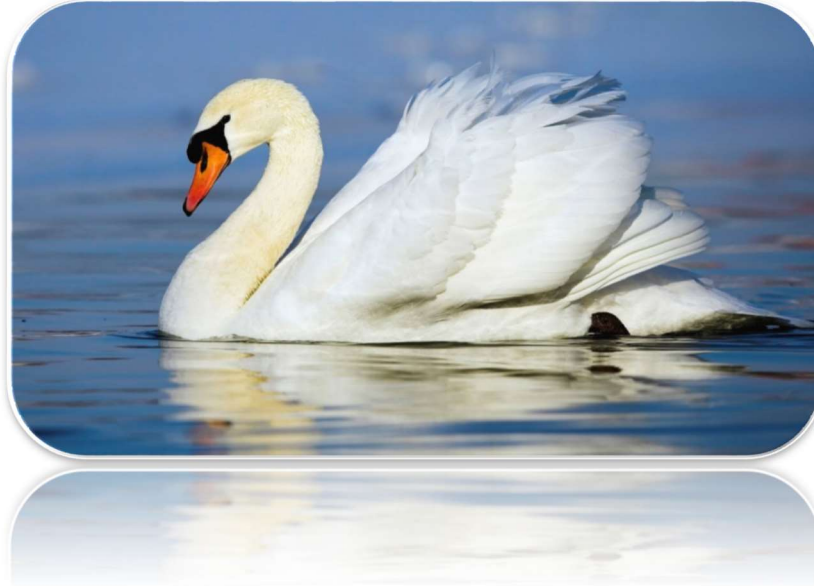


ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2025

FISCAL YEAR 2025

PREPARED BY:

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

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Artisan Lakes Community Development District

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***The September 30, 2025 Financial Statements
are Subject to Audit.***

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds		Account Groups			
		Series 2013	Series 2018	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 240,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,406
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	-	261,631	-	-	-	-	261,631
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	103,625	-	-	-	-	103,625
Series 2018	-	-	134,776	-	-	-	134,776
Revenue							
Series 2013 A-1 and A-2	-	422,467	-	-	-	-	422,467
Series 2013 A-3	-	56,729	-	-	-	-	56,729
Series 2018	-	-	337,538	-	-	-	337,538
Prepayment Account							
Series 2013 A-1	-	369	-	-	-	-	369
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	11,055	-	-	-	11,055
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	-	-	-	1,328,190	-	-	1,328,190
Amount to be Provided by Debt Service Funds	-	-	-	8,391,810	-	-	8,391,810
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	3,108,183	-	3,108,183
Total Assets	\$ 240,406	\$ 844,822	\$ 483,369	\$ 9,720,000	\$ 3,108,183	\$ -	\$ 14,396,779

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

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds		Account Groups			
		Series 2013	Series 2018	General Long Term Debt	General Fixed Assets		
Liabilities							
Accounts Payable & Payroll Liabilities	\$ 137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137
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	-	-	-	2,665,000	-	-	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	\$ 137	\$ -	\$ -	\$ 9,720,000	\$ -	\$ -	\$ 9,720,137
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	-	32,256	35,356	-	-	-	67,612
Unassigned							
Beginning: October 1, 2024 (Unaudited)	183,332	-	-	-	-	-	183,332
Results from Current Operations	56,938	-	-	-	-	-	56,938
Total Fund Equity and Other Credits	\$ 240,269	\$ 844,822	\$ 483,369	\$ -	\$ 3,108,183	\$ -	\$ 4,676,642
Total Liabilities, Fund Equity and Other Credits	\$ 240,406	\$ 844,822	\$ 483,369	\$ 9,720,000	\$ 3,108,183	\$ -	\$ 14,396,779

Prepared by:

JPWARD and Associates, LLC

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	29	-	-	131,196	140,971	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	(9,222)	0%
Developer Contribution															
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In															
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 367	\$ 1,239	\$ 36,722	\$ 86,769	\$ 1,167	\$ 1,118	\$ 2,750	\$ 111	\$ 924	\$ 29	\$ -	\$ -	\$ 131,196	\$ 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	2,375	2,122	2,375	28,500	28,500	100%
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	-	-	-	129	2,070	2,000	104%
Trustee Services	-	-	4,246	-	-	-	-	-	-	-	-	5,886	10,132	10,622	95%
Dissemination Agent Services	-	-	-	-	-	-	6,000	-	-	-	-	-	6,000	6,000	100%
Bond Amortization Schedules	-	-	-	-	-	-	500	-	-	-	-	-	500	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	250	0%
Travel and Per Diem															
Postage, Freight & Messenger	-	-	122	-	-	64	-	97	-	-	253	12	547	50	1094%
Computer Services - Website Development															
Computer Services - Website Development	-	-	-	300	-	-	-	-	-	-	-	900	1,200	1,200	100%
Insurance															
Insurance	6,039	-	-	-	-	-	-	-	-	-	-	-	6,039	6,352	95%
Printing & Binding															
Printing & Binding	-	-	-	-	-	-	-	187	289	-	-	-	476	600	79%
Subscription & Memberships															
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Legal Services															
Legal - General Counsel	-	-	41	400	-	489	318	4,234	561	108	-	253	6,403	10,000	64%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services															
Engineering Services	-	-	113	-	-	-	542	840	-	1,601	120	-	3,216	4,000	80%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	8,414	3,350	6,897	8,975	3,228	3,427	9,935	9,674	4,225	4,084	2,495	9,555	74,258	81,749	91%
Reserves															
Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Extraordinary Capital/Operations	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	50,000	100%
Sub-Total:	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	50,000	0%
Total Expenditures and Other Uses:	\$ 8,414	\$ 3,350	\$ 6,897	\$ 8,975	\$ 3,228	\$ 3,427	\$ 9,935	\$ 9,674	\$ 4,225	\$ 4,084	\$ 2,495	\$ 59,555	\$ 124,258	\$ 131,749	94%
Net Increase/ (Decrease) in Fund Balance	(8,047)	(2,111)	29,825	77,794	(2,061)	(2,309)	(7,185)	(9,563)	(3,301)	(4,056)	(2,495)	(59,555)	6,938	-	
Fund Balance - Beginning	183,332	175,285	173,174	202,999	280,793	278,732	276,423	269,238	259,675	256,374	252,319	249,824	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	\$ 252,319	\$ 249,824	\$ 240,269	240,269	\$ 183,332	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	2,679	2,788	2,798	35,889	29,000	124%
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	59	-	-	268,529	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	21	-	-	96,383	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	\$ 2,759	\$ 2,788	\$ 2,798	\$ 433,843	\$ 395,587	110%
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)															
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	2,759	2,788	2,798	32,256	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	836,477	839,236	842,024	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	\$ 839,236	\$ 842,024	\$ 844,822	\$ 844,822	\$ 841,566	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	478	494	493	6,008	6,000	100%
Prepayment Account	1	49	350	348	338	305	338	327	-	-	-	8,919	10,974	-	0%
Revenue Account	1,285	1,257	555	786	1,138	1,936	2,166	2,117	1,163	1,150	1,205	1,210	15,968	10,000	160%
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	101	-	-	462,924	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	\$ 1,729	\$ 1,698	\$ 10,622	\$ 589,275	\$ 481,010	123%
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)															
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	1,729	1,698	10,622	35,356	22,091	
Fund Balance - Beginning	448,012	544,562	383,832	514,821	822,629	828,716	835,347	848,048	464,401	469,319	471,048	472,747	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	\$ 471,048	\$ 472,747	\$ 483,369	483,369	\$ 470,103	