Artisan Lakes*  
162 *East CDD ownership and maintenance.*

163  
164 *Mr. Ward: He is separating the regulatory permits, the South Florida Water Management District*  
165 *permits, so that area that you're talking about will all be in the Artisan Lakes East water management*  
166 *permit. Our permit will just cover what's in the boundaries of this CDD.*

167  
168 *Mr. Carpenter: But it's all within our gated community. It's going to be very confusing going forward,*  
169 *having homes be a part of the gated community, but the money is going to come from another bucket to*  
170 *service five streets.*

171  
172 *Mr. Ward: For purposes of the CDD that is true, but at the moment we don't do anything to it. Even if we*  
173 *did maintenance to the stormwater system, the system that the district would maintain, irrespective of*  
174 *the road plan, would just cover the lots within the CDD. Their water management system is included in*  
175 *Artisan Lakes East CDD.*

176  
177 *Mr. Barbosa: The stormwater management system, at the end of the day, is one system for the entire*  
178 *community. We are just separating out ownership of ponds, wetlands, and control structures per CDD,*  
179 *but at the end of the day it's all one system.*

180  
181 *Mr. Latessa: So, to the South Florida Water Management District it's all one system, but to the*  
182 *individuals we are separate entities.*

183  
184 *Mr. Ward: Right.*

185  
186 *Mr. Latessa: None of their ponds connect to our ponds?*

187  
188 *Mr. Barbosa: It's all one system. Some of our ponds flow into theirs, some of theirs flow into ours, it's all*  
189 *one system. We are just separating it out based on ownership of the land.*

190  
191 *Mrs. Carol Sciarrabba: If something goes wrong how do you distribute what assessment needs to be*  
192 *done to what group?*

193  
194 *Mr. Ward: That's why the maintenance is done by the Master Association, so it spreads the cost over all*  
195 *of the units within both CDDs.*

196  
197 *Mr. Latessa: That's not how it's done today. Today Esplanade does it. A comment was made in a public*  
198 *session that we had that the Master would take care of it because they've got Mainscape. Well,*  
199 *Mainscape is not an engineering firm, they are a landscape company. That's why I've been on my high*  
200 *horse. Somebody's going to get all bent out of shape. Let's just say the Master has it and the Master*  
201 *fixes something, is the Master going to say, we are going to spread that cost amongst the entire*  
202 *community so that everyone in each of the CDDs is going to pay for it even though the problem was only*  
203 *in one CDD? Who do we talk to, to have this discussion? I'm not ready to change anything, but we've*  
204 *got to have a broader discussion and clarification of how things are going to be once the developer is*  
205 *gone.*

206  
207 *Mr. Carpenter: The other issue is potentially the people in the north section. They are going to be like*  
208 *stepchildren to everybody else because they really don't have a parent. They won't have a clue. They*  
209 *are going to think they are part of Esplanade.*

210  
211 *Mr. Latessa: Everybody thinks the HOA of Esplanade does everything when in reality we hire the HOA to*  
212 *take care of the stormwater and the conservation areas. Right or wrong, Matt?*

213  
214 *Mr. Matt Sawyer: I'm not going to answer because I'm walking into this on the back end.*

215  
216 *Mr. Ward: In broad brushstrokes, the regulatory permits are going to be in the name of each of the*  
217 *CDDs, but it's one big operating system, so who is going to maintain it? The Master, the Esplanade, the*  
218 *Eaves Bend Association? The reason this comes up is because both CDDs have agreements with each of*  
219 *those respective associations to maintain District facilities.*

220  
221 *Mr. Sawyer: I thought the District facilities between the Artisan Master, the Esplanade, the Eaves Bend,*  
222 *what they were maintaining were the ponds and the banks. So, now we are talking about the*  
223 *stormwater structures?*

224  
225 *Mr. Ward: The agreements are structured such that the Associations maintain the lakes, conservation*  
226 *areas, the pipework from roadways to the lakes, outfall structures, all of the entire water management*  
227 *system. You've got this big stormwater management system and agreements with the Esplanade*  
228 *Association and the Artisan Lakes Eaves Bend Association, but who is actually doing the maintenance of*  
229 *all of this. It makes sense if it's all the Master, but it doesn't if it's Esplanade.*

230  
231 *Mr. Carpenter: The Master doesn't come into our community and maintain anything.*

232  
233 *Mr. Sawyer: Esplanade maintains their ponds, their conservation areas. They have separate contracts*  
234 *for them as does Eaves Bend, as does Edge Stone. But Heritage, Esplanade North, is that not included in*  
235 *the --?*

236  
237 *Mr. Ward: It's in Artisan Lakes East CDD, not Artisan Lakes CDD.*

238

239 *Mr. Sawyer: It's in the wrong CDD. We have how many units?*

240

241 *Mr. Ward: Forget about the number of units. My unit counts are absolutely correct because there is*  
242 *bonded debt on those units. Heritage Park is in Artisan Lakes East CDD. We have debt on those lots that*  
243 *are in Artisan Lakes East CDD. But I guess what this Board is saying is that those units in Heritage Park*  
244 *are really a part of Esplanade.*

245

246 *Mr. Latessa: The HOA takes care of everything when in reality the water management system and*  
247 *conservation areas are under the jurisdiction of the CDD and the CDD has turned over the contract to the*  
248 *HOA to maintain it.*

249

250 *Mr. Sawyer: Yes, so, they are owned by the CDD, but there is a maintenance agreement for Esplanade,*  
251 *for Eaves Bend, for –*

252

253 *Mr. Latessa: What happens if one CDD wants to do something and the other CDDs don't want to do*  
254 *something when the system is all tied together?*

255

256 *Mr. Sawyer: The CDDs would have to be aligned.*

257

258 *Mr. Ward: In my ultimate world, if it's not the Master maintaining the system, and you've got the two*  
259 *separate ones, it either goes to each one.*

260

261 *Mr. Carpenter: To my understanding, the only thing the Master takes care of is the main common areas*  
262 *that are outside of each one of the developments.*

263

264 Discussion continued regarding who would be responsible for maintaining the water management  
265 system in the different CDD Districts; there only being two CDDs: Artisan Lakes and Artisan Lakes East;  
266 which sub-association belonged to each CDD; and potential problems which might arise in the future if  
267 one sub-association did not want to help pay for maintenance of other sub-associations.

268

269 *Mr. Latessa: I want it in the minutes that there are two CDDs and that we were told before that the*  
270 *Master Association can handle the maintenance of the stormwater district and the conservation areas*  
271 *because they have Mainscape. I'm here to say that that is not correct.*

272

273 *Mr. Sawyer: Mainscape is a production based landscaper, so they are not doing the maintenance. That's*  
274 *why you have West Coast Lake. They do the preserve, they do the ponds, they have the engineering to*  
275 *do it. I understand your point and the Board's point, but after going back four years when we were*  
276 *originally doing this, I now remember the conversations, but yes.*

277

278 *Mr. Ward: Okay, we cleared up the unit count.*

279

280 *Ms. Carol Sciarrabba: We've cleared up the numbers, but we haven't cleared up our concerns.*

281

282 *Mr. Carpenter: And the Boards for both entities need to be aware.*

283

Mr. Ward: For purposes of the CDDs, neither one of the CDDs are maintaining anything. It doesn't matter to you or to the Artisan Lakes East Board because everybody is getting assessed through one of the other boards. It doesn't matter. We aren't doing operations, so the distribution doesn't matter.

Mr. Carpenter: We are just trying to look forward to make sure they are aware because it will come up eventually. Sometime in the future there is going to be an issue, and they are going to say well, no, you need to take it because it's not part of this bucket.

Discussion continued regarding problems which might arise in the future, and the differences between HOA charters.

Mr. Latessa asked who West Coast Lake reported to.

Mr. Sawyer responded West Coast Lake reported to Esplanade, Eaves Bend and the Master Association.

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

**On MOTION made by Vincent Sciarrabba, seconded by Tom Carpenter, and with all in favor, Resolution 2025-3 was adopted, and the Chair was authorized to sign.**

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **I. District Attorney**

No report.

#### **II. District Engineer**

No report.

#### **III. District Manager**

##### **a) Important Board Meeting Dates for Fiscal Year 2025**

1) May 1, 2025 – Public Hearings: Proposed Budget FY2026

b) Financial Statement for period ending October 31, 2024 (unaudited)

c) Financial Statement for period ending November 30, 2024 (unaudited)

d) Financial Statement for period ending December 31, 2024 (unaudited)

No report.

## **EIGHTH ORDER OF BUSINESS**

### **Public Comments**

**Public Comments:** - Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however,

the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

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

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Ward asked if there were any Supervisor's requests; there were none.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 3:45 p.m.

**On MOTION made by Vincent Sciarabba, seconded by Tom Carpenter,  
and with all in favor, the meeting was adjourned.**

Artisan Lakes Community Development District

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

\_\_\_\_\_  
Vincent Sciarabba, Chairperson

## **RESOLUTION 2025-4**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.**

#### **RECITALS**

**WHEREAS**, the District Manager has submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Artisan Lakes Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (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 May 1, 2025, as the date for 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**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the District 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 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 ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET.**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, and hereby approves the Proposed Budget, subject to certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A”, as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance

## RESOLUTION 2025-4

### THE ANNUAL APPROPRIATION RESOLUTION OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

with the provisions of Section 190.008(2)(a), Florida Statutes, 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 and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained by the District Manager and identified as “The Budget for Artisan Lakes Community Development District for the Fiscal Year Ending September 30, 2026”, as adopted by the Board of Supervisors on May 1, 2025.

**SECTION 2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the Artisan Lakes Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of **\$1,090,490.00** 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	<b>\$149,708.00</b>
DEBT SERVICE FUND – SERIES 2013	<b>\$421,479.00</b>
<u>DEBT SERVICE FUND – SERIES 2018</u>	<b><u>\$519,303.00</u></b>
TOTAL ALL FUNDS	<b>\$1,090,490.00</b>

**SECTION 3. SUPPLEMENTAL APPROPRIATIONS.** Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 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 the Board approving the expenditure.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation within a fund so long as it does not exceed \$15,000 previously approved transfers included, to the original budget appropriation for the receiving program.
- 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.



**RESOLUTION 2025-4**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.**

**SECTION 4. 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 5. 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 6. 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 1<sup>st</sup> day of May 2025.

