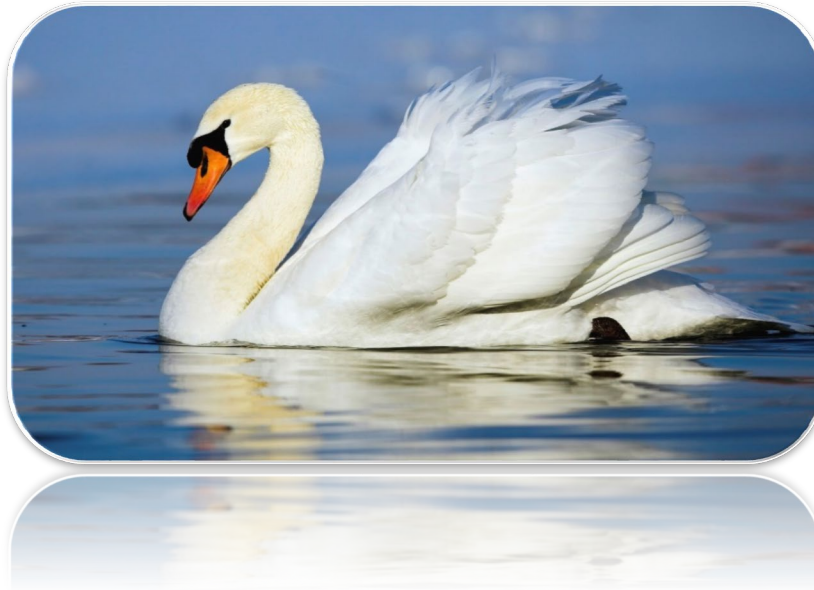


ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 2025

FISCAL YEAR 2025

PREPARED BY:

JWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Artisan Lakes Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund</i>	
<i>Series 2013</i>	<i>5</i>
<i>Series 2018</i>	<i>6</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Artisan Lakes Community Development District
Balance Sheet
for the Period Ending June 30, 2025

Governmental Funds										
Debt Service Funds										
Account Groups										
General Long Term Debt										
General Fixed Assets										
Totals (Memorandum Only)										
Assets										
Cash and Investments										
General Fund - Invested Cash	\$	258,266	\$	-	\$	-	\$	-	\$	258,266
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		-		412,805		-		-		412,805
Series 2013 A-3		-		56,155		-		-		56,155
Series 2018		-		-		332,407		-		332,407
Prepayment Account										
Series 2013 A-1		-		350		-		-		350
Series 2013 A-2		-		-		-		-		-
Series 2013 A-3		-		-		-		-		-
Series 2018		-		-		-		-		-
Capitalized Interest Account		-		-		-		-		-
Construction Account		-		-		-		-		-
Cost of Issuance Account		-		-		-		-		-
Due from Other Funds										
General Fund		-		1,892		-		-		1,892
Debt Service Fund(s)		-		-		-		-		-
Accounts Receivable		-		-		-		-		-
Assessments Receivable		-		-		-		-		-
Prepaid Expenses		-		-		-		-		-
Amount Available in Debt Service Funds		-		-		1,305,796		-		1,305,796
Amount to be Provided by Debt Service Funds		-		-		8,414,204		-		8,414,204
Investment in General Fixed Assets (net of depreciation)		-		-		-		3,108,183		3,108,183
Total Assets	\$	258,266	\$	836,477	\$	469,319	\$	9,720,000	\$	3,108,183
										\$ 14,392,245

Artisan Lakes Community Development District
Balance Sheet
for the Period Ending June 30, 2025

Governmental Funds						
	General Fund	Series 2013	Series 2018	Debt Service Funds		Totals (Memorandum Only)
				General Long Term Debt	General Fixed Assets	
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-					
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	1,892	-	-	-	-	1,892
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	-	-	-	2,665,000	-	2,665,000
Series 2013 A-2	-	-	-	-	-	-
Series 2013 A-3	-	-	-	985,000	-	985,000
Series 2018	-	-	-	\$5,850,000	-	5,850,000
Total Liabilities	\$ 1,892	\$ -	\$ -	\$ 9,720,000	\$ -	\$ 9,721,892
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	-	23,911	21,307	-	-	45,218
Unassigned						
Beginning: October 1, 2024 (Unaudited)	183,332	-	-	-	-	183,332
Results from Current Operations	73,043	-	-	-	-	73,043
Total Fund Equity and Other Credits	\$ 256,374	\$ 836,477	\$ 469,319	\$ -	\$ 3,108,183	\$ 4,670,353
Total Liabilities, Fund Equity and Other Credits	\$ 258,266	\$ 836,477	\$ 469,319	\$ 9,720,000	\$ 3,108,183	\$ 14,392,245

Prepared by:

JPWARD and Associates, LLC

Unaudited

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue												
Special Assessments - On-Roll	367	1,239	36,722	86,769	1,167	1,118	2,750	111	924	131,167	140,971	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges												
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	(9,222)	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 367	\$ 1,239	\$ 36,722	\$ 86,769	\$ 1,167	\$ 1,118	\$ 2,750	\$ 111	\$ 924	\$ 131,167	\$ 140,971	93%
Expenditures and Other Uses												
Legislative												
Board of Supervisor's Fees	-	800	-	-	600	-	200	-	1,000	2,600	4,000	65%
Executive												
Professional Management	2,375	2,375	2,375	2,375	2,628	2,375	2,375	2,375	2,375	21,628	28,500	76%
Financial and Administrative												
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%
Other Contractual Services												
Legal Advertising	-	-	-	-	-	-	-	1,941	-	1,941	2,000	97%
Trustee Services	-	-	4,246	-	-	-	-	-	-	4,246	10,622	40%
Dissemination Agent Services	-	-	-	-	-	-	5,000	-	-	5,000	6,000	83%
Bond Amortization Schedules	-	-	-	-	-	-	500	-	-	500	-	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 June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	1,000	-	-	1,000	-	0%
Postage, Freight & Messenger	-	-	122	-	-	64	-	97	-	282	50	564%
Computer Services - Website Development	-	-	-	300	-	-	-	-	-	300	1,200	25%
Insurance	6,039	-	-	-	-	-	-	-	-	6,039	6,352	95%
Printing & Binding	-	-	-	-	-	-	-	187	289	476	600	79%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	175	175	100%
Legal Services												
Legal - General Counsel	-	-	41	400	-	489	318	4,234	561	6,042	10,000	60%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services												
Engineering Services	-	-	113	-	-	-	542	840	-	1,495	4,000	37%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	0%
Reserves												
Operational Reserves (Future Years)	-	-	-	-	-	-	-	-	-	-	50,000	0%
Sub-Total:	8,414	3,350	6,897	8,975	3,228	3,427	9,935	9,674	4,225	58,124	131,749	44%
Total Expenditures and Other Uses:	\$ 8,414	\$ 3,350	\$ 6,897	\$ 8,975	\$ 3,228	\$ 3,427	\$ 9,935	\$ 9,674	\$ 4,225	\$ 58,124	\$ 131,749	44%
Net Increase/ (Decrease) in Fund Balance	(8,047)	(2,111)	29,825	77,794	(2,061)	(2,309)	(7,185)	(9,563)	(3,301)	73,043	-	
Fund Balance - Beginning	183,332	175,285	173,174	202,999	280,793	278,732	276,423	269,238	259,675	183,332	183,332	
Fund Balance - Ending	\$ 175,285	\$ 173,174	\$ 202,999	\$ 280,793	\$ 278,732	\$ 276,423	\$ 269,238	\$ 259,675	\$ 256,374	256,374	\$ 183,332	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income	3,165	3,119	2,540	2,723	2,900	3,279	3,625	3,521	2,752	27,624	29,000	95%
Special Assessment Revenue												
Special Assessments - On-Roll												
Series 2013 Bonds A-1	752	2,537	75,162	177,597	2,388	2,288	5,628	227	1,892	268,470	281,047	96%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	270	911	26,978	63,745	857	821	2,020	81	679	96,362	108,257	89%
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%
Other Fees and Charges												
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	(22,717)	0%
Developer Contribution - Taylor Morrison	33,043	-	-	-	-	-	-	-	-	33,043	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 37,230	\$ 6,566	\$ 104,679	\$ 244,065	\$ 6,145	\$ 6,388	\$ 11,274	\$ 3,829	\$ 5,323	\$ 425,499	\$ 395,587	108%
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2013 Bonds A-1	-	-	-	-	-	-	-	70,000	-	70,000	70,000	100%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	-	25,000	-	25,000	25,000	100%
Principal Debt Service - Early Redemptions												
Series 2013 Bonds A-1	-	-	-	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	-	35,000	-	35,000	-	0%
Interest Expense												
Series 2013 Bonds A-1	-	97,006	-	-	-	-	-	97,006	-	194,013	194,012	100%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	38,788	-	-	-	-	-	38,788	-	77,575	77,575	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 135,794	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 265,794	\$ -	\$ 401,588	\$ 366,587	110%
Net Increase/ (Decrease) in Fund Balance	37,230	(129,227)	104,679	244,065	6,145	6,388	11,274	(261,965)	5,323	23,911	29,000	
Fund Balance - Beginning	812,566	849,796	720,568	825,247	1,069,312	1,075,457	1,081,845	1,093,119	831,154	812,566	812,566	
Fund Balance - Ending	\$ 849,796	\$ 720,568	\$ 825,247	\$ 1,069,312	\$ 1,075,457	\$ 1,081,845	\$ 1,093,119	\$ 831,154	\$ 836,477	\$ 836,477	\$ 841,566	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	566	550	511	509	494	446	494	478	494	4,543	6,000	76%
Prepayment Account	1	49	350	348	338	305	338	327	-	2,055	-	0%
Revenue Account	1,285	1,257	555	786	1,138	1,936	2,166	2,117	1,163	12,404	10,000	124%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments												
Special Assessments - On Roll	1,296	4,373	129,573	306,164	4,117	3,944	9,703	391	3,261	462,823	500,011	93%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges												
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	(35,001)	0%
Developer Contributions - Taylor Morrison	93,401	-	-	-	-	-	-	-	-	93,401	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 96,549	\$ 6,230	\$ 130,989	\$ 307,808	\$ 6,087	\$ 6,631	\$ 12,701	\$ 3,312	\$ 4,918	\$ 575,225	\$ 481,010	120%
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2018	-	-	-	-	-	-	-	125,000	-	125,000	125,000	100%
Principal Debt Service - Early Redemptions												
Series 2018	-	-	-	-	-	-	-	95,000	-	95,000	-	0%
Interest Expense												
Series 2018	-	166,959	-	-	-	-	-	166,959	-	333,919	333,919	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 166,959	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 386,959	\$ -	\$ 553,919	\$ 458,919	121%
Net Increase/ (Decrease) in Fund Balance	96,549	(160,729)	130,989	307,808	6,087	6,631	12,701	(383,647)	4,918	21,307	22,091	
Fund Balance - Beginning	448,012	544,562	383,832	514,821	822,629	828,716	835,347	848,048	464,401	448,012	448,012	
Fund Balance - Ending	\$ 544,562	\$ 383,832	\$ 514,821	\$ 822,629	\$ 828,716	\$ 835,347	\$ 848,048	\$ 464,401	\$ 469,319	\$ 469,319	\$ 470,103	