Artisan Lakes
Community Development District

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
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Artisan Lakes Community Development District

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Artisan Lakes Community Development District
Balance Sheet
Through September 30, 2026

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		General Long Term Debt	General Fixed Assets	
		Series 2013	Series 2018			
Assets						
Cash and Investments						
General Fund						
Checking Account - Truist Bank	$ 66,375	$ -	$ -	$ -	$ -	$ 66,375
Investment Account - FMIT	$ 200,155					$ 200,155
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	-	436,120	-	-	-	436,120
Series 2013 A-3	-	63,194	-	-	-	63,194
Series 2018	-	-	387,699	-	-	387,699
Prepayment Account						
Series 2013 A-1	-	369	-	-	-	369
Series 2013 A-3	-	-	-	-	-	-
Series 2018	-	-	1,401	-	-	1,401
Accounts Receivable	4,469	-	-	-	-	4,469
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,388,469	-	1,388,469
Amount to be Provided by Debt Service Funds	-	-	-	8,101,531	-	8,101,531
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	2,721,551	2,721,551
Total Assets	**$ 270,998**	**$ 864,939**	**$ 523,530**	**$ 9,490,000**	**$ 2,721,551**	**$ 13,871,018**

Artisan Lakes Community Development District
Balance Sheet
Through September 30, 2026

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		General Long Term Debt	General Fixed Assets	
		Series 2013	Series 2018			
Liabilities						
Accounts Payable	$ 5,879	$ -	$ -	$ -	$ -	$ 5,879
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	.	-	-	-	-	-
Bonds Payable						
Current Portion (Due Within 12 Months)						
Series 2013 A-1	-	-	-	75,000	-	75,000
Series 2013 A-3	-	-	-	25,000	-	25,000
Series 2018	-	-	-	135,000	-	135,000
Long Term						
Series 2013 A-1	-	-	-	$2,590,000	-	2,590,000
Series 2013 A-3	-	-	-	$960,000	-	960,000
Series 2018	-	-	-	5,705,000	-	5,705,000
Total Liabilities	**$ 5,879**	**$ -**	**$ -**	**$ 9,490,000**	**$ -**	**$ 9,495,879**
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	2,721,551	2,721,551
Fund Balance						
Restricted						
Beginning: October 1, 2025 (Unaudited)	-	844,822	483,369	-	-	1,328,190
Results from Current Operations	-	20,118	40,161	-	-	60,279
Unassigned						
Beginning: October 1, 2025 (Unaudited)	240,269	-	-	-	-	240,269
Changes to Extraordinary Capital/Ops Reserve	50,600	-	-	-	-	50,600
Results from Current Operations	(25,749)	-	-	-	-	(25,749)
Total Fund Equity and Other Credits	**$ 265,120**	**$ 864,939**	**$ 523,530**	**$ -**	**$ 2,721,551**	**$ 4,375,140**
Total Liabilities, Fund Equity and Other Credits	**$ 270,998**	**$ 864,939**	**$ 523,530**	**$ 9,490,000**	**$ 2,721,551**	**$ 13,871,018**

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Interest				
Interest - Florida Municipal Investment Trust	155	155	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	143,639	149,708	96%
Developer Contributions	44,309	44,309	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(9,794)	7%
Total Revenue and Other Sources:	**$ 44,464**	**$ 188,102**	**$ 139,914**	**134%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	2,000	10,000	4,000	250%
Executive				
Professional Management	2,625	31,500	31,500	100%
Financial and Administrative				
Audit Services	-	5,500	5,500	100%
Accounting Services	417	5,000	5,000	100%
Assessment Roll Services	417	5,000	5,000	100%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	1,282	3,695	1,000	370%
Trustee Services	5,886	10,132	10,200	99%
Dissemination Agent Services	-	6,100	6,000	102%
Bank Service Fees	83	83	250	33%
Communications & Freight Services				
Postage, Freight & Messenger	847	1,482	200	741%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	6,893	6,539	105%
Printing & Binding	24	24	650	4%
Subscription & Memberships	-	175	175	100%
Legal Services				
General Counsel	6,583	18,799	6,500	289%
Water Use Permit Matter	44,309	44,309	-	0%
Other General Government Services				
Engineering Services	8,408	11,760	4,000	294%

