

# Artisan Lakes

Community Development District

*Financial Statements  
December 31, 2025*

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

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

	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	\$ 830,738	\$ -	\$ -	\$ -	\$ -	\$ 830,738
Debt Service Fund						
Reserve Account						
Series 2013 A-1	-	261,631	-	-	-	261,631
Series 2013 A-3	-	103,625	-	-	-	103,625
Series 2018	-	-	134,776	-	-	134,776
Revenue						
Series 2013 A-1	-	413,483	-	-	-	413,483
Series 2013 A-3	-	53,343	-	-	-	53,343
Series 2018	-	-	333,587	-	-	333,587
Prepayment Account						
Series 2013 A-1	-	369	-	-	-	369
Series 2013 A-3	-	-	-	-	-	-
Series 2018	-	-	1,055	-	-	1,055
<b>Accounts Receivable</b>	-	-	-	-	-	-
<b>Due from Other Funds</b>						
General Fund	-	206,077	283,370	-	-	489,447
Debt Service Fund(s)	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	1,791,315	-	1,791,315
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	7,918,685	-	7,918,685
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	3,108,183	3,108,183
<b>Total Assets</b>	<b>\$ 830,738</b>	<b>\$ 1,038,527</b>	<b>\$ 752,788</b>	<b>\$ 9,710,000</b>	<b>\$ 3,108,183</b>	<b>\$ 15,440,236</b>

**Artisan Lakes Community Development District  
Balance Sheet  
for the Period Ending December 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	
<b>Liabilities</b>							
<b>Accounts Payable</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>	-						
General Fund	-						
Debt Service Fund(s)	489,447						489,447
<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>	<b>\$ 489,447</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,710,000</b>	<b>\$ -</b>	<b>\$ 10,199,447</b>
<b>Fund Equity and Other Credits</b>							
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	3,108,183	3,108,183
<b>Fund Balance</b>							
<b>Restricted</b>							
Beginning: October 1, 2025 (Unaudited)	-	844,822	483,369	-	-	-	1,328,190
Results from Current Operations	-	193,706	269,419	-	-	-	463,125
<b>Unassigned</b>							
Beginning: October 1, 2025 (Unaudited)	240,269	-	-	-	-	-	240,269
Changes to Extraordinary Capital/Ops Reserve	12,500	-	-	-	-	-	12,500
Results from Current Operations	88,522	-	-	-	-	-	88,522
<b>Total Fund Equity and Other Credits</b>	<b>\$ 341,292</b>	<b>\$ 1,038,527</b>	<b>\$ 752,788</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,108,183</b>	<b>\$ 5,240,790</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 830,738</b>	<b>\$ 1,038,527</b>	<b>\$ 752,788</b>	<b>\$ 9,710,000</b>	<b>\$ 3,108,183</b>	<b>\$ -</b>	<b>\$ 15,440,236</b>

Prepared by:

JPWARD and Associates, LLC

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

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	128,843	131,283	149,708	88%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(9,794)	7%
<b>Total Revenue and Other Sources:</b>	<b>\$ 128,843</b>	<b>\$ 131,283</b>	<b>\$ 139,914</b>	<b>94%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	-	2,000	4,000	50%
<b>Executive</b>				
Professional Management	2,625	7,875	31,500	25%
<b>Financial and Administrative</b>				
Audit Services	5,500	5,500	5,500	100%
Accounting Services	417	1,250	5,000	25%
Assessment Roll Services	417	1,250	5,000	25%
Arbitrage Rebate Services	500	500	1,000	50%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	1,000	0%
Trustee Services	4,246	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	-	159	200	80%
Computer Services - Website Development	-	-	2,400	0%
<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	72	72	6,500	1%
<b>Other General Government Services</b>				
Engineering Services	-	240	4,000	6%
<b>Reserves</b>				
Extraordinary Capital/Operation	4,167	12,500	50,000	25%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 17,943</b>	<b>\$ 42,760</b>	<b>\$ 139,914</b>	<b>31%</b>
Net Increase/ (Decrease) in Fund Balance	110,899	88,522	-	
<b>Fund Balance - Beginning</b>	<b>226,226</b>	<b>240,269</b>	<b>240,269</b>	
Extraordinary Capital Operations Reserve	4,167	12,500	50,000	
<b>Fund Balance - Ending</b>	<b>\$ 341,292</b>	<b>\$ 341,292</b>	<b>\$ 290,269</b>	

Prepared by:

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

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>	2,147	7,511	32,175	23%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll				
Series 2013 Bonds A-1	219,806	223,969	259,288	86%
Series 2013 Bonds A-3	91,745	93,483	108,257	86%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(7,495)	0%
<b>Intragovernmental Transfer In</b>	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 313,699</b>	<b>\$ 324,962</b>	<b>\$ 392,225</b>	<b>83%</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>Intragovernmental Transfer Out</b>	-	-	-	0%
<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	313,699	193,706	32,175	
Fund Balance - Beginning	724,829	844,822	844,822	
<b>Fund Balance - Ending</b>	<b>\$ 1,038,527</b>	<b>\$ 1,038,527</b>	<b>\$ 876,997</b>	