**ATTEST:**

**ARTISAN LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Vincent Sciarrabba, Chairperson

# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2026

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PREPARED BY:

JPWARD & ASSOCIATES, LLC. 2301 NORTHEAST 37 STREET, FORT LAUDERDALE, FL. 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**Artisan Lakes Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 1/26/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
<b>Revenues and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 140,971	\$ 125,097	\$ 140,971	\$ 149,708	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
<b>Contributions - Private Sources</b>					
Taylor Morrison	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 140,971</b>	<b>\$ 125,097</b>	<b>\$ 140,971</b>	<b>\$ 149,708</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ 4,000	\$ 800	\$ 4,000	\$ 4,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
<b>Executive</b>					
Professional - Management	\$ 28,500	\$ 9,500	\$ 28,500	\$ 31,500	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 6,500	\$ 5,400	\$ 5,400	\$ 5,500	Statutory required audit Yearly
Accounting Services	\$ -	\$ -	\$ -	\$ 5,000	All Funds
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ 5,000	All Funds
Arbitrage Rebate Fees	\$ 1,500	\$ 500	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 10,622	\$ 4,246	\$ 10,132	\$ 10,200	Trust Fees for Bonds
Dissemination Agent Services	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Accounts
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 50	\$ 122	\$ 200	\$ 200	Agenda Mailings and other Misc Mailings
<b>Rentals and Leases</b>					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 1,200	\$ 300	\$ 1,800	\$ 2,400	Statutory Maintenance of District Web site
<b>Insurance</b>					
	\$ 6,352	\$ 6,039	\$ 6,039	\$ 6,539	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>					
	\$ 600	\$ -	\$ 650	\$ 650	Agenda books and copies
<b>Office Supplies</b>					
	\$ -	\$ -	\$ -	\$ -	
<b>Legal Services</b>					
General Counsel	\$ 10,000	\$ 441	\$ 6,500	\$ 6,500	District Attorney
Boundary Amendment		\$ -	\$ -		
<b>Other General Government Services</b>					
Engineering Services	\$ 4,000	\$ 113	\$ 4,000	\$ 4,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
<b>Reserves</b>					
Extrordinary Capital/Operations	\$ 50,000	\$ -	\$ 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.
<b>Other Fees and Charges</b>					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 9,222	\$ -	\$ -	\$ 9,794	
<b>Total Appropriations</b>	<b>\$ 140,971</b>	<b>\$ 27,636</b>	<b>\$ 125,646</b>	<b>\$ 149,708</b>	

**Artisan Lakes Community Development District  
General Fund - Budget  
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 1/26/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
<b>Fund Balances:</b>					
<b>Change from Current Year Operations</b>	\$ -	\$ 97,461	\$ 15,325	\$ -	Cash Over (Short) at Fiscal Year End
<b>Fund Balance - Beginning</b>	<b>\$ 183,332</b>		<b>\$ 183,332</b>	<b>\$ 248,657</b>	
Current Year Reserve Allocation	\$ 50,000		\$ 50,000	\$ 50,000	Budgeted Funds for Long Term Capital Planning
<b>Total Fund Balance</b>	<b>\$ 233,332</b>		<b>\$ 248,657</b>	<b>\$ 298,657</b>	
<b>Fund Balance - Allocations</b>					
Extraordinary Capital/Operations Reserve	\$ 198,089		\$ 213,414	\$ 271,211	Long Term Capital Planning - Balance of Funds
Operations Reserve	\$ 35,243		\$ 35,243	\$ 27,446	Required to meet Cash Needs until Assessment Rec'd.
	<b>\$ 233,332</b>		<b>\$ 248,657</b>	<b>\$ 298,657</b>	
<b>Assessment Rate</b>	<b>\$ 167.03</b>			<b>\$ 177.38</b>	Year of Year Assessment Rate
<b>Total Number Of Units</b>	<b>844</b>			<b>844</b>	FINAL Number of Units
<b>Cap Rate Adopted In Fiscal Year 2026</b>				<b>Not Req'd</b>	Mailed Notice Req'd if Assessment Rate Exceeded
<b>Adopted Cap Rate</b>	<b>\$ 177.91</b>			<b>\$ 177.91</b>	Adopted Cap Rate

**FINAL NUMBER AND TYPES OF UNITS - FY 2026 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
<b>Total Units</b>	<b>335</b>	<b>509</b>	<b>844</b>	<b>851</b>

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 2026**

Description	Fiscal Year 2025 Budget	Actual at 1/26/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ 15,000	\$ 5,885	\$ 17,656	\$ 16,773
Reserve Account	\$ 14,000	\$ 5,404	\$ 16,212	\$ 15,402
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 258	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll				
Series 2013 A-1	\$ 281,047	\$ 256,047	\$ 281,047	\$ 281,047
Series 2013 A-3	\$ 108,257	\$ 91,903	\$ 108,257	\$ 108,257
Special Assessment - Prepayment				
Series 2013 A-1	\$ -	\$ -	\$ -	\$ -
Series 2013 A-3	\$ -	\$ -	\$ -	\$ -
Developer Contributions	\$ -	\$ 33,043	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 418,304</b>	<b>\$ 359,497</b>	<b>\$ 423,172</b>	<b>\$ 421,479</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2013 A-1	\$ 70,000	\$ -	\$ 70,000	\$ 70,000
Series 2013 A-3	\$ 25,000	\$ -	\$ 25,000	\$ 25,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2013 A-1	\$ -	\$ -	\$ -	\$ -
Series 2013 A-3	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2013 A-1	\$ 194,013	\$ 97,006	\$ 194,013	\$ 189,288
Series 2013 A-3	\$ 77,575	\$ 38,788	\$ 77,575	\$ 75,763
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 22,717	\$ -	\$ 22,717	\$ 29,254
<b>Total Expenditures and Other Uses</b>	<b>\$ 389,304</b>	<b>\$ 135,794</b>	<b>\$ 389,305</b>	<b>\$ 389,304</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 29,000</b>	<b>\$ 223,703</b>	<b>\$ 33,868</b>	<b>\$ 32,175</b>
<b>Fund Balance - Beginning</b>	<b>\$ 812,566</b>	<b>\$ 812,566</b>	<b>\$ 812,566</b>	<b>\$ 846,433</b>
<b>Fund Balance - Ending</b>	<b>\$ 841,566</b>	<b>\$ 1,036,269</b>	<b>\$ 846,433</b>	<b>\$ 878,608</b>

**Restricted Fund Balance:**

**Reserve Account Requirement**

Series 2013 A-1	\$ 262,444
Series 2013 A-3	\$ 103,481
<b>Total - Reserve Accounts</b>	<b>\$ 365,925</b>

**Restricted for November 1, 2026 Interest Payment**

Series 2013 A-1	\$ 92,281
Series 2013 A-3	\$ 36,975
<b>Total - Reserved for Interest</b>	<b>\$ 92,281</b>

**Total - Restricted Fund Balance:**

**\$ 458,206**

Assessment Rates	FY 2025	FY 2026
<b>Series 2013 A-1</b>		
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
<b>Series 2013 A-3 (Phase 5 Only)</b>		
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
<b>Par Amount Issued:</b>		<b>\$ 3,430,000</b>	<b>6.75%</b>			
11/1/2014				\$ 118,200.00		
5/1/2015		\$ 35,000	6.75%	\$ 118,200.00	\$ 271,400	\$ 3,395,000
11/1/2015				\$ 117,018.75		\$ 3,395,000
5/1/2016		\$ 40,000	6.75%	\$ 117,018.75	\$ 269,038	\$ 3,355,000
11/1/2016				\$ 115,668.75		\$ 3,355,000
5/1/2017	\$ 10,000	\$ 40,000	6.75%	\$ 115,668.75	\$ 271,338	\$ 3,305,000
11/1/2017				\$ 113,975.00		\$ 3,305,000
5/1/2018		\$ 45,000	6.75%	\$ 113,975.00	\$ 267,950	\$ 3,260,000
11/1/2018				\$ 112,456.25		\$ 3,260,000
5/1/2019	\$ 5,000	\$ 50,000	6.75%	\$ 112,456.25	\$ 269,913	\$ 3,205,000
11/1/2019	\$ 40,000			\$ 110,593.75		\$ 3,165,000
5/1/2020	\$ 5,000	\$ 50,000	6.75%	\$ 109,212.50	\$ 269,806	\$ 3,110,000
11/1/2020	\$ 45,000			\$ 107,525.00		\$ 3,065,000
5/1/2021		\$ 55,000	6.75%	\$ 107,525.00	\$ 265,050	\$ 3,010,000
11/1/2021	\$ 15,000			\$ 103,937.50		\$ 2,995,000
5/1/2022		\$ 55,000	6.75%	\$ 103,425.00	\$ 262,363	\$ 2,940,000
11/1/2022	\$ 5,000			\$ 101,568.75		\$ 2,935,000
5/1/2023	\$ 5,000	\$ 60,000	6.75%	\$ 101,400.00	\$ 257,969	\$ 2,870,000
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

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

<b>Description</b>	<b>Principal Prepayments</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>	<b>Bond Balance</b>
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	\$ -

**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
<b>Par Amount Issued:</b>		<b>\$ 2,500,000</b>	<b>7.25%</b>			
11/1/2021				\$ 41,143.75		\$ 1,135,000
5/1/2022	\$ 20,000		7.25%	\$ 41,143.75	\$ 102,288	\$ 1,115,000
11/1/2022				\$ 40,418.75		\$ 1,115,000
5/1/2023	\$ 20,000		7.25%	\$ 40,418.75	\$ 100,838	\$ 1,095,000
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	\$ 25,000		7.25%	\$ 38,787.50	\$ 102,575	\$ 1,045,000
11/1/2025				\$ 37,881.25		\$ 1,045,000
5/1/2026	\$ 25,000		7.25%	\$ 37,881.25	\$ 100,763	\$ 1,020,000
11/1/2026				\$ 36,975.00		\$ 1,020,000
5/1/2027	\$ 30,000		7.25%	\$ 36,975.00	\$ 98,950	\$ 990,000
11/1/2027				\$ 35,887.50		\$ 990,000
5/1/2028	\$ 30,000		7.25%	\$ 35,887.50	\$ 101,775	\$ 960,000
11/1/2028				\$ 34,800.00		\$ 960,000
5/1/2029	\$ 30,000		7.25%	\$ 34,800.00	\$ 99,600	\$ 930,000
11/1/2029				\$ 33,712.50		\$ 930,000
5/1/2030	\$ 35,000		7.25%	\$ 33,712.50	\$ 97,425	\$ 895,000
11/1/2030				\$ 32,443.75		\$ 895,000
5/1/2031	\$ 40,000		7.25%	\$ 32,443.75	\$ 99,888	\$ 855,000
11/1/2031				\$ 30,993.75		\$ 855,000
5/1/2032	\$ 40,000		7.25%	\$ 30,993.75	\$ 101,988	\$ 815,000
11/1/2032				\$ 29,543.75		\$ 815,000
5/1/2033	\$ 45,000		7.25%	\$ 29,543.75	\$ 99,088	\$ 770,000
11/1/2033				\$ 27,912.50		\$ 770,000
5/1/2034	\$ 45,000		7.25%	\$ 27,912.50	\$ 100,825	\$ 725,000
11/1/2034				\$ 26,281.25		\$ 725,000
5/1/2035	\$ 50,000		7.25%	\$ 26,281.25	\$ 97,563	\$ 675,000
11/1/2035				\$ 24,468.75		\$ 675,000
5/1/2036	\$ 55,000		7.25%	\$ 24,468.75	\$ 98,938	\$ 620,000
11/1/2036				\$ 22,475.00		\$ 620,000
5/1/2037	\$ 60,000		7.25%	\$ 22,475.00	\$ 99,950	\$ 560,000
11/1/2037				\$ 20,300.00		\$ 560,000
5/1/2038	\$ 65,000		7.25%	\$ 20,300.00	\$ 100,600	\$ 495,000
11/1/2038				\$ 17,943.75		\$ 495,000
5/1/2039	\$ 65,000		7.25%	\$ 17,943.75	\$ 100,888	\$ 430,000
11/1/2039				\$ 15,587.50		\$ 430,000
5/1/2040	\$ 75,000		7.25%	\$ 15,587.50	\$ 96,175	\$ 355,000
11/1/2040				\$ 12,868.75		\$ 355,000
5/1/2041	\$ 80,000		7.25%	\$ 12,868.75	\$ 100,738	\$ 275,000
11/1/2041				\$ 9,968.75		\$ 275,000
5/1/2042	\$ 85,000		7.25%	\$ 9,968.75	\$ 99,938	\$ 190,000
11/1/2042				\$ 6,887.50		\$ 190,000
5/1/2043	\$ 90,000		7.25%	\$ 6,887.50	\$ 98,775	\$ 100,000
11/1/2043				\$ 3,625.00		\$ 100,000
5/1/2044	\$ 100,000		7.25%	\$ 3,625.00	\$ 97,250	\$ -



