

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2023

FISCAL YEAR 2024

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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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 2023**

	Governmental Funds					Account Groups General Long Term Debt	Totals (Memorandum Only)	
			Debt Service Funds		Capital Project Fund			
	General Fund		Series 2013	Series 2018	Series 2018			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$	115,075	\$	-	\$	-	\$	115,075
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		-		0		-		0
Reserve Account								
Series 2013 A-1		-	261,650		-	-		261,650
Series 2013 A-2		-	-		-	-		-
Series 2013 A-3		-	103,625		-	-		103,625
Series 2018		-	-	137,126		-		137,126
Revenue								
Series 2013 A-1 and A-2		-	259,879		-	-		259,879
Series 2013 A-3		-	20,630		-	-		20,630
Series 2018		-	-	122,884		-		122,884
Prepayment Account								
Series 2013 A-1		-	350		-	-		350
Series 2013 A-2		-	-		-	-		-
Series 2013 A-3		-	184		-	-		184
Series 2018		-	-		-	-		-
Capitalized Interest Account		-	-		-	-		-
Construction Account		-	-		-	6		6

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 2023**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2013	Series 2018	Capital Project Fund Series 2018		
Cost of Issuance Account	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	906,329	906,329
Amount to be Provided by Debt Service Funds	-	-	-	-	9,393,671	9,393,671
Total Assets	\$ 115,075	\$ 646,319	\$ 260,011	\$ 6	\$ 10,300,000	\$ 11,321,410
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Bonds Payable						
Current Portion						
Series 2013 A-1	-	-	-	-	\$0	-
Series 2013 A-2	-	-	-	-	\$0	-
Series 2013 A-3	-	-	-	-	\$0	-
Series 2018	-	-	-	-	\$10,000	10,000
Long Term						
Series 2013 A-1	-	-	-	-	\$2,875,000	2,875,000
Series 2013 A-2	-	-	-	-	\$0	-
Series 2013 A-3	-	-	-	-	\$1,095,000	1,095,000
Series 2018	-	-	-	-	\$6,320,000	6,320,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 10,300,000	\$ 10,300,000

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 2023**

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund	Account Groups	
		Series 2013	Series 2018	Series 2018	General Long Term Debt	
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2023 (Unaudited)	-	772,980	428,655	6	-	1,201,641
Results from Current Operations	-	(126,661)	(168,644)	0	-	(295,305)
Unassigned						
Beginning: October 1, 2023 (Unaudited)	124,526	-	-	-	-	124,526
Results from Current Operations	(9,451)	-	-	-	-	(9,451)
Total Fund Equity and Other Credits	\$ 115,075	\$ 646,319	\$ 260,011	\$ 6	\$ -	\$ 1,021,410
Total Liabilities, Fund Equity and Other Credits	\$ 115,075	\$ 646,319	\$ 260,011	\$ 6	\$ 10,300,000	\$ 11,321,410

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2023

Description	October	November	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	2,022	136,505	1%
Special Assessments - Off-Roll	-	-	-	-	0%
Developer Contribution			-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 2,022	\$ 2,022	\$ 136,505	1%
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	-	-	-	4,000	0%
Executive					
Professional Management	2,167	2,167	4,333	26,000	17%
Financial and Administrative					
Audit Services	-	-	-	4,400	0%
Accounting Services	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	1,000	0%
Other Contractual Services					
Legal Advertising	-	-	-	2,000	0%
Trustee Services	-	-	-	9,725	0%
Dissemination Agent Services	-	-	-	6,000	0%
Bond Amortization Schedules	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	N/A

**Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2023**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Bank Service Fees	33	64	96	250	38%
Communications & Freight Services					
Postage, Freight & Messenger	-	-	-	50	0%
Computer Services - Website Development	-	-	-	1,200	0%
Insurance	5,652	-	5,652	5,700	99%
Printing & Binding	-	-	-	75	0%
Subscription & Memberships	-	175	175	175	100%
Legal Services					
Legal - General Counsel	-	377	377	13,000	3%
Legal - Boundary Amendment	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	N/A
Other General Government Services					
Engineering Services	-	840	840	4,000	21%
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	-	-	-	-	N/A
Discounts/Collection Fees			-	-	
Sub-Total:	7,851	3,622	11,473	127,575	9%
Total Expenditures and Other Uses:	\$ 7,851	\$ 3,622	\$ 11,473	\$ 127,575	9%
Net Increase/ (Decrease) in Fund Balance	(7,851)	(1,600)	(9,451)	8,930	
Fund Balance - Beginning	124,526	116,675	124,526	-	
Fund Balance - Ending	\$ 116,675	\$ 115,075	115,075	\$ 8,930	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2023

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ -	N/A
Interest Income	3,135	3,266	6,401	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll					
Series 2013 Bonds A-1	-	4,176	4,176	\$ 270,470	2%
Series 2013 Bonds A-2	-	-	-	\$ -	N/A
Series 2013 Bonds A-3	-	1,655	1,655	\$ 111,457	1%
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	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 3,135	\$ 9,097	\$ 12,232	\$ 381,927	3%
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
Total Expenditures and Other Uses:	\$ -	\$ 138,894	\$ 138,894	\$ 367,788	38%
Net Increase/ (Decrease) in Fund Balance	3,135	(129,797)	(126,661)	14,139	
Fund Balance - Beginning	772,980	776,115	772,980	-	
Fund Balance - Ending	\$ 776,115	\$ 646,319	646,319	\$ 14,139	

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Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2023

Description	October	November	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	1,226	5	24528%
Prepayment Account	40	42	82	-	N/A
Revenue Account	1,240	1,291	2,532	5	50633%
Capitalized Interest Account	-	-	-	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	-	7,372	7,372	500,011	1%
Special Assessments - Off Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Debt Proceeds					
	-	-	-	-	N/A
Intragovernmental Transfer In					
	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,884	\$ 9,328	\$ 11,212	\$ 500,021	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
Total Expenditures and Other Uses:	\$ -	\$ 179,856	179,856	\$ 459,981	39%
Net Increase/ (Decrease) in Fund Balance	1,884	(170,528)	(168,644)	40,040	
Fund Balance - Beginning	428,655	430,539	428,655	-	
Fund Balance - Ending	\$ 430,539	\$ 260,011	260,011	\$ 40,040	

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Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2023

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Construction Account	0	0	0	\$ -	N/A
Cost of Issuance	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	\$ -	N/A
Contributions - Tylor Morrison	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ -</u>	<u>N/A</u>
Expenditures and Other Uses					
Executive					
Professional Management	-	-	-	\$ -	N/A
Other Contractual Services					
Trustee Services	-	-	-	\$ -	N/A
Printing & Binding	-	-	-	\$ -	N/A
Legal Services					
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)	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	0	0	0	-	
Fund Balance - Beginning	6	6	6	\$ -	
Fund Balance - Ending	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ -</u>	

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