

# Artisan Lakes

Community Development District

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

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

# TABLE OF CONTENTS

## *Artisan Lakes Community Development District*

### *Monthly Financial Statements*

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3
Debt Service Fund	
Series 2013	4
Series 2018	5
Income & Expense Graph – All Funds	6

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

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Funds		Account Groups		
		Series 2013	Series 2018	General Long Term Debt	General Fixed Assets	
<b>Assets</b>						
<b>Cash and Investments</b>						
General Fund - Invested Cash	\$ 345,325	\$ -	\$ -	\$ -	\$ -	\$ 345,325
Debt Service Fund						
Reserve Account						
Series 2013 A-1	-	261,631	-	-	-	261,631
Series 2013 A-3	-	103,625	-	-	-	103,625
Series 2018	-	-	134,430	-	-	134,430
Revenue						
Series 2013 A-1	-	578,263	-	-	-	578,263
Series 2013 A-3	-	119,872	-	-	-	119,872
Series 2018	-	-	646,336	-	-	646,336
Prepayment Account						
Series 2013 A-1	-	369	-	-	-	369
Series 2013 A-3	-	-	-	-	-	-
Series 2018	-	-	1,401	-	-	1,401
<b>Accounts Receivable</b>	-	-	-	-	-	-
<b>Due from Other Funds</b>						
General Fund	-	3,346	4,601	-	-	7,947
Debt Service Fund(s)	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	1,853,873	-	1,853,873
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	7,856,127	-	7,856,127
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	2,914,867	2,914,867
<b>Total Assets</b>	<b>\$ 345,325</b>	<b>\$ 1,067,106</b>	<b>\$ 786,767</b>	<b>\$ 9,710,000</b>	<b>\$ 2,914,867</b>	<b>\$ 14,824,065</b>

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

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Funds		Account Groups		
		Series 2013	Series 2018	General Long Term Debt	General Fixed Assets	
<b>Liabilities</b>						
<b>Accounts Payable</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	7,947	-	-	-	-	7,947
<b>Bonds Payable</b>						
Current Portion (Due Within 12 Months)						
Series 2013 A-1	-	-	-	125,000	-	125,000
Series 2013 A-3	-	-	-	25,000	-	25,000
Series 2018	-	-	-	125,000	-	125,000
Long Term						
Series 2013 A-1	-	-	-	2,610,000	-	2,610,000
Series 2013 A-3	-	-	-	985,000	-	985,000
Series 2018	-	-	-	5,840,000	-	5,840,000
<b>Total Liabilities</b>	<u>\$ 7,947</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,710,000</u>	<u>\$ -</u>	<u>\$ 9,717,947</u>
<b>Fund Equity and Other Credits</b>						
<b>Investment in General Fixed Assets</b>	-	-	-	-	2,914,867	2,914,867
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2025 (Unaudited)	-	844,822	483,369	-	-	1,328,190
Results from Current Operations	-	222,285	303,399	-	-	525,683
<b>Unassigned</b>						
Beginning: October 1, 2025 (Unaudited)	240,269	-	-	-	-	240,269
Changes to Extraordinary Capital/Ops Reserve	25,600	-	-	-	-	25,600
Results from Current Operations	71,509	-	-	-	-	71,509
<b>Total Fund Equity and Other Credits</b>	<u>\$ 337,378</u>	<u>\$ 1,067,106</u>	<u>\$ 786,767</u>	<u>\$ -</u>	<u>\$ 2,914,867</u>	<u>\$ 5,106,118</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 345,325</u>	<u>\$ 1,067,106</u>	<u>\$ 786,767</u>	<u>\$ 9,710,000</u>	<u>\$ 2,914,867</u>	<u>\$ 14,824,065</u>

Prepared by:

**JPWARD and Associates, LLC**

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

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	1,384	139,972	149,708	93%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(9,794)	7%
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,384</b>	<b>\$ 139,972</b>	<b>\$ 139,914</b>	<b>100%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	-	3,000	4,000	75%
<b>Executive</b>				
Professional Management	2,625	15,750	31,500	50%
<b>Financial and Administrative</b>				
Audit Services	-	5,500	5,500	100%
Accounting Services	417	2,500	5,000	50%
Assessment Roll Services	417	2,500	5,000	50%
Arbitrage Rebate Services	-	500	1,000	50%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	4,246	10,200	42%
Dissemination Agent Services	-	100	6,000	2%
Bank Service Fees	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	83	242	200	121%
Computer Services - Website Development	-	1,200	2,400	50%
<b>Insurance</b>				
	-	6,893	6,539	105%
<b>Printing &amp; Binding</b>				
	-	-	650	0%
<b>Subscription &amp; Memberships</b>				
	-	175	175	100%
<b>Legal Services</b>				
General Counsel	23	490	6,500	8%
<b>Other General Government Services</b>				
Engineering Services	128	368	4,000	9%
<b>Reserves</b>				
Extraordinary Capital/Operation	4,167	25,000	50,000	50%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 7,858</b>	<b>\$ 68,463</b>	<b>\$ 139,914</b>	<b>49%</b>
Net Increase/ (Decrease) in Fund Balance	(6,474)	71,509	-	
<b>Fund Balance - Beginning</b>	<b>339,685</b>	<b>240,269</b>	<b>240,269</b>	
Extraordinary Capital Operations Reserve	4,167	25,000	50,000	
Fund Additions/(Expenditures)	7,858	600	-	
<b>Fund Balance - Ending</b>	<b>\$ 345,236</b>	<b>\$ 337,378</b>	<b>\$ 290,269</b>	

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

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>	2,670	15,079	32,175	47%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll				
Series 2013 Bonds A-1	2,361	238,792	259,288	92%
Series 2013 Bonds A-3	985	99,670	108,257	92%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(7,495)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 6,015</b>	<b>\$ 353,541</b>	<b>\$ 392,225</b>	<b>90%</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-3	-	-	25,000	0%
<b>Interest Expense</b>				
Series 2013 Bonds A-1	-	94,644	189,288	50%
Series 2013 Bonds A-3	-	36,613	75,762	48%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 131,256</b>	<b>\$ 360,050</b>	<b>36%</b>
Net Increase/ (Decrease) in Fund Balance	6,015	222,285	32,175	
Fund Balance - Beginning	1,061,091	844,822	844,822	
<b>Fund Balance - Ending</b>	<b>\$ 1,067,106</b>	<b>\$ 1,067,106</b>	<b>\$ 876,997</b>	

Prepared by:

**JPWARD and Associates, LLC**

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

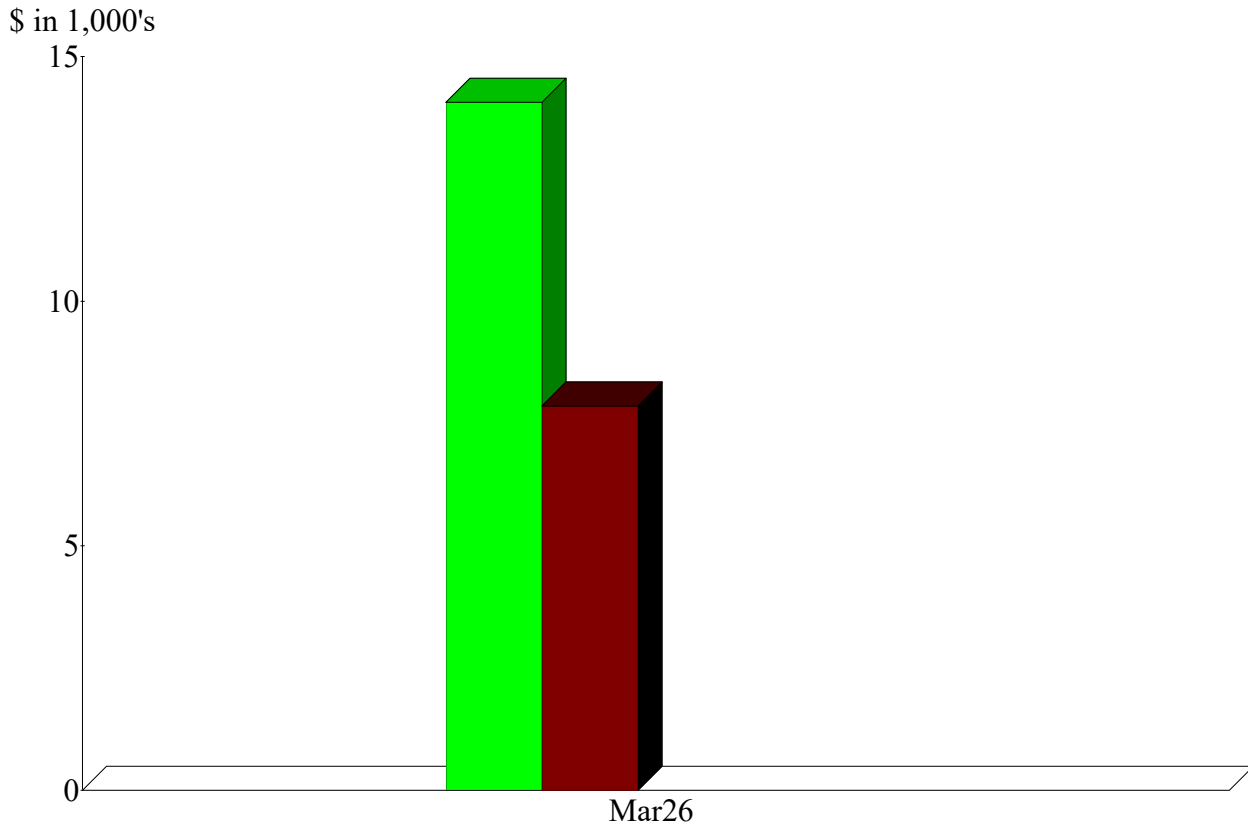
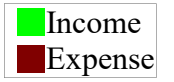
Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	361	2,501	6,092	41%
Prepayment Account	3	70	2,131	3%
Revenue Account	1,706	6,781	11,068	61%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	4,601	465,409	500,011	93%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(35,000)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 6,671</b>	<b>\$ 474,761</b>	<b>\$ 484,302</b>	<b>98%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2018	-	-	130,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2018	-	10,000	-	0%
<b>Interest Expense</b>				
Series 2018	-	161,363	327,825	49%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>171,363</b>	<b>\$ 457,825</b>	<b>37%</b>
Net Increase/ (Decrease) in Fund Balance	6,671	303,399	26,477	
Fund Balance - Beginning	780,097	483,369	483,369	
<b>Fund Balance - Ending</b>	<b>\$ 786,767</b>	<b>786,767</b>	<b>\$ 509,846</b>	

Prepared by:

**JWARD and Associates, LLC**

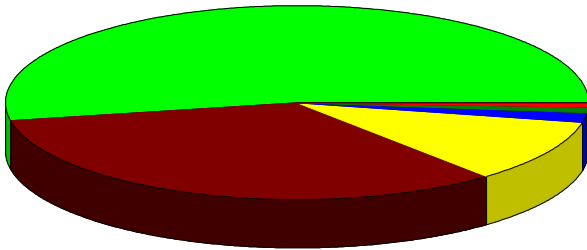
# Artisan Lakes Community Development District

Income and Expense by Month  
March 2026



Expense Summary  
March 2026

9099000 · Reserve Allocations	53.03%
5120000 · Executive	33.41
5130000 · Financial and Administrative	10.61
5190000 · Other General Government Serv.	1.62
5134100 · Communicatons & Freight Serv.	1.05
5140000 · Legal Services	0.29
<b>Total</b>	<b>\$7,857.63</b>



By Account