**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2018 Bonds - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 1/26/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ 10,000	\$ 3,884	\$ 11,651	\$ 11,068
Reserve Account	\$ 6,000	\$ 2,138	\$ 6,413	\$ 6,092
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 748	\$ 2,244	\$ 2,131
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 500,011	\$ 441,407	\$ 500,011	\$500,011
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2018 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Developer Contributions	\$ -	\$ 93,401	\$ 93,401	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 516,011</b>	<b>\$ 541,577</b>	<b>\$ 613,719</b>	<b>\$ 519,303</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>	\$ 125,000	\$ -	\$ 125,000	\$ 130,000
<b>Principal Debt Service - Early</b>	\$ -	\$ -	\$ -	\$ -
<b>Redemptions</b>				
<b>Interest Expense</b>	\$ 333,919	\$ 166,959	\$ 333,919	\$ 327,825
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 35,001	\$ -	\$ 35,001	\$ 35,001
<b>Transfers Out</b>	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 493,920</b>	<b>\$ 166,959</b>	<b>\$ 493,920</b>	<b>\$ 492,826</b>
<b>Net Increase/(Decrease) in Fund</b>	\$ 22,091	\$ 374,617	\$ 119,799	\$ 26,477
<b>Fund Balance - Beginning</b>	\$ 448,012	\$ 448,012	\$ 448,012	\$ 567,812
<b>Fund Balance - Ending</b>	<b>\$ 470,104</b>	<b>\$ 822,629</b>	<b>\$ 567,812</b>	<b>\$ 594,288</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 137,283
Restricted for November 1, 2026 Interest Payment	\$ 160,744
<b>Total - Restricted Fund Balance:</b>	<b>\$ 298,027</b>

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
<b>Par Amount Issued:</b>		<b>\$ 6,760,000</b>	<b>Varies</b>			
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		\$ 125,000	4.875%	\$ 166,959.38		\$ 6,070,000
11/1/2025				\$ 163,912.50	\$ 458,919	\$ 6,070,000
5/1/2026		\$ 130,000	4.875%	\$ 163,912.50		\$ 5,940,000
11/1/2026				\$ 160,743.75	\$ 457,825	\$ 5,940,000
5/1/2027		\$ 135,000	4.875%	\$ 160,743.75		\$ 5,805,000
11/1/2027				\$ 157,453.13	\$ 456,488	\$ 5,805,000
5/1/2028		\$ 145,000	4.875%	\$ 157,453.13		\$ 5,660,000
11/1/2028				\$ 153,918.75	\$ 459,906	\$ 5,660,000
5/1/2029		\$ 150,000	4.875%	\$ 153,918.75		\$ 5,510,000
11/1/2029				\$ 150,262.50	\$ 457,838	\$ 5,510,000
5/1/2030		\$ 155,000	5.375%	\$ 150,262.50		\$ 5,355,000
11/1/2030				\$ 146,096.88	\$ 455,525	\$ 5,355,000
5/1/2031		\$ 165,000	5.375%	\$ 146,096.88		\$ 5,190,000
11/1/2031				\$ 141,662.50	\$ 457,194	\$ 5,190,000
5/1/2032		\$ 175,000	5.375%	\$ 141,662.50		\$ 5,015,000
11/1/2032				\$ 136,959.38	\$ 458,325	\$ 5,015,000
5/1/2033		\$ 185,000	5.375%	\$ 136,959.38		\$ 4,830,000
11/1/2033				\$ 131,987.50	\$ 458,919	\$ 4,830,000
5/1/2034		\$ 195,000	5.375%	\$ 131,987.50		\$ 4,635,000
11/1/2034				\$ 126,746.88	\$ 458,975	\$ 4,635,000
5/1/2035		\$ 205,000	5.375%	\$ 126,746.88		\$ 4,430,000
11/1/2035				\$ 121,237.50	\$ 458,494	\$ 4,430,000
5/1/2036		\$ 215,000	5.375%	\$ 121,237.50		\$ 4,215,000
11/1/2036				\$ 115,459.38	\$ 457,475	\$ 4,215,000
5/1/2037		\$ 230,000	5.375%	\$ 115,459.38		\$ 3,985,000
11/1/2037				\$ 109,278.13	\$ 460,919	\$ 3,985,000
5/1/2038		\$ 240,000	5.375%	\$ 109,278.13		\$ 3,745,000
11/1/2038				\$ 102,828.13	\$ 458,556	\$ 3,745,000
5/1/2039		\$ 255,000	5.375%	\$ 102,828.13		\$ 3,490,000
11/1/2039				\$ 95,975.00	\$ 460,656	\$ 3,490,000
5/1/2040		\$ 270,000	5.500%	\$ 95,975.00		\$ 3,220,000
11/1/2040				\$ 88,550.00	\$ 461,950	\$ 3,220,000
5/1/2041		\$ 285,000	5.500%	\$ 88,550.00		\$ 2,935,000
11/1/2041				\$ 80,712.50	\$ 462,100	\$ 2,935,000
5/1/2042		\$ 300,000	5.500%	\$ 80,712.50		\$ 2,635,000
11/1/2042				\$ 72,462.50	\$ 153,175	\$ 2,635,000

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

<b>Description</b>	<b>Principal Prepayments</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>	<b>Bond Balance</b>
5/1/2043		\$ 315,000	5.500%	\$ 72,462.50		\$ 2,320,000
11/1/2043				\$ 63,800.00	\$ 459,925	\$ 2,320,000
5/1/2044		\$ 335,000	5.500%	\$ 63,800.00		\$ 1,985,000
11/1/2044				\$ 54,587.50	\$ 462,600	\$ 1,985,000
5/1/2045		\$ 355,000	5.500%	\$ 54,587.50		\$ 1,630,000
11/1/2045				\$ 44,825.00	\$ 464,175	\$ 1,630,000
5/1/2046		\$ 375,000	5.500%	\$ 44,825.00		\$ 1,255,000
11/1/2046				\$ 34,512.50	\$ 464,650	\$ 1,255,000
5/1/2047		\$ 395,000	5.500%	\$ 34,512.50		\$ 860,000
11/1/2047				\$ 23,650.00	\$ 464,025	\$ 860,000
5/1/2048		\$ 420,000	5.500%	\$ 23,650.00		\$ 440,000
11/1/2048				\$ 12,100.00	\$ 467,300	\$ 440,000
5/1/2049		\$ 440,000	5.500%	\$ 12,100.00		\$ -

## **RESOLUTION 2025-5**

### **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 2026 (“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 2026; 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 for platted lots 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

## RESOLUTION 2025-5

### **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.**

**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.

**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, 2025; 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

## RESOLUTION 2025-5

### **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.**

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 2025/2026, 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.

**RESOLUTION 2025-5**

**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.**

**PASSED AND ADOPTED** by the Board of Supervisors of the Artisan Lakes Community Development District, Manatee County, Florida, this 1<sup>st</sup> day of May 2025.

**ATTEST:**

**ARTISAN LAKES COMMUNITY DEVELOPMENT  
DISTRICT**

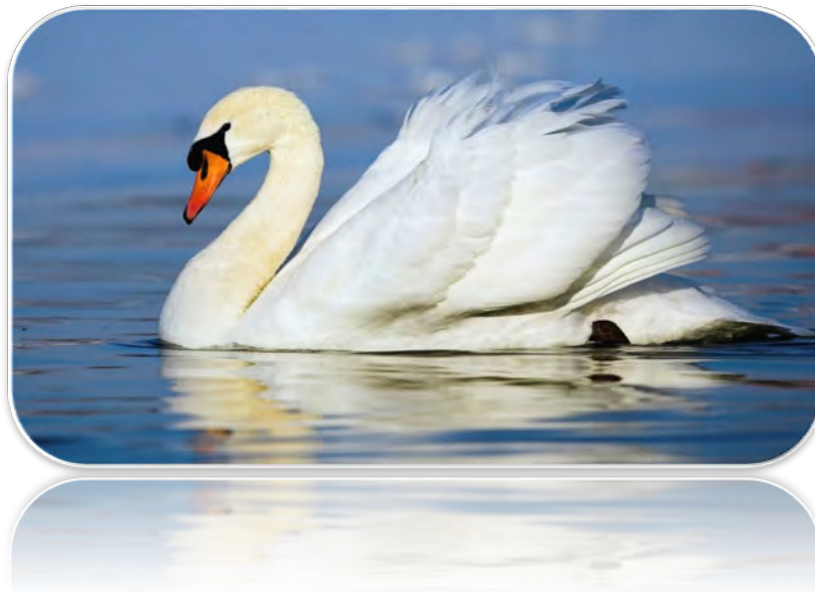
\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Vincent Sciarrabba, Chairperson

**Exhibit A:**      Fiscal Year 2026 Proposed Budget

# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2026

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PREPARED BY:

JPWARD & ASSOCIATES, LLC. 2301 NORTHEAST 37 STREET, FORT LAUDERDALE, FL. 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)



**Artisan Lakes Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 1/26/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
<b>Revenues and Other Sources</b>					
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	
<b>Interest Income - General Account</b>	\$ -	\$ -	\$ -	\$ -	
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 140,971	\$ 125,097	\$ 140,971	\$ 149,708	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
<b>Contributions - Private Sources</b>					
Taylor Morrison	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 140,971</b>	<b>\$ 125,097</b>	<b>\$ 140,971</b>	<b>\$ 149,708</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ 4,000	\$ 800	\$ 4,000	\$ 4,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
<b>Executive</b>					
Professional - Management	\$ 28,500	\$ 9,500	\$ 28,500	\$ 31,500	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 6,500	\$ 5,400	\$ 5,400	\$ 5,500	Statutory required audit Yearly
Accounting Services	\$ -	\$ -	\$ -	\$ 5,000	All Funds
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ 5,000	All Funds
Arbitrage Rebate Fees	\$ 1,500	\$ 500	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 10,622	\$ 4,246	\$ 10,132	\$ 10,200	Trust Fees for Bonds
Dissemination Agent Services	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Accounts
<b>Travel and Per Diem</b>	\$ -			\$ -	
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 50	\$ 122	\$ 200	\$ 200	Agenda Mailings and other Misc Mailings
<b>Rentals and Leases</b>					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 1,200	\$ 300	\$ 1,800	\$ 2,400	Statutory Maintenance of District Web site
<b>Insurance</b>	\$ 6,352	\$ 6,039	\$ 6,039	\$ 6,539	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ 600	\$ -	\$ 650	\$ 650	Agenda books and copies
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	
<b>Legal Services</b>					
General Counsel	\$ 10,000	\$ 441	\$ 6,500	\$ 6,500	District Attorney
Boundary Amendment		\$ -	\$ -		
<b>Other General Government Services</b>					
Engineering Services	\$ 4,000	\$ 113	\$ 4,000	\$ 4,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
<b>Reserves</b>					
Extrordinary Capital/Operations	\$ 50,000	\$ -	\$ 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.
<b>Other Fees and Charges</b>					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 9,222	\$ -	\$ -	\$ 9,794	
<b>Total Appropriations</b>	<b>\$ 140,971</b>	<b>\$ 27,636</b>	<b>\$ 125,646</b>	<b>\$ 149,708</b>	

