

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2024

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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Artisan Lakes Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending April 30, 2024**

	Governmental Funds		Debt Service Funds		Capital Project Fund	Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2018	Series 2018	General Long Term Debt	General Fixed Assets		
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 205,397	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 205,397
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	-	-	136,963	-	-	-	-	136,963
Revenue								
Series 2013 A-1 and A-2	-	531,375	-	-	-	-	-	531,375
Series 2013 A-3	-	123,505	-	-	-	-	-	123,505
Series 2018	-	-	585,332	-	-	-	-	585,332
Prepayment Account								
Series 2013 A-1	-	350	-	-	-	-	-	350
Series 2013 A-2	-	-	-	-	-	-	-	-
Series 2013 A-3	-	184	-	-	-	-	-	184
Series 2018	-	-	169	-	-	-	-	169
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	-	-	-	-	1,743,153	-	-	1,743,153
Amount to be Provided by Debt Service Funds	-	-	-	-	8,536,847	-	-	8,536,847
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	3,301,499	-	3,301,499
Total Assets	\$ 205,397	\$ 1,020,688	\$ 722,464	\$ -	\$ 10,280,000	\$ 3,301,499	\$ -	\$ 15,530,048

Artisan Lakes Community Development District
Balance Sheet
for the Period Ending April 30, 2024

	Governmental Funds			Debt Service Funds		Capital Project Fund	Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2018	Series 2018	General Long Term Debt	General Fixed Assets			
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion									
Series 2013 A-1	-	-	-	-	65,000	-	-	65,000	-
Series 2013 A-2	-	-	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	25,000	-	-	25,000	-
Series 2018	-	-	-	-	120,000	-	-	120,000	-
Long Term									
Series 2013 A-1	-	-	-	-	2,805,000	-	-	2,805,000	-
Series 2013 A-2	-	-	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	1,070,000	-	-	1,070,000	-
Series 2018	-	-	-	-	6,195,000	-	-	6,195,000	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,280,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,280,000</u>	<u>\$ -</u>
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	3,301,499	-	3,301,499	-
Fund Balance									
Restricted									
Beginning: October 1, 2023 (Unaudited)	-	772,980	428,655	6	-	-	-	1,201,641	-
Results from Current Operations	-	247,709	293,809	(6)	-	-	-	541,512	-
Unassigned									
Beginning: October 1, 2023 (Unaudited)	128,772	-	-	-	-	-	-	128,772	-
Results from Current Operations	76,625	-	-	-	-	-	-	76,625	-
Total Fund Equity and Other Credits	<u>\$ 205,397</u>	<u>\$ 1,020,688</u>	<u>\$ 722,464</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,301,499</u>	<u>\$ -</u>	<u>\$ 5,250,048</u>	<u>\$ -</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 205,397</u>	<u>\$ 1,020,688</u>	<u>\$ 722,464</u>	<u>\$ -</u>	<u>\$ 10,280,000</u>	<u>\$ 3,301,499</u>	<u>\$ -</u>	<u>\$ 15,530,048</u>	<u>\$ -</u>

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	-	2,022	102,118	16,506	2,275	1,248	1,401	125,570	136,505	92%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 2,022	\$ 102,118	\$ 16,506	\$ 2,275	\$ 1,248	\$ 1,401	\$ 125,570	\$ 136,505	92%
Expenditures and Other Uses										
Legislative										
Board of Supervisor's Fees	-	-	-	-	1,000	1,000	-	2,000	4,000	50%
Executive										
Professional Management	2,167	2,167	2,167	2,167	2,167	2,167	2,167	15,167	26,000	58%
Financial and Administrative										
Audit Services	-	-	-	6,400	-	-	-	6,400	4,400	145%
Accounting Services	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	500	-	500	-	1,000	1,000	100%
Other Contractual Services										
Legal Advertising	-	-	-	-	104	-	225	329	2,000	16%
Trustee Services	-	-	4,246	-	-	-	-	4,246	9,725	44%
Dissemination Agent Services	-	-	-	-	-	-	6,000	6,000	6,000	100%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	33	64	-	4	104	-	-	204	250	82%
Communications & Freight Services										
Postage, Freight & Messenger	-	-	-	-	303	-	-	303	50	606%
Computer Services - Website Development										
	-	-	-	-	-	300	-	300	1,200	25%
Insurance										
	5,652	-	-	-	-	-	-	5,652	5,700	99%
Printing & Binding										
	-	-	-	-	-	-	-	-	75	0%
Subscription & Memberships										
	-	175	-	-	-	-	-	175	175	100%

