

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2024

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 January 31, 2024**

	Governmental Funds				Capital Project Fund Series 2018	Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Series 2013	Series 2018	Series 2018			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 326,001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326,001
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	-	476,442	-	-	-	-	476,442
Series 2013 A-3	-	104,560	-	-	-	-	104,560
Series 2018	-	-	498,338	-	-	-	498,338
Prepayment Account							
Series 2013 A-1	-	350	-	-	-	-	350
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	184	-	-	-	-	184
Series 2018	-	-	6	-	-	-	6
Capitalized Interest Account							
Construction Account	-	-	-	-	-	-	-
Cost of Issuance Account	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	47,604	60,182	-	-	-	107,786
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable	4,246	-	-	-	-	-	4,246
Assessments Receivable	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,690,068	-	1,690,068
Amount to be Provided by Debt Service Funds	-	-	-	-	8,609,932	-	8,609,932
Total Assets	\$ 330,247	\$ 994,415	\$ 695,653	\$ -	\$ 10,300,000	\$ -	\$ 12,320,315
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	107,786	-	-	-	-	-	107,786
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	\$ 107,786	\$ -	\$ -	\$ -	\$ 10,300,000	\$ -	\$ 10,407,786

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2024**

	Governmental Funds			Capital Project Fund Series 2018	Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2013	Series 2018			
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	-	221,435	266,998	(6)	-	488,427
Unassigned						
Beginning: October 1, 2023 (Unaudited)	128,772	-	-	-	-	128,772
Results from Current Operations	93,690	-	-	-	-	93,690
Total Fund Equity and Other Credits	<u>\$ 222,462</u>	<u>\$ 994,415</u>	<u>\$ 695,653</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,912,530</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 330,247</u>	<u>\$ 994,415</u>	<u>\$ 695,653</u>	<u>\$ -</u>	<u>\$ 10,300,000</u>	<u>\$ 12,320,315</u>

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	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	120,646	136,505	88%
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	\$ 120,646	\$ 136,505	88%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's Fees	-	-	-	-	-	4,000	0%
Executive							
Professional Management	2,167	2,167	2,167	2,167	8,667	26,000	33%
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	50%
Other Contractual Services							
Legal Advertising	-	-	-	-	-	2,000	0%
Trustee Services	-	-	4,246	-	4,246	9,725	44%
Dissemination Agent Services	-	-	-	-	-	6,000	0%
Bond Amortization Schedules	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	33	64	-	4	100	250	40%
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

Prepared by:

Unaudited

JPWARD and Associates, LLC

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
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	-	-	-	-	-	8,930	0%
Sub-Total:	7,851	3,622	6,413	9,071	26,956	136,505	20%
Total Expenditures and Other Uses:	\$ 7,851	\$ 3,622	\$ 6,413	\$ 9,071	\$ 26,956	\$ 136,505	20%
Net Increase/ (Decrease) in Fund Balance	(7,851)	(1,600)	95,706	7,435	93,690	-	
Fund Balance - Beginning	128,772	120,921	119,321	215,027	128,772	-	
Fund Balance - Ending	\$ 120,921	\$ 119,321	\$ 215,027	\$ 222,462	222,462	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	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	12,381	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll							
Series 2013 Bonds A-1	-	4,176	210,927	34,093	249,196	\$ 270,470	92%
Series 2013 Bonds A-2	-	-	-	-	-	\$ -	N/A
Series 2013 Bonds A-3	-	1,655	83,586	13,510	98,752	\$ 111,457	89%
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	\$ 360,329	\$ 381,927	94%
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:	\$ -	\$138,893.75	\$0.00	\$0.00	\$ 138,894	\$ 381,927	36%
Net Increase/ (Decrease) in Fund Balance	3,135	(129,797)	297,131	50,965	221,435	-	
Fund Balance - Beginning	772,980	776,115	646,319	943,450	772,980	-	
Fund Balance - Ending	\$ 776,115	\$ 646,319	\$ 943,450	\$ 994,415	994,415	\$ -	

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Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	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	2,440	4	61008%
Prepayment Account	40	42	-	-	82	-	N/A
Revenue Account	1,240	1,291	505	1,403	4,439	4	110982%
Capitalized Interest Account	-	-	-	-	-	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	-	7,372	372,332	60,182	439,887	500,011	88%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	6	6	-	N/A
Total Revenue and Other Sources:	\$ 1,884	\$ 9,328	\$ 373,436	\$ 62,206	\$ 446,854	\$ 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:	\$ -	\$ 179,856.26	\$ 0.00	\$ 0.00	179,856	\$ 494,982	36%
 Net Increase/ (Decrease) in Fund Balance	 1,884	 (170,528)	 373,436	 62,206	 266,998	 5,037	
Fund Balance - Beginning	428,655	430,539	260,011	633,447	428,655	-	
Fund Balance - Ending	\$ 430,539	\$ 260,011	\$ 633,447	\$ 695,653	695,653	\$ 5,037	

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Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income							
Construction Account	0	0	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>\$ 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)	-	-	-	6	6	\$ -	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	0	0	0	(6)	(6)	-	
Fund Balance - Beginning	6	6	6	6	6	\$ -	
Fund Balance - Ending	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	