**Artisan Lakes Community Development District  
General Fund - Budget  
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 1/26/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
<b>Fund Balances:</b>					
<b>Change from Current Year Operations</b>	\$ -	\$ 97,461	\$ 15,325	\$ -	Cash Over (Short) at Fiscal Year End
<b>Fund Balance - Beginning</b>	<b>\$ 183,332</b>		<b>\$ 183,332</b>	<b>\$ 248,657</b>	
Current Year Reserve Allocation	\$ 50,000		\$ 50,000	\$ 50,000	Budgeted Funds for Long Term Capital Planning
<b>Total Fund Balance</b>	<b>\$ 233,332</b>		<b>\$ 248,657</b>	<b>\$ 298,657</b>	
<b>Fund Balance - Allocations</b>					
Extraordinary Capital/Operations Reserve	\$ 198,089		\$ 213,414	\$ 271,211	Long Term Capital Planning - Balance of Funds
Operations Reserve	\$ 35,243		\$ 35,243	\$ 27,446	Required to meet Cash Needs until Assessment Rec'd.
	<b>\$ 233,332</b>		<b>\$ 248,657</b>	<b>\$ 298,657</b>	
<b>Assessment Rate</b>	<b>\$ 167.03</b>			<b>\$ 177.38</b>	Year of Year Assessment Rate
<b>Total Number Of Units</b>	<b>844</b>			<b>844</b>	FINAL Number of Units
<b>Cap Rate Adopted In Fiscal Year 2026</b>				<b>Not Req'd</b>	Mailed Notice Req'd if Assessment Rate Exceeded
<b>Adopted Cap Rate</b>	<b>\$ 177.91</b>			<b>\$ 177.91</b>	Adopted Cap Rate

**FINAL NUMBER AND TYPES OF UNITS - FY 2026 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
<b>Total Units</b>	<b>335</b>	<b>509</b>	<b>844</b>	<b>851</b>

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 2026**

Description	Fiscal Year 2025 Budget	Actual at 1/26/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ 15,000	\$ 5,885	\$ 17,656	\$ 16,773
Reserve Account	\$ 14,000	\$ 5,404	\$ 16,212	\$ 15,402
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 258	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll				
Series 2013 A-1	\$ 281,047	\$ 256,047	\$ 281,047	\$ 281,047
Series 2013 A-3	\$ 108,257	\$ 91,903	\$ 108,257	\$ 108,257
Special Assessment - Prepayment				
Series 2013 A-1	\$ -	\$ -	\$ -	\$ -
Series 2013 A-3	\$ -	\$ -	\$ -	\$ -
Developer Contributions	\$ -	\$ 33,043	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 418,304</b>	<b>\$ 359,497</b>	<b>\$ 423,172</b>	<b>\$ 421,479</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2013 A-1	\$ 70,000	\$ -	\$ 70,000	\$ 70,000
Series 2013 A-3	\$ 25,000	\$ -	\$ 25,000	\$ 25,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2013 A-1	\$ -	\$ -	\$ -	\$ -
Series 2013 A-3	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2013 A-1	\$ 194,013	\$ 97,006	\$ 194,013	\$ 189,288
Series 2013 A-3	\$ 77,575	\$ 38,788	\$ 77,575	\$ 75,763
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 22,717	\$ -	\$ 22,717	\$ 29,254
<b>Total Expenditures and Other Uses</b>	<b>\$ 389,304</b>	<b>\$ 135,794</b>	<b>\$ 389,305</b>	<b>\$ 389,304</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 29,000</b>	<b>\$ 223,703</b>	<b>\$ 33,868</b>	<b>\$ 32,175</b>
<b>Fund Balance - Beginning</b>	<b>\$ 812,566</b>	<b>\$ 812,566</b>	<b>\$ 812,566</b>	<b>\$ 846,433</b>
<b>Fund Balance - Ending</b>	<b>\$ 841,566</b>	<b>\$ 1,036,269</b>	<b>\$ 846,433</b>	<b>\$ 878,608</b>

**Restricted Fund Balance:**

**Reserve Account Requirement**

Series 2013 A-1	\$ 262,444
Series 2013 A-3	\$ 103,481
<b>Total - Reserve Accounts</b>	<b>\$ 365,925</b>

**Restricted for November 1, 2026 Interest Payment**

Series 2013 A-1	\$ 92,281
Series 2013 A-3	\$ 36,975
<b>Total - Reserved for Interest</b>	<b>\$ 92,281</b>

**Total - Restricted Fund Balance:**

**\$ 458,206**

Assessment Rates	FY 2025	FY 2026
<b>Series 2013 A-1</b>		
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
<b>Series 2013 A-3 (Phase 5 Only)</b>		
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
<b>Par Amount Issued:</b>		<b>\$ 3,430,000</b>	<b>6.75%</b>			
11/1/2014				\$ 118,200.00		
5/1/2015		\$ 35,000	6.75%	\$ 118,200.00	\$ 271,400	\$ 3,395,000
11/1/2015				\$ 117,018.75		\$ 3,395,000
5/1/2016		\$ 40,000	6.75%	\$ 117,018.75	\$ 269,038	\$ 3,355,000
11/1/2016				\$ 115,668.75		\$ 3,355,000
5/1/2017	\$ 10,000	\$ 40,000	6.75%	\$ 115,668.75	\$ 271,338	\$ 3,305,000
11/1/2017				\$ 113,975.00		\$ 3,305,000
5/1/2018		\$ 45,000	6.75%	\$ 113,975.00	\$ 267,950	\$ 3,260,000
11/1/2018				\$ 112,456.25		\$ 3,260,000
5/1/2019	\$ 5,000	\$ 50,000	6.75%	\$ 112,456.25	\$ 269,913	\$ 3,205,000
11/1/2019	\$ 40,000			\$ 110,593.75		\$ 3,165,000
5/1/2020	\$ 5,000	\$ 50,000	6.75%	\$ 109,212.50	\$ 269,806	\$ 3,110,000
11/1/2020	\$ 45,000			\$ 107,525.00		\$ 3,065,000
5/1/2021		\$ 55,000	6.75%	\$ 107,525.00	\$ 265,050	\$ 3,010,000
11/1/2021	\$ 15,000			\$ 103,937.50		\$ 2,995,000
5/1/2022		\$ 55,000	6.75%	\$ 103,425.00	\$ 262,363	\$ 2,940,000
11/1/2022	\$ 5,000			\$ 101,568.75		\$ 2,935,000
5/1/2023	\$ 5,000	\$ 60,000	6.75%	\$ 101,400.00	\$ 257,969	\$ 2,870,000
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

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

<b>Description</b>	<b>Principal Prepayments</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>	<b>Bond Balance</b>
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	\$ -

**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
<b>Par Amount Issued:</b>		<b>\$ 2,500,000</b>	<b>7.25%</b>			
11/1/2021				\$ 41,143.75		\$ 1,135,000
5/1/2022	\$ 20,000		7.25%	\$ 41,143.75	\$ 102,288	\$ 1,115,000
11/1/2022				\$ 40,418.75		\$ 1,115,000
5/1/2023	\$ 20,000		7.25%	\$ 40,418.75	\$ 100,838	\$ 1,095,000
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	\$ 25,000		7.25%	\$ 38,787.50	\$ 102,575	\$ 1,045,000
11/1/2025				\$ 37,881.25		\$ 1,045,000
5/1/2026	\$ 25,000		7.25%	\$ 37,881.25	\$ 100,763	\$ 1,020,000
11/1/2026				\$ 36,975.00		\$ 1,020,000
5/1/2027	\$ 30,000		7.25%	\$ 36,975.00	\$ 98,950	\$ 990,000
11/1/2027				\$ 35,887.50		\$ 990,000
5/1/2028	\$ 30,000		7.25%	\$ 35,887.50	\$ 101,775	\$ 960,000
11/1/2028				\$ 34,800.00		\$ 960,000
5/1/2029	\$ 30,000		7.25%	\$ 34,800.00	\$ 99,600	\$ 930,000
11/1/2029				\$ 33,712.50		\$ 930,000
5/1/2030	\$ 35,000		7.25%	\$ 33,712.50	\$ 97,425	\$ 895,000
11/1/2030				\$ 32,443.75		\$ 895,000
5/1/2031	\$ 40,000		7.25%	\$ 32,443.75	\$ 99,888	\$ 855,000
11/1/2031				\$ 30,993.75		\$ 855,000
5/1/2032	\$ 40,000		7.25%	\$ 30,993.75	\$ 101,988	\$ 815,000
11/1/2032				\$ 29,543.75		\$ 815,000
5/1/2033	\$ 45,000		7.25%	\$ 29,543.75	\$ 99,088	\$ 770,000
11/1/2033				\$ 27,912.50		\$ 770,000
5/1/2034	\$ 45,000		7.25%	\$ 27,912.50	\$ 100,825	\$ 725,000
11/1/2034				\$ 26,281.25		\$ 725,000
5/1/2035	\$ 50,000		7.25%	\$ 26,281.25	\$ 97,563	\$ 675,000
11/1/2035				\$ 24,468.75		\$ 675,000
5/1/2036	\$ 55,000		7.25%	\$ 24,468.75	\$ 98,938	\$ 620,000
11/1/2036				\$ 22,475.00		\$ 620,000
5/1/2037	\$ 60,000		7.25%	\$ 22,475.00	\$ 99,950	\$ 560,000
11/1/2037				\$ 20,300.00		\$ 560,000
5/1/2038	\$ 65,000		7.25%	\$ 20,300.00	\$ 100,600	\$ 495,000
11/1/2038				\$ 17,943.75		\$ 495,000
5/1/2039	\$ 65,000		7.25%	\$ 17,943.75	\$ 100,888	\$ 430,000
11/1/2039				\$ 15,587.50		\$ 430,000
5/1/2040	\$ 75,000		7.25%	\$ 15,587.50	\$ 96,175	\$ 355,000
11/1/2040				\$ 12,868.75		\$ 355,000
5/1/2041	\$ 80,000		7.25%	\$ 12,868.75	\$ 100,738	\$ 275,000
11/1/2041				\$ 9,968.75		\$ 275,000
5/1/2042	\$ 85,000		7.25%	\$ 9,968.75	\$ 99,938	\$ 190,000
11/1/2042				\$ 6,887.50		\$ 190,000
5/1/2043	\$ 90,000		7.25%	\$ 6,887.50	\$ 98,775	\$ 100,000
11/1/2043				\$ 3,625.00		\$ 100,000
5/1/2044	\$ 100,000		7.25%	\$ 3,625.00	\$ 97,250	\$ -