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Reserves				
Extraordinary Capital/Operation	4,167	50,000	50,000	100%
Total Expenditures and Other Uses:	**$ 77,045**	**$ 213,852**	**$ 139,914**	**153%**
Net Increase/ (Decrease) in Fund Balance	(32,581)	(25,749)	-	
Fund Balance - Beginning	293,534	240,269	240,269	
Extraordinary Capital Operations Reserve	4,167	50,000	50,000	
Fund Additions/(Expenditures)	-	600	-	
Fund Balance - Ending	**$ 265,120**	**$ 265,120**	**$ 290,269**	

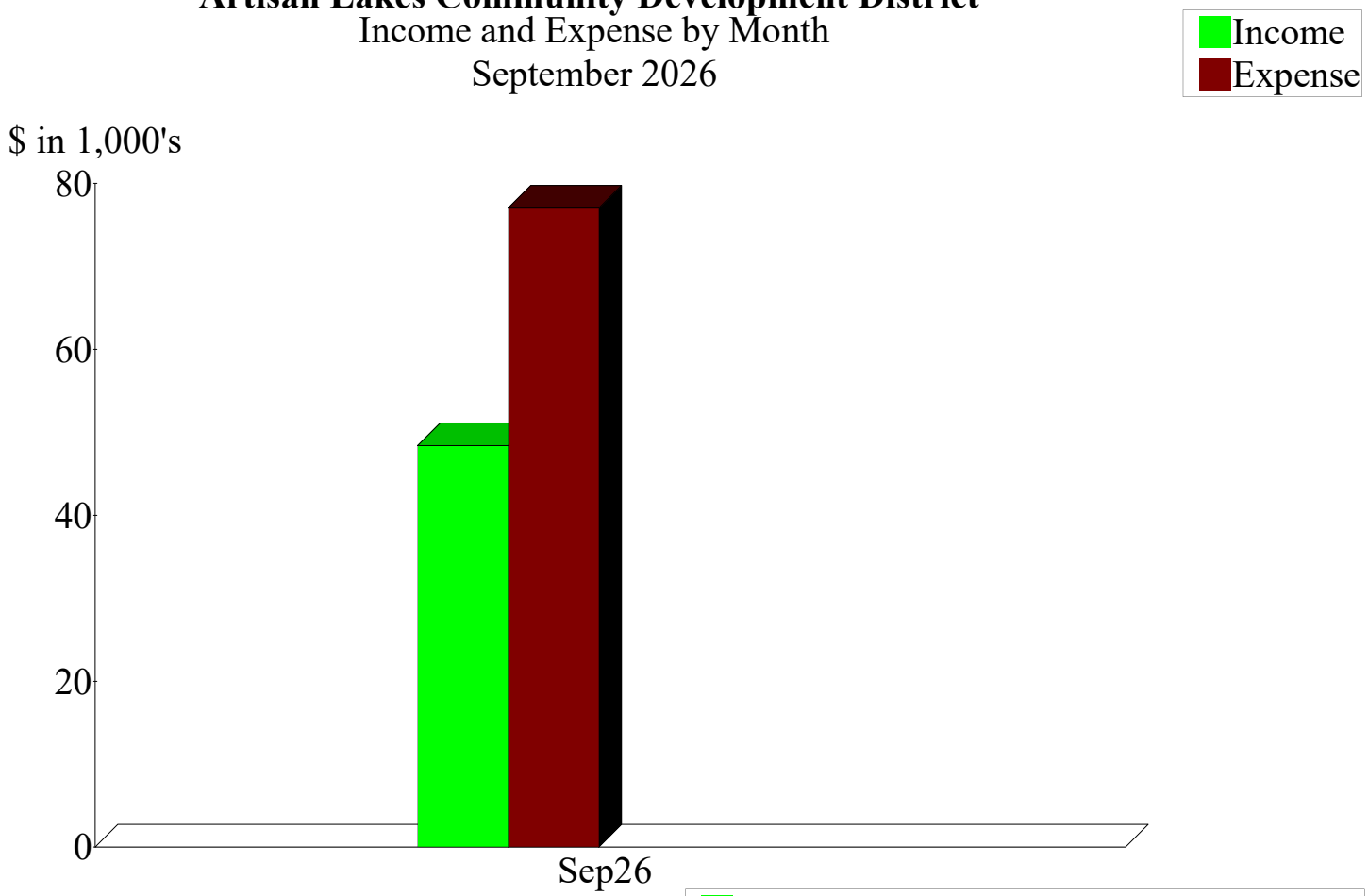
Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	2,395	30,302	32,175	94%
Special Assessment Revenue				
Special Assessments - On-Roll				
Series 2013 Bonds A-1	-	245,048	259,288	95%
Series 2013 Bonds A-3	-	102,281	108,257	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(7,495)	0%
Total Revenue and Other Sources:	**$ 2,395**	**$ 377,630**	**$ 392,225**	**96%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 Bonds A-1	-	70,000	70,000	100%
Series 2013 Bonds A-3	-	25,000	25,000	100%
Interest Expense				
Series 2013 Bonds A-1	-	189,288	189,288	100%
Series 2013 Bonds A-3	-	73,225	75,762	97%
Total Expenditures and Other Uses:	**$ -**	**$ 357,513**	**$ 360,050**	**99%**
Net Increase/ (Decrease) in Fund Balance	2,395	20,118	32,175	
Fund Balance - Beginning	862,544	844,822	844,822	
Fund Balance - Ending	**$ 864,939**	**$ 864,939**	**$ 876,997**	