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Legal Services										
Legal - General Counsel	-	377	-	-	1,642	1,203	547	3,768	13,000	29%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services										
Engineering Services	-	840	-	-	1,314	1,134	113	3,401	4,000	85%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	N/A
Reserves										
Operational Reserves (Future Years)	-	-	-	-	-	-	-	-	50,000	0%
Other Fees and Charges										
Discounts/Collection Fees	-	-	-	-	-	-	-	-	8,930	0%
Sub-Total:	7,851	3,622	6,413	9,071	6,633	6,304	9,052	48,946	136,505	36%
Total Expenditures and Other Uses:	\$ 7,851	\$ 3,622	\$ 6,413	\$ 9,071	\$ 6,633	\$ 6,304	\$ 9,052	\$ 48,946	\$ 136,505	36%
Net Increase/ (Decrease) in Fund Balance	(7,851)	(1,600)	95,706	7,435	(4,358)	(5,056)	(7,651)	76,625	-	
Fund Balance - Beginning	128,772	120,921	119,321	215,027	222,462	218,104	213,048	128,772	-	
Fund Balance - Ending	\$ 120,921	\$ 119,321	\$ 215,027	\$ 222,462	\$ 218,104	\$ 213,048	\$ 205,397	205,397	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income	3,135	3,266	2,618	3,361	3,980	3,875	4,218	24,453	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll										
Series 2013 Bonds A-1	-	4,176	210,927	34,093	4,699	2,577	2,894	259,367	270,470	96%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	1,655	83,586	13,510	1,862	1,021	1,147	102,782	111,457	92%
Special Assessments - Off-Roll										
Series 2013 Bonds A-1	-	-	-	-	-	-	-	-	-	N/A
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments										
Series 2013 Bonds A-1	-	-	-	-	-	-	-	-	-	N/A
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	-	-	-	-	-	-	-
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 3,135	\$ 9,097	\$ 297,131	\$ 50,965	\$ 10,540	\$ 7,474	\$ 8,259	\$ 386,602	\$ 381,927	101%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2013 Bonds A-1	-	-	-	-	-	-	-	-	65,000	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	-	-	-	-	-	25,000	0%
Principal Debt Service - Early Redemptions										
Series 2013 Bonds A-1	-	-	-	-	-	-	-	-	-	N/A
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2013 Bonds A-1	-	99,200	-	-	-	-	-	99,200	198,400	50%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	39,694	-	-	-	-	-	39,694	79,388	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	14,139	0%
Total Expenditures and Other Uses:	\$ -	\$ 138,894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,894	\$ 381,927	36%
Net Increase/ (Decrease) in Fund Balance	3,135	(129,797)	297,131	50,965	10,540	7,474	8,259	247,709	-	
Fund Balance - Beginning	772,980	776,115	646,319	943,450	994,415	1,004,955	1,012,429	772,980	-	
Fund Balance - Ending	\$ 776,115	\$ 646,319	\$ 943,450	\$ 994,415	\$ 1,004,955	\$ 1,012,429	\$ 1,020,688	\$ 1,020,688	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	603	623	599	615	610	571	610	4,230	4	105755%
Prepayment Account	40	42	-	-	-	-	-	82	-	N/A
Revenue Account	1,240	1,291	505	1,403	2,215	2,301	2,552	11,508	4	287695%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	-	7,372	372,332	60,182	8,294	4,550	5,109	457,839	500,011	92%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
Intragovernmental Transfer In	-	-	-	6	-	-	-	6	-	N/A
Total Revenue and Other Sources:	\$ 1,884	\$ 9,329	\$ 373,436	\$ 62,206	\$ 11,119	\$ 7,421	\$ 8,271	\$ 473,666	\$ 500,019	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2018	-	-	-	-	-	-	-	-	120,000	0%
Principal Debt Service - Early Redemptions										
Series 2018	-	10,000	-	-	-	-	-	10,000	-	N/A
Interest Expense										
Series 2018	-	169,856	-	-	-	-	-	169,856	339,981	50%
Operating Transfers Out (To Other Funds)										
	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	35,001	0%
Total Expenditures and Other Uses:	\$ -	\$ 179,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,856	\$ 494,982	36%
Net Increase/ (Decrease) in Fund Balance	1,884	(170,527)	373,436	62,206	11,119	7,421	8,271	293,809	5,037	
Fund Balance - Beginning	428,655	430,539	260,011	633,447	695,653	706,772	714,194	428,655	-	
Fund Balance - Ending	\$ 430,539	\$ 260,011	\$ 633,447	\$ 695,653	\$ 706,772	\$ 714,194	\$ 722,464	\$ 722,464	\$ 5,037	

Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income										
Construction Account	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
Contributions - Tylor Morrison	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding										
Legal Services	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services										
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay										
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	6	-	-	-	6	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ 6	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	-	(6)	-	-	-	(6)	-	-
Fund Balance - Beginning	6	6	6	6	-	-	-	6	\$	-
Fund Balance - Ending	\$ 6	\$ 6	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-