**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2018 Bonds - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 1/26/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ 10,000	\$ 3,884	\$ 11,651	\$ 11,068
Reserve Account	\$ 6,000	\$ 2,138	\$ 6,413	\$ 6,092
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 748	\$ 2,244	\$ 2,131
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 500,011	\$ 441,407	\$ 500,011	\$500,011
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2018 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Developer Contributions	\$ -	\$ 93,401	\$ 93,401	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 516,011</b>	<b>\$ 541,577</b>	<b>\$ 613,719</b>	<b>\$ 519,303</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>	\$ 125,000	\$ -	\$ 125,000	\$ 130,000
<b>Principal Debt Service - Early</b>	\$ -	\$ -	\$ -	\$ -
<b>Redemptions</b>				
<b>Interest Expense</b>	\$ 333,919	\$ 166,959	\$ 333,919	\$ 327,825
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 35,001	\$ -	\$ 35,001	\$ 35,001
<b>Transfers Out</b>	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 493,920</b>	<b>\$ 166,959</b>	<b>\$ 493,920</b>	<b>\$ 492,826</b>
<b>Net Increase/(Decrease) in Fund</b>	\$ 22,091	\$ 374,617	\$ 119,799	\$ 26,477
<b>Fund Balance - Beginning</b>	\$ 448,012	\$ 448,012	\$ 448,012	\$ 567,812
<b>Fund Balance - Ending</b>	<b>\$ 470,104</b>	<b>\$ 822,629</b>	<b>\$ 567,812</b>	<b>\$ 594,288</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 137,283
Restricted for November 1, 2026 Interest Payment	\$ 160,744
<b>Total - Restricted Fund Balance:</b>	<b>\$ 298,027</b>

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
<b>Par Amount Issued:</b>		<b>\$ 6,760,000</b>	<b>Varies</b>			
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		\$ 125,000	4.875%	\$ 166,959.38		\$ 6,070,000
11/1/2025				\$ 163,912.50	\$ 458,919	\$ 6,070,000
5/1/2026		\$ 130,000	4.875%	\$ 163,912.50		\$ 5,940,000
11/1/2026				\$ 160,743.75	\$ 457,825	\$ 5,940,000
5/1/2027		\$ 135,000	4.875%	\$ 160,743.75		\$ 5,805,000
11/1/2027				\$ 157,453.13	\$ 456,488	\$ 5,805,000
5/1/2028		\$ 145,000	4.875%	\$ 157,453.13		\$ 5,660,000
11/1/2028				\$ 153,918.75	\$ 459,906	\$ 5,660,000
5/1/2029		\$ 150,000	4.875%	\$ 153,918.75		\$ 5,510,000
11/1/2029				\$ 150,262.50	\$ 457,838	\$ 5,510,000
5/1/2030		\$ 155,000	5.375%	\$ 150,262.50		\$ 5,355,000
11/1/2030				\$ 146,096.88	\$ 455,525	\$ 5,355,000
5/1/2031		\$ 165,000	5.375%	\$ 146,096.88		\$ 5,190,000
11/1/2031				\$ 141,662.50	\$ 457,194	\$ 5,190,000
5/1/2032		\$ 175,000	5.375%	\$ 141,662.50		\$ 5,015,000
11/1/2032				\$ 136,959.38	\$ 458,325	\$ 5,015,000
5/1/2033		\$ 185,000	5.375%	\$ 136,959.38		\$ 4,830,000
11/1/2033				\$ 131,987.50	\$ 458,919	\$ 4,830,000
5/1/2034		\$ 195,000	5.375%	\$ 131,987.50		\$ 4,635,000
11/1/2034				\$ 126,746.88	\$ 458,975	\$ 4,635,000
5/1/2035		\$ 205,000	5.375%	\$ 126,746.88		\$ 4,430,000
11/1/2035				\$ 121,237.50	\$ 458,494	\$ 4,430,000
5/1/2036		\$ 215,000	5.375%	\$ 121,237.50		\$ 4,215,000
11/1/2036				\$ 115,459.38	\$ 457,475	\$ 4,215,000
5/1/2037		\$ 230,000	5.375%	\$ 115,459.38		\$ 3,985,000
11/1/2037				\$ 109,278.13	\$ 460,919	\$ 3,985,000
5/1/2038		\$ 240,000	5.375%	\$ 109,278.13		\$ 3,745,000
11/1/2038				\$ 102,828.13	\$ 458,556	\$ 3,745,000
5/1/2039		\$ 255,000	5.375%	\$ 102,828.13		\$ 3,490,000
11/1/2039				\$ 95,975.00	\$ 460,656	\$ 3,490,000
5/1/2040		\$ 270,000	5.500%	\$ 95,975.00		\$ 3,220,000
11/1/2040				\$ 88,550.00	\$ 461,950	\$ 3,220,000
5/1/2041		\$ 285,000	5.500%	\$ 88,550.00		\$ 2,935,000
11/1/2041				\$ 80,712.50	\$ 462,100	\$ 2,935,000
5/1/2042		\$ 300,000	5.500%	\$ 80,712.50		\$ 2,635,000
11/1/2042				\$ 72,462.50	\$ 153,175	\$ 2,635,000



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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
5/1/2043		\$ 315,000	5.500%	\$ 72,462.50		\$ 2,320,000
11/1/2043				\$ 63,800.00	\$ 459,925	\$ 2,320,000
5/1/2044		\$ 335,000	5.500%	\$ 63,800.00		\$ 1,985,000
11/1/2044				\$ 54,587.50	\$ 462,600	\$ 1,985,000
5/1/2045		\$ 355,000	5.500%	\$ 54,587.50		\$ 1,630,000
11/1/2045				\$ 44,825.00	\$ 464,175	\$ 1,630,000
5/1/2046		\$ 375,000	5.500%	\$ 44,825.00		\$ 1,255,000
11/1/2046				\$ 34,512.50	\$ 464,650	\$ 1,255,000
5/1/2047		\$ 395,000	5.500%	\$ 34,512.50		\$ 860,000
11/1/2047				\$ 23,650.00	\$ 464,025	\$ 860,000
5/1/2048		\$ 420,000	5.500%	\$ 23,650.00		\$ 440,000
11/1/2048				\$ 12,100.00	\$ 467,300	\$ 440,000
5/1/2049		\$ 440,000	5.500%	\$ 12,100.00		\$ -

## RESOLUTION 2025-6

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY 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**, in accordance with the provisions of Chapter 189.417, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

**WHEREAS**, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

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

#### **SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.**

- a) **Date:** The first Thursday of each month for Fiscal Year 2026, which covers the period October 1, 2025 through September 30, 2026.

October 2, 2025	November 6, 2025
December 4, 2025	January 1, 2026 – No Meeting
February 5, 2026	March 5, 2026
April 2, 2026	May 7, 2026
June 4, 2026	July 2, 2026 – No Meeting
August 6, 2026	September 3, 2026

- b) **Time:** 3:30 P.M. (Eastern Standard Time)

- c) **Location:** Artisan Lakes Clubhouse  
4725 Los Robles Court  
Palmetto, Florida 34221

**SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS.** The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the

## RESOLUTION 2025-6

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

**SECTION 3. 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 4. 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 5. 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 1<sup>st</sup> day of May 2025.

**ATTEST:**

**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Vincent Sciarabba, Chairperson



**SCOTT FARRINGTON**  
**MANATEE COUNTY SUPERVISOR OF ELECTIONS**

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April 15, 2025

Artisan Lakes Community Development District  
Attn: Cori Dissinger  
J.P. Ward & Associates, LLC  
2301 NE 37<sup>th</sup> St  
Fort Lauderdale FL 33308

Dear Ms. Dissinger:

We are in receipt of your request for the number of registered voters in the Artisan Lakes Community Development District as of April 15, 2025. According to our records, there were 1428 persons registered in the Artisan Lakes Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Scott Farrington  
Supervisor of Elections

SF/hk

# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

May 1, 2025

## Memorandum

**To:** Board of Supervisors

**From:** District Manager

**RE:** HB7013 -Special Districts Performance Measures and Standards Reporting

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has 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 as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

## **Exhibit A:** Goals, Objectives and Annual Reporting Form

**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 X 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 X 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 X 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 X 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 X 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 X No ☐

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James P. Ward, District Manager

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Vince Sciarabba, Chairperson

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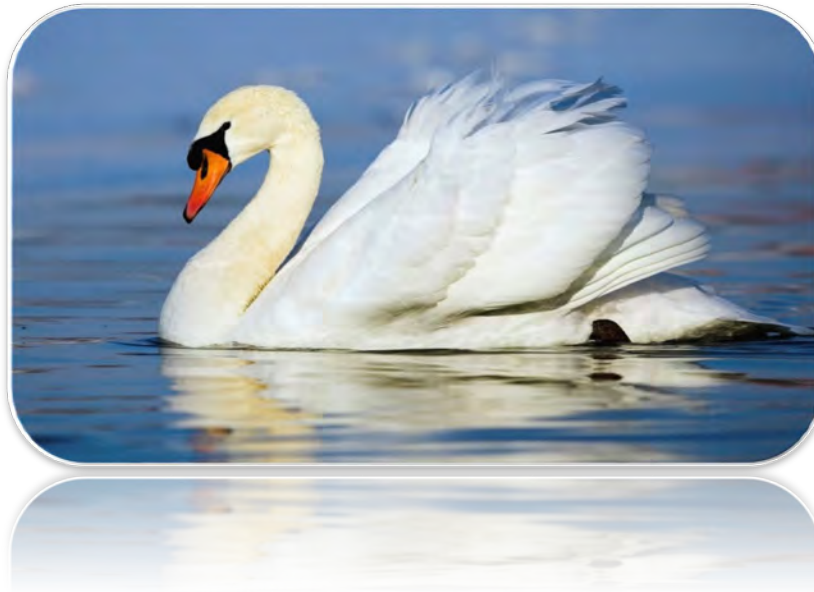
Date

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Date

# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS – JANUARY 2025

FISCAL YEAR 2025

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*Artisan Lakes Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Artisan Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending January 31, 2025**