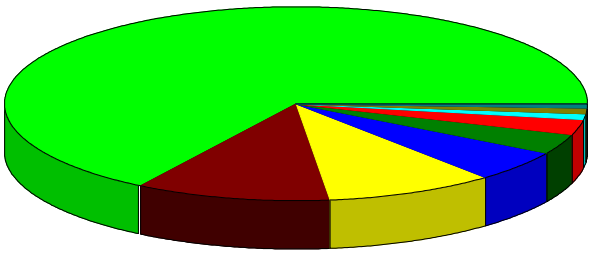
Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	399	4,871	6,092	80%
Prepayment Account	4	94	2,131	4%
Revenue Account	1,146	15,052	11,068	136%
Special Assessments - Prepayments				
Special Assessments - On Roll	-	477,600	500,011	96%
Other Fees and Charges				
Discounts for Early Payment	-	-	(35,000)	0%
Total Revenue and Other Sources:	**$ 1,549**	**$ 497,618**	**$ 484,302**	**103%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2018	-	125,000	130,000	96%
Principal Debt Service - Early Redemptions				
Series 2018	-	10,000	-	0%
Interest Expense				
Series 2018	-	322,456	327,825	98%
Total Expenditures and Other Uses:	**$ -**	**457,456**	**$ 457,825**	**100%**
Net Increase/ (Decrease) in Fund Balance	1,549	40,161	26,477	
Fund Balance - Beginning	521,981	483,369	483,369	
Fund Balance - Ending	**$ 523,530**	**523,530**	**$ 509,846**	

Artisan Lakes Community Development District
Income and Expense by Month
September 2026



Expense Summary
September 2026



5140000 · Legal Services	66.05%
5190000 · Other General Govern	10.91
5133400 · Other Contractual Serv	9.41
9099000 · Reserve Allocations	5.41
5120000 · Executive	3.41
5110000 · Legislative	2.60
5134100 · Communicatons & Frei	1.10
5130000 · Financial and Administ	1.08
5134700 · Printing & Binding	0.03
Total	$77,044.88

By Account