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

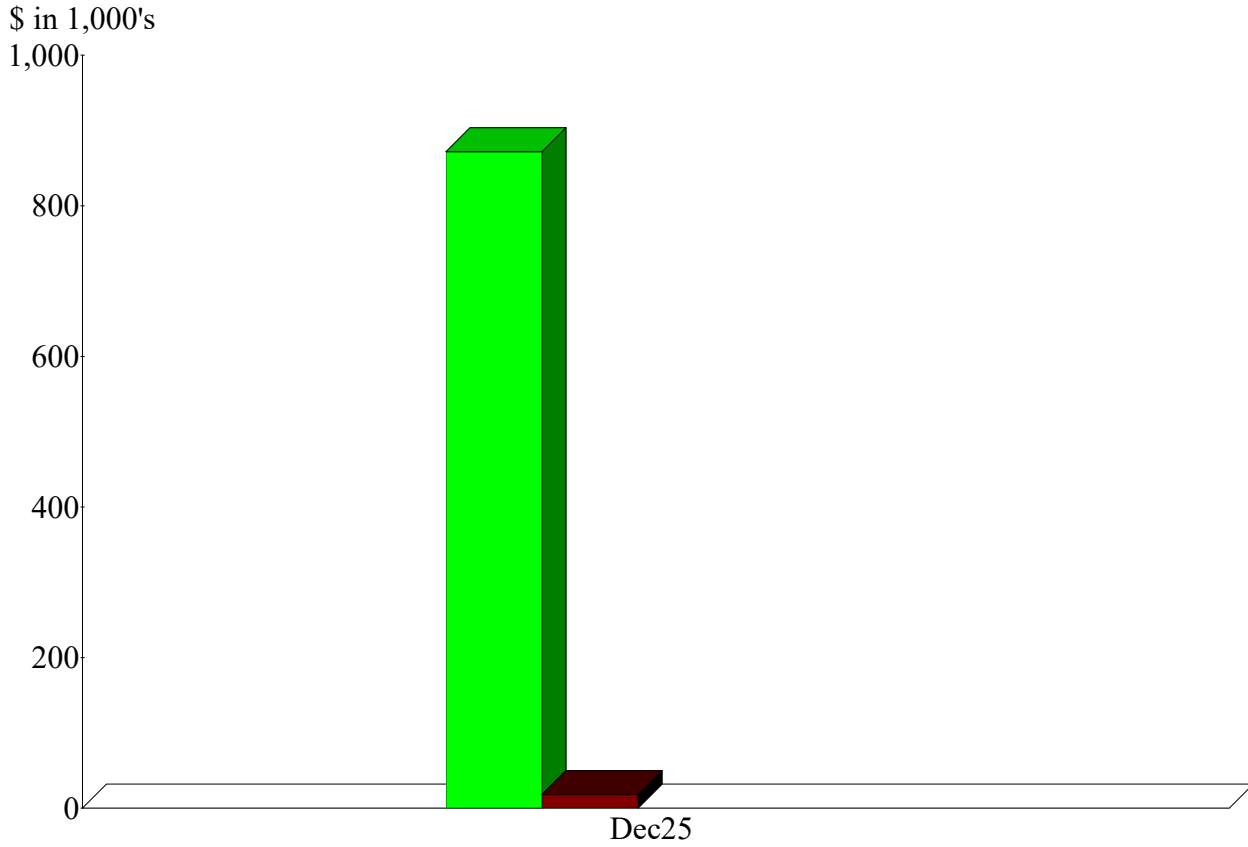
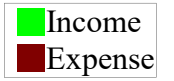
Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	415	1,330	6,092	22%
Prepayment Account	5	61	2,131	3%
Revenue Account	587	2,873	11,068	26%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	428,406	436,518	500,011	87%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(35,000)	0%
<b>Intragovernmental Transfer In</b>	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 429,413</b>	<b>\$ 440,782</b>	<b>\$ 484,302</b>	<b>91%</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>Intragovernmental Transfer Out</b>	-	-	-	0%
<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	429,413	269,419	26,477	
Fund Balance - Beginning	323,375	483,369	483,369	
<b>Fund Balance - Ending</b>	<b>\$ 752,788</b>	<b>752,788</b>	<b>\$ 509,846</b>	

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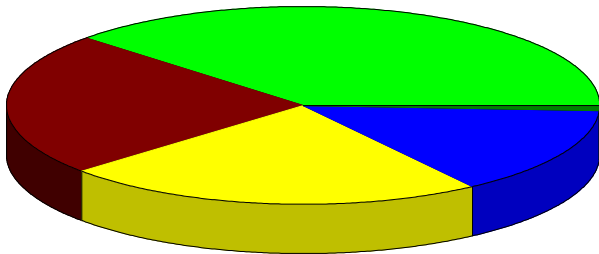
# Artisan Lakes Community Development District

Income and Expense by Month  
December 2025



Expense Summary  
December 2025

5130000 · Financial and Administrative	38.08%
5133400 · Other Contractual Services	23.66
9099000 · Reserve Allocations	23.22
5120000 · Executive	14.63
5140000 · Legal Services	0.40
<b>Total</b>	<b>\$17,943.26</b>



By Account