	Governmental Funds			Debt Service Funds		Account Groups		Totals (Memorandum Only)		
	General Fund	Series 2013	Series 2018	General Long Term Debt	General Fixed Assets					
Assets										
Cash and Investments										
General Fund - Invested Cash	\$	280,793	\$	-	\$	-	\$	-	\$	280,793
Debt Service Fund										
Interest Account										
Series 2013 A-1		-		-		-		-		-
Series 2013 A-2		-		-		-		-		-
Series 2013 A-3		-		-		-		-		-
Series 2018		-		-		-		-		-
Sinking Account										
Series 2013 A-1		-		-		-		-		-
Series 2013 A-2		-		-		-		-		-
Series 2013 A-3		-		-		-		-		-
Series 2018		-		-		-		-		-
Reserve Account										
Series 2013 A-1		-		261,650		-		-		261,650
Series 2013 A-2		-		-		-		-		-
Series 2013 A-3		-		103,625		-		-		103,625
Series 2018		-		-		136,912		-		136,912
Revenue										
Series 2013 A-1 and A-2		-		555,145		-		-		555,145
Series 2013 A-3		-		115,315		-		-		115,315
Series 2018		-		-		592,096		-		592,096
Prepayment Account										
Series 2013 A-1		-		350		-		-		350
Series 2013 A-2		-		-		-		-		-
Series 2013 A-3		-		33,227		-		-		33,227
Series 2018		-		-		93,621		-		93,621
Capitalized Interest Account		-		-		-		-		-
Construction Account		-		-		-		-		-
Cost of Issuance Account		-		-		-		-		-
Due from Other Funds										
General Fund		-		-		-		-		-
Debt Service Fund(s)		-		-		-		-		-
Accounts Receivable		-		-		-		-		-
Assessments Receivable		-		-		-		-		-
Prepaid Expenses		-		-		-		-		-
Amount Available in Debt Service Funds		-		-		-	1,891,941	-		1,891,941
Amount to be Provided by Debt Service Funds		-		-		-	8,178,059	-		8,178,059
Investment in General Fixed Assets (net of depreciation)		-		-		-		3,301,499		3,301,499
Total Assets	\$	280,793	\$	1,069,312	\$	822,629	\$	10,070,000	\$	3,301,499
										\$ 15,544,233

**Artisan Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending January 31, 2025**

Governmental Funds								
				Debt Service Funds		Account Groups		Totals (Memorandum Only)
General Fund		Series 2013	Series 2018	General Long Term Debt	General Fixed Assets			
Liabilities								
Accounts Payable & Payroll Liabilities	\$	-	\$	-	\$	-	\$	-
Due to Other Funds		-						
General Fund		-		-		-		-
Debt Service Fund(s)		-		-		-		-
Bonds Payable								
Current Portion (Due Within 12 Months)								
Series 2013 A-1		-		-		70,000		-
Series 2013 A-2		-		-		-		-
Series 2013 A-3		-		-		25,000		-
Series 2018		-		-		125,000		-
Long Term								
Series 2013 A-1		-		-		2,735,000		-
Series 2013 A-2		-		-		-		-
Series 2013 A-3		-		-		1,045,000		-
Series 2018		-		-		6,070,000		-
Total Liabilities	\$	-	\$	-	\$	10,070,000	\$	-
Fund Equity and Other Credits								
Investment in General Fixed Assets		-		-		-		3,301,499
Fund Balance								
Restricted								
Beginning: October 1, 2024 (Unaudited)		-		812,566		448,012		-
Results from Current Operations		-		256,746		374,617		-
Unassigned								
Beginning: October 1, 2024 (Unaudited)		183,332		-		-		-
Results from Current Operations		97,461		-		-		-
Total Fund Equity and Other Credits	\$	280,793	\$	1,069,312	\$	822,629	\$	-
Total Liabilities, Fund Equity and Other Credits	\$	280,793	\$	1,069,312	\$	822,629	\$	3,301,499
				</				

Prepared by:

Unaudited

**JPWARD and Associates, LLC**

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2025**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>							
Interest - General Checking	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	367	1,239	36,722	86,769	125,097	140,971	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	0%
<b>Developer Contribution</b>	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 367</b>	<b>\$ 1,239</b>	<b>\$ 36,722</b>	<b>\$ 86,769</b>	<b>\$ 125,097</b>	<b>\$ 140,971</b>	<b>89%</b>
<b>Expenditures and Other Uses</b>							
<b>Legislative</b>							
Board of Supervisor's Fees	-	800	-	-	800	4,000	20%
<b>Executive</b>							
Professional Management	2,375	2,375	2,375	2,375	9,500	28,500	33%
<b>Financial and Administrative</b>							
Audit Services	-	-	-	5,400	5,400	6,500	83%
Accounting Services	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	500	500	1,500	33%
<b>Other Contractual Services</b>							
Legal Advertising	-	-	-	-	-	2,000	0%
Trustee Services	-	-	4,246	-	4,246	10,622	40%
Dissemination Agent Services	-	-	-	-	-	6,000	0%
Bond Amortization Schedules	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	-	-	-	-	-	250	0%

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2025**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>							
Postage, Freight & Messenger	-	-	122	-	122	50	243%
<b>Computer Services - Website Development</b>	-	-	-	300	300	1,200	25%
<b>Insurance</b>	6,039	-	-	-	6,039	6,352	95%
<b>Printing &amp; Binding</b>	-	-	-	-	-	600	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	175	175	100%
<b>Legal Services</b>							
Legal - General Counsel	-	-	41	400	441	10,000	4%
Legal - Boundary Amendment	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>							
Engineering Services	-	-	113	-	113	4,000	3%
Stormwater Needs Analysis	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	N/A
<b>Reserves</b>							
Operational Reserves (Future Years)	-	-	-	-	-	50,000	0%
<b>Other Fees and Charges</b>							
Discounts/Collection Fees	-	-	-	-	-	9,222	0%
<b>Sub-Total:</b>	<b>8,414</b>	<b>3,350</b>	<b>6,897</b>	<b>8,975</b>	<b>27,636</b>	<b>140,971</b>	<b>20%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 8,414</b>	<b>\$ 3,350</b>	<b>\$ 6,897</b>	<b>\$ 8,975</b>	<b>\$ 27,636</b>	<b>\$ 140,971</b>	<b>20%</b>
Net Increase/ (Decrease) in Fund Balance	(8,047)	(2,111)	29,825	77,794	97,461	-	
Fund Balance - Beginning	183,332	175,285	173,174	202,999	183,332	183,332	
<b>Fund Balance - Ending</b>	<b>\$ 175,285</b>	<b>\$ 173,174</b>	<b>\$ 202,999</b>	<b>\$ 280,793</b>	<b>280,793</b>	<b>\$ 183,332</b>	

**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2025**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>	3,165	3,119	2,540	2,723	11,548	29,000	40%
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll							
Series 2013 Bonds A-1	752	2,537	75,162	177,597	256,047	281,047	91%
Series 2013 Bonds A-2	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	270	911	26,978	63,745	91,903	108,257	85%
Special Assessments - Off-Roll							
Series 2013 Bonds A-1	-	-	-	-	-	-	N/A
Series 2013 Bonds A-2	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	-	-	-	N/A
Special Assessments - Prepayments							
Series 2013 Bonds A-1	-	-	-	-	-	-	N/A
Series 2013 Bonds A-2	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	-	-	-	N/A
<b>Developer Contribution - Taylor Morrison</b>	33,043	-	-	-	33,043	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 37,230</b>	<b>\$ 6,566</b>	<b>\$ 104,679</b>	<b>\$ 244,065</b>	<b>\$ 392,540</b>	<b>\$ 418,304</b>	<b>94%</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2013 Bonds A-1	-	-	-	-	-	70,000	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	-	-	25,000	0%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2013 Bonds A-1	-	-	-	-	-	-	N/A
Series 2013 Bonds A-2	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2013 Bonds A-1	-	97,006	-	-	97,006	194,012	50%
Series 2013 Bonds A-2	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	38,788	-	-	38,788	77,575	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>							
Discounts for Early Payment	-	-	-	-	-	22,717	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 135,794</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 135,794</b>	<b>\$ 389,304</b>	<b>35%</b>
 Net Increase/ (Decrease) in Fund Balance	37,230	(129,227)	104,679	244,065	256,746	29,000	
Fund Balance - Beginning	812,566	849,796	720,568	825,247	812,566	812,566	
<b>Fund Balance - Ending</b>	<b>\$ 849,796</b>	<b>\$ 720,568</b>	<b>\$ 825,247</b>	<b>\$ 1,069,312</b>	<b>\$ 1,069,312</b>	<b>\$ 841,566</b>	



**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2025**

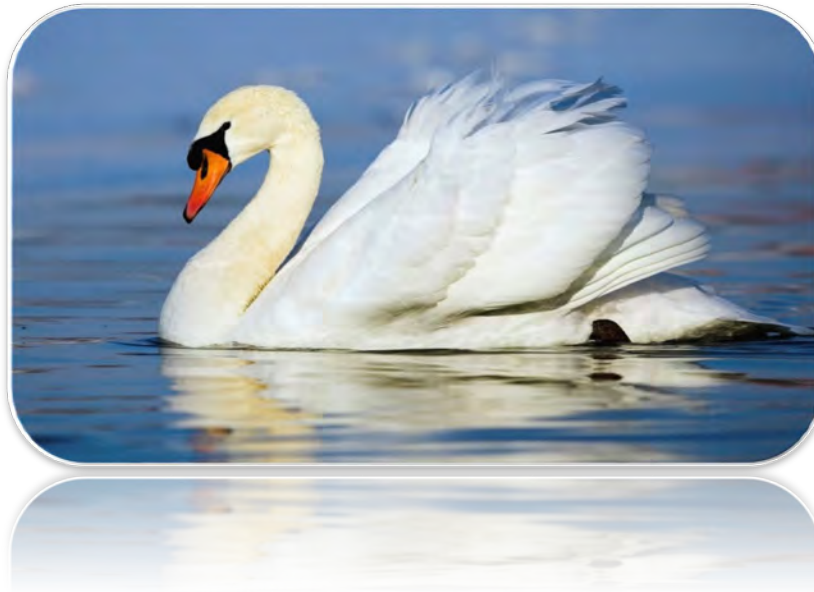
Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>							
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	566	550	511	509	2,138	6,000	36%
Prepayment Account	1	49	350	348	748	-	N/A
Revenue Account	1,285	1,257	555	786	3,884	10,000	39%
Capitalized Interest Account	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>							
Special Assessments - On Roll	1,296	4,373	129,573	306,164	441,407	500,011	88%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
<b>Developer Contributions - Taylor Morrison</b>	93,401	-	-	-	93,401	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 96,549</b>	<b>\$ 6,230</b>	<b>\$ 130,989</b>	<b>\$ 307,808</b>	<b>\$ 541,577</b>	<b>\$ 516,011</b>	<b>105%</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2018	-	-	-	-	-	125,000	0%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2018	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2018	-	166,959	-	-	166,959	333,919	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>							
Discounts for Early Payment	-	-	-	-	-	35,001	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 166,959</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 166,959</b>	<b>\$ 493,920</b>	<b>34%</b>
Net Increase/ (Decrease) in Fund Balance	96,549	(160,729)	130,989	307,808	374,617	22,091	
Fund Balance - Beginning	448,012	544,562	383,832	514,821	448,012	448,012	
<b>Fund Balance - Ending</b>	<b>\$ 544,562</b>	<b>\$ 383,832</b>	<b>\$ 514,821</b>	<b>\$ 822,629</b>	<b>\$ 822,629</b>	<b>\$ 470,103</b>	

Prepared by:

**JPWARD and Associates, LLC**

# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS – FEBRUARY 2025

FISCAL YEAR 2025

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*Artisan Lakes Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Artisan Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending February 28, 2025**

	Governmental Funds						Totals (Memorandum Only)												
	Debt Service Funds			Account Groups															
	General Fund	Series 2013	Series 2018	General Long Term Debt	General Fixed Assets														
Assets																			
Cash and Investments																			
General Fund - Invested Cash	\$	278,732	\$	-	\$	-	\$	-	\$	278,732									
Debt Service Fund																			
Interest Account																			
		Series 2013 A-1	-	-	-	-	-	-	-										
		Series 2013 A-2	-	-	-	-	-	-	-										
		Series 2013 A-3	-	-	-	-	-	-	-										
		Series 2018	-	-	-	-	-	-	-										
Sinking Account																			
		Series 2013 A-1	-	-	-	-	-	-	-										
		Series 2013 A-2	-	-	-	-	-	-	-										
		Series 2013 A-3	-	-	-	-	-	-	-										
		Series 2018	-	-	-	-	-	-	-										
Reserve Account																			
		Series 2013 A-1	-	261,650	-	-	-	-	261,650										
		Series 2013 A-2	-	-	-	-	-	-	-										
		Series 2013 A-3	-	103,625	-	-	-	-	103,625										
		Series 2018	-	-	136,912	-	-	-	136,912										
Revenue																			
		Series 2013 A-1 and A-2	-	560,124	-	-	-	-	560,124										
		Series 2013 A-3	-	116,482	-	-	-	-	116,482										
		Series 2018	-	-	598,183	-	-	-	598,183										
Prepayment Account																			
		Series 2013 A-1	-	350	-	-	-	-	350										
		Series 2013 A-2	-	-	-	-	-	-	-										
		Series 2013 A-3	-	33,227	-	-	-	-	33,227										
		Series 2018	-	-	93,621	-	-	-	93,621										
Capitalized Interest Account																			
Construction Account																			
Cost of Issuance Account																			
Due from Other Funds																			
General Fund																			
Debt Service Fund(s)																			
Accounts Receivable																			
Assessments Receivable																			
Prepaid Expenses																			
Amount Available in Debt Service Funds																			
Amount to be Provided by Debt Service Funds																			
Investment in General Fixed Assets (net of depreciation)																			
Total Assets								\$	278,732	\$	1,075,457	\$	828,716	\$	10,070,000	\$	3,108,183	\$	15,361,088

**Artisan Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending February 28, 2025**

Governmental Funds							
	Debt Service Funds			Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2013	Series 2018	General Long Term Debt	General Fixed Assets		
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds	-						
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	
Bonds Payable							
Current Portion (Due Within 12 Months)							
Series 2013 A-1	-	-	-	70,000	-	70,000	
Series 2013 A-2	-	-	-	-	-	-	
Series 2013 A-3	-	-	-	25,000	-	25,000	
Series 2018	-	-	-	125,000	-	125,000	
Long Term							
Series 2013 A-1	-	-	-	2,735,000	-	2,735,000	
Series 2013 A-2	-	-	-	-	-	-	
Series 2013 A-3	-	-	-	1,045,000	-	1,045,000	
Series 2018	-	-	-	6,070,000	-	6,070,000	
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,070,000</u>	<u>\$ -</u>	<u>\$ 10,070,000</u>	
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	3,108,183	3,108,183	
Fund Balance							
Restricted							
Beginning: October 1, 2024 (Unaudited)	-	812,566	448,012	-	-	1,260,578	
Results from Current Operations	-	262,892	380,704	-	-	643,595	
Unassigned							
Beginning: October 1, 2024 (Unaudited)	183,332	-	-	-	-	183,332	
Results from Current Operations	95,400	-	-	-	-	95,400	
Total Fund Equity and Other Credits	<u>\$ 278,732</u>	<u>\$ 1,075,457</u>	<u>\$ 828,716</u>	<u>\$ -</u>	<u>\$ 3,108,183</u>	<u>\$ 5,291,088</u>	
Total Liabilities, Fund Equity and Other Credits	<u>\$ 278,732</u>	<u>\$ 1,075,457</u>	<u>\$ 828,716</u>	<u>\$ 10,070,000</u>	<u>\$ 3,108,183</u>	<u>\$ 15,361,088</u>	

Prepared by:

Unaudited

**JPWARD and Associates, LLC**

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	367	1,239	36,722	86,769	1,167	126,264	140,971	90%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	0%
<b>Developer Contribution</b>	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 367</b>	<b>\$ 1,239</b>	<b>\$ 36,722</b>	<b>\$ 86,769</b>	<b>\$ 1,167</b>	<b>\$ 126,264</b>	<b>\$ 140,971</b>	<b>90%</b>
<b>Expenditures and Other Uses</b>								
<b>Legislative</b>								
Board of Supervisor's Fees	-	800	-	-	600	1,400	4,000	35%
<b>Executive</b>								
Professional Management	2,375	2,375	2,375	2,375	2,628	12,128	28,500	43%
<b>Financial and Administrative</b>								
Audit Services	-	-	-	5,400	-	5,400	6,500	83%
Accounting Services	-	-	-	-	-	-	-	0%
Assessment Roll Services	-	-	-	-	-	-	-	0%
Arbitrage Rebate Services	-	-	-	500	-	500	1,500	33%
<b>Other Contractual Services</b>								
Legal Advertising	-	-	-	-	-	-	2,000	0%
Trustee Services	-	-	4,246	-	-	4,246	10,622	40%
Dissemination Agent Services	-	-	-	-	-	-	6,000	0%
Bond Amortization Schedules	-	-	-	-	-	-	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	250	0%

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>								
Postage, Freight & Messenger	-	-	122	-	-	122	50	243%
<b>Computer Services - Website Development</b>	-	-	-	300	-	300	1,200	25%
<b>Insurance</b>	6,039	-	-	-	-	6,039	6,352	95%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	600	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	-	41	400	-	441	10,000	4%
Legal - Boundary Amendment	-	-	-	-	-	-	-	0%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>								
Engineering Services	-	-	113	-	-	113	4,000	3%
Stormwater Needs Analysis	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	0%
<b>Reserves</b>								
Operational Reserves (Future Years)	-	-	-	-	-	-	50,000	0%
<b>Other Fees and Charges</b>								
Discounts/Collection Fees	-	-	-	-	-	-	9,222	0%
<b>Sub-Total:</b>	<b>8,414</b>	<b>3,350</b>	<b>6,897</b>	<b>8,975</b>	<b>3,228</b>	<b>30,864</b>	<b>140,971</b>	<b>22%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 8,414</b>	<b>\$ 3,350</b>	<b>\$ 6,897</b>	<b>\$ 8,975</b>	<b>\$ 3,228</b>	<b>\$ 30,864</b>	<b>\$ 140,971</b>	<b>22%</b>
Net Increase/ (Decrease) in Fund Balance	(8,047)	(2,111)	29,825	77,794	(2,061)	95,400	-	
Fund Balance - Beginning	183,332	175,285	173,174	202,999	280,793	183,332	183,332	
<b>Fund Balance - Ending</b>	<b>\$ 175,285</b>	<b>\$ 173,174</b>	<b>\$ 202,999</b>	<b>\$ 280,793</b>	<b>\$ 278,732</b>	<b>278,732</b>	<b>\$ 183,332</b>	

**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>	3,165	3,119	2,540	2,723	2,900	14,447	29,000	50%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll								
Series 2013 Bonds A-1	752	2,537	75,162	177,597	2,388	258,435	281,047	92%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	270	911	26,978	63,745	857	92,760	108,257	86%
Special Assessments - Off-Roll								
Series 2013 Bonds A-1	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments								
Series 2013 Bonds A-1	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	-	0%
<b>Developer Contribution - Taylor Morrison</b>	33,043	-	-	-	-	33,043	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 37,230</b>	<b>\$ 6,566</b>	<b>\$ 104,679</b>	<b>\$ 244,065</b>	<b>\$ 6,145</b>	<b>\$ 398,685</b>	<b>\$ 418,304</b>	<b>95%</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2013 Bonds A-1	-	-	-	-	-	-	70,000	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	25,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2013 Bonds A-1	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>								
Series 2013 Bonds A-1	-	97,006	-	-	-	97,006	194,012	50%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	38,788	-	-	-	38,788	77,575	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>								
Discounts for Early Payment	-	-	-	-	-	-	22,717	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 135,794</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 135,794</b>	<b>\$ 389,304</b>	<b>35%</b>
Net Increase/ (Decrease) in Fund Balance	37,230	(129,227)	104,679	244,065	6,145	262,892	29,000	
Fund Balance - Beginning	812,566	849,796	720,568	825,247	1,069,312	812,566	812,566	
<b>Fund Balance - Ending</b>	<b>\$ 849,796</b>	<b>\$ 720,568</b>	<b>\$ 825,247</b>	<b>\$ 1,069,312</b>	<b>\$ 1,075,457</b>	<b>\$ 1,075,457</b>	<b>\$ 841,566</b>	



**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

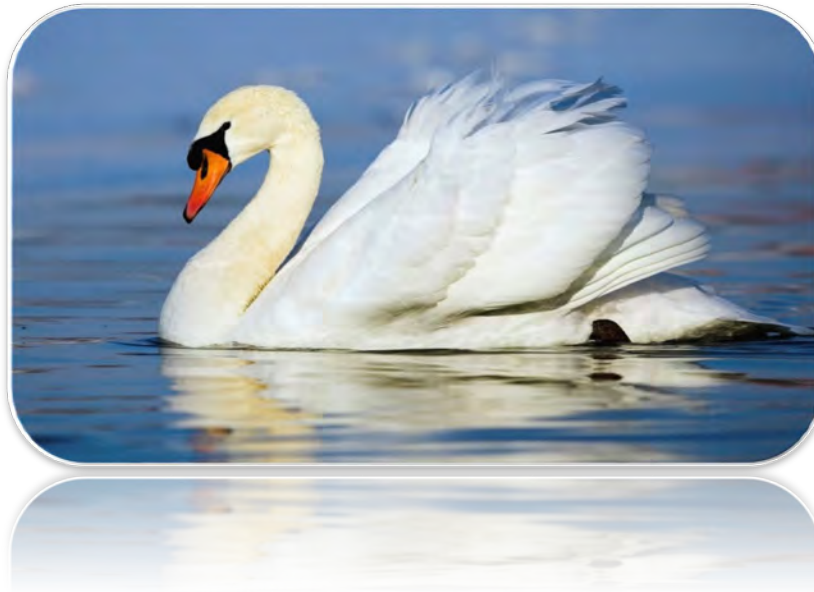
Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>								
Interest Account	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	0%
Reserve Account	566	550	511	509	494	2,631	6,000	44%
Prepayment Account	1	49	350	348	338	1,086	-	0%
Revenue Account	1,285	1,257	555	786	1,138	5,021	10,000	50%
Capitalized Interest Account	-	-	-	-	-	-	-	0%
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	1,296	4,373	129,573	306,164	4,117	445,524	500,011	89%
Special Assessments - Off Roll	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	0%
<b>Developer Contributions - Taylor Morrison</b>	93,401	-	-	-	-	93,401	-	0%
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 96,549</b>	<b>\$ 6,230</b>	<b>\$ 130,989</b>	<b>\$ 307,808</b>	<b>\$ 6,087</b>	<b>\$ 547,663</b>	<b>\$ 516,011</b>	<b>106%</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2018	-	-	-	-	-	-	125,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2018	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>								
Series 2018	-	166,959	-	-	-	166,959	333,919	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>								
Discounts for Early Payment	-	-	-	-	-	-	35,001	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 166,959</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 166,959</b>	<b>\$ 493,920</b>	<b>34%</b>
Net Increase/ (Decrease) in Fund Balance	96,549	(160,729)	130,989	307,808	6,087	380,704	22,091	
Fund Balance - Beginning	448,012	544,562	383,832	514,821	822,629	448,012	448,012	
<b>Fund Balance - Ending</b>	<b>\$ 544,562</b>	<b>\$ 383,832</b>	<b>\$ 514,821</b>	<b>\$ 822,629</b>	<b>\$ 828,716</b>	<b>\$ 828,716</b>	<b>\$ 470,103</b>	

Prepared by:

**JPWARD and Associates, LLC**

# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS – MARCH 2025

FISCAL YEAR 2025

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 333308

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*Artisan Lakes Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Artisan Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending March 31, 2025**

	Governmental Funds		Debt Service Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2018	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 283,476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283,476
Debt Service Fund							
Interest Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-	-
Sinking Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-	-
Reserve Account							
Series 2013 A-1	-	261,650	-	-	-	-	261,650
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	103,625	-	-	-	-	103,625
Series 2018	-	-	136,912	-	-	-	136,912
Revenue							
Series 2013 A-1 and A-2	-	562,947	-	-	-	-	562,947
Series 2013 A-3	-	116,937	-	-	-	-	116,937
Series 2018	-	-	600,870	-	-	-	600,870
Prepayment Account							
Series 2013 A-1	-	350	-	-	-	-	350
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	33,227	-	-	-	-	33,227
Series 2018	-	-	93,621	-	-	-	93,621
Capitalized Interest Account	-	-	-	-	-	-	-
Construction Account	-	-	-	-	-	-	-
Cost of Issuance Account	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	3,109	3,944	-	-	-	7,054
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,917,192	-	-	1,917,192
Amount to be Provided by Debt Service Funds	-	-	-	8,152,808	-	-	8,152,808
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	3,108,183	-	3,108,183
Total Assets	\$ 283,476	\$ 1,081,845	\$ 835,347	\$ 10,070,000	\$ 3,108,183	-	\$ 15,378,852

**Artisan Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending March 31, 2025**

Governmental Funds							
	General Fund	Debt Service Funds		Account Groups		Totals (Memorandum Only)	
		Series 2013	Series 2018	General Long Term Debt	General Fixed Assets		
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds	-						
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	7,054	-	-	-	-	7,054	
Bonds Payable							
Current Portion (Due Within 12 Months)							
Series 2013 A-1	-	-	-	70,000	-	70,000	
Series 2013 A-2	-	-	-	-	-	-	
Series 2013 A-3	-	-	-	25,000	-	25,000	
Series 2018	-	-	-	125,000	-	125,000	
Long Term							
Series 2013 A-1	-	-	-	2,735,000	-	2,735,000	
Series 2013 A-2	-	-	-	-	-	-	
Series 2013 A-3	-	-	-	1,045,000	-	1,045,000	
Series 2018	-	-	-	6,070,000	-	6,070,000	
Total Liabilities	\$ 7,054	\$ -	\$ -	\$ 10,070,000	\$ -	\$ 10,077,054	
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	3,108,183	3,108,183	
Fund Balance							
Restricted							
Beginning: October 1, 2024 (Unaudited)	-	812,566	448,012	-	-	1,260,578	
Results from Current Operations	-	269,279	387,335	-	-	656,614	
Unassigned							
Beginning: October 1, 2024 (Unaudited)	183,332	-	-	-	-	183,332	
Results from Current Operations	93,091	-	-	-	-	93,091	
Total Fund Equity and Other Credits	\$ 276,423	\$ 1,081,845	\$ 835,347	\$ -	\$ 3,108,183	\$ 5,301,798	
Total Liabilities, Fund Equity and Other Credits	\$ 283,476	\$ 1,081,845	\$ 835,347	\$ 10,070,000	\$ 3,108,183	\$ 15,378,852	

Prepared by:

Unaudited

**JPWARD and Associates, LLC**

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest</b>									
Interest - General Checking	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	367	1,239	36,722	86,769	1,167	1,118	127,382	140,971	90%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts/Collection Fees	-	-	-	-	-	-	-	(9,222)	0%
<b>Developer Contribution</b>	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 367</b>	<b>\$ 1,239</b>	<b>\$ 36,722</b>	<b>\$ 86,769</b>	<b>\$ 1,167</b>	<b>\$ 1,118</b>	<b>\$ 127,382</b>	<b>\$ 140,971</b>	<b>90%</b>
<b>Expenditures and Other Uses</b>									
<b>Legislative</b>									
Board of Supervisor's Fees	-	800	-	-	600	-	1,400	4,000	35%
<b>Executive</b>									
Professional Management	2,375	2,375	2,375	2,375	2,628	2,375	14,503	28,500	51%
<b>Financial and Administrative</b>									
Audit Services	-	-	-	5,400	-	-	5,400	6,500	83%
Accounting Services	-	-	-	-	-	-	-	-	0%
Assessment Roll Services	-	-	-	-	-	-	-	-	0%
Arbitrage Rebate Services	-	-	-	500	-	500	1,000	1,500	67%
<b>Other Contractual Services</b>									
Legal Advertising	-	-	-	-	-	-	-	2,000	0%
Trustee Services	-	-	4,246	-	-	-	4,246	10,622	40%
Dissemination Agent Services	-	-	-	-	-	-	-	6,000	0%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	250	0%

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>									
Postage, Freight & Messenger	-	-	122	-	-	64	185	50	371%
<b>Computer Services - Website Development</b>	-	-	-	300	-	-	300	1,200	25%
<b>Insurance</b>	6,039	-	-	-	-	-	6,039	6,352	95%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	600	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	175	175	100%
<b>Legal Services</b>									
Legal - General Counsel	-	-	41	400	-	489	930	10,000	9%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	0%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>									
Engineering Services	-	-	113	-	-	-	113	4,000	3%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	0%
<b>Reserves</b>									
Operational Reserves (Future Years)	-	-	-	-	-	-	-	50,000	0%
<b>Sub-Total:</b>	<b>8,414</b>	<b>3,350</b>	<b>6,897</b>	<b>8,975</b>	<b>3,228</b>	<b>3,427</b>	<b>34,291</b>	<b>131,749</b>	<b>26%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 8,414</b>	<b>\$ 3,350</b>	<b>\$ 6,897</b>	<b>\$ 8,975</b>	<b>\$ 3,228</b>	<b>\$ 3,427</b>	<b>\$ 34,291</b>	<b>\$ 131,749</b>	<b>26%</b>
Net Increase/ (Decrease) in Fund Balance	(8,047)	(2,111)	29,825	77,794	(2,061)	(2,309)	93,091	-	
Fund Balance - Beginning	183,332	175,285	173,174	202,999	280,793	278,732	183,332	183,332	
<b>Fund Balance - Ending</b>	<b>\$ 175,285</b>	<b>\$ 173,174</b>	<b>\$ 202,999</b>	<b>\$ 280,793</b>	<b>\$ 278,732</b>	<b>\$ 276,423</b>	<b>276,423</b>	<b>\$ 183,332</b>	

Artisan Lakes Community Development District  
Debt Service Fund - Series 2013  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income	3,165	3,119	2,540	2,723	2,900	3,279	17,726	29,000	61%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll									
Series 2013 Bonds A-1	752	2,537	75,162	177,597	2,388	2,288	260,723	281,047	93%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	270	911	26,978	63,745	857	821	93,581	108,257	86%
Special Assessments - Off-Roll									
Series 2013 Bonds A-1	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments									
Series 2013 Bonds A-1	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts for Early Payment	-	-	-	-	-	-	-	(22,717)	0%
Developer Contribution - Taylor Morrison	33,043	-	-	-	-	-	33,043	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 37,230</b>	<b>\$ 6,566</b>	<b>\$ 104,679</b>	<b>\$ 244,065</b>	<b>\$ 6,145</b>	<b>\$ 6,388</b>	<b>\$ 405,073</b>	<b>\$ 395,587</b>	<b>102%</b>
<b>Expenditures and Other Uses</b>									
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2013 Bonds A-1	-	-	-	-	-	-	-	70,000	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	-	25,000	0%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2013 Bonds A-1	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>									
Series 2013 Bonds A-1	-	97,006	-	-	-	-	97,006	194,012	50%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	38,788	-	-	-	-	38,788	77,575	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 135,794</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 135,794</b>	<b>\$ 366,587</b>	<b>37%</b>
Net Increase/ (Decrease) in Fund Balance	37,230	(129,227)	104,679	244,065	6,145	6,388	269,279	29,000	
Fund Balance - Beginning	812,566	849,796	720,568	825,247	1,069,312	1,075,457	812,566	812,566	
<b>Fund Balance - Ending</b>	<b>\$ 849,796</b>	<b>\$ 720,568</b>	<b>\$ 825,247</b>	<b>\$ 1,069,312</b>	<b>\$ 1,075,457</b>	<b>\$ 1,081,845</b>	<b>\$ 1,081,845</b>	<b>\$ 841,566</b>	



**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Reserve Account	566	550	511	509	494	446	3,077	6,000	51%
Prepayment Account	1	49	350	348	338	305	1,391	-	0%
Revenue Account	1,285	1,257	555	786	1,138	1,936	6,957	10,000	70%
Capitalized Interest Account	-	-	-	-	-	-	-	-	0%
<b>Special Assessments - Prepayments</b>									
Special Assessments - On Roll	1,296	4,373	129,573	306,164	4,117	3,944	449,468	500,011	90%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts for Early Payment	-	-	-	-	-	-	-	(35,001)	0%
<b>Developer Contributions - Taylor Morrison</b>	93,401	-	-	-	-	-	93,401	-	0%
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 96,549</b>	<b>\$ 6,230</b>	<b>\$ 130,989</b>	<b>\$ 307,808</b>	<b>\$ 6,087</b>	<b>\$ 6,631</b>	<b>\$ 554,294</b>	<b>\$ 481,010</b>	<b>115%</b>
<b>Expenditures and Other Uses</b>									
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2018	-	-	-	-	-	-	-	125,000	0%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2018	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>									
Series 2018	-	166,959	-	-	-	-	166,959	333,919	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 166,959</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>166,959</b>	<b>\$ 458,919</b>	<b>36%</b>
 Net Increase/ (Decrease) in Fund Balance	 96,549	 (160,729)	 130,989	 307,808	 6,087	 6,631	 387,335	 22,091	
Fund Balance - Beginning	448,012	544,562	383,832	514,821	822,629	828,716	448,012	448,012	
<b>Fund Balance - Ending</b>	<b>\$ 544,562</b>	<b>\$ 383,832</b>	<b>\$ 514,821</b>	<b>\$ 822,629</b>	<b>\$ 828,716</b>	<b>\$ 835,347</b>	<b>835,347</b>	<b>\$ 470,103</b>	

Prepared by:

**JPWARD and Associates, LLC**