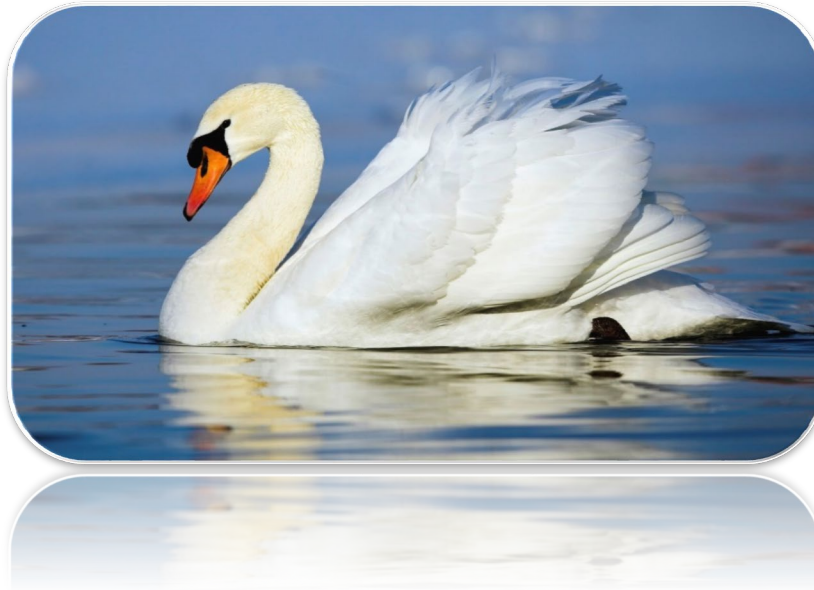


ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2025

FISCAL YEAR 2025

PREPARED BY:

JWARD & 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 January 31, 2025

	Governmental Funds		Debt Service Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2018	General Long	General Fixed		
				Term Debt	Assets		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 280,793	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280,793
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	-	-	136,912	-	-	-	136,912
Revenue							
Series 2013 A-1 and A-2	-	555,145	-	-	-	-	555,145
Series 2013 A-3	-	115,315	-	-	-	-	115,315
Series 2018	-	-	592,096	-	-	-	592,096
Prepayment Account							
Series 2013 A-1	-	350	-	-	-	-	350
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	33,227	-	-	-	-	33,227
Series 2018	-	-	93,621	-	-	-	93,621
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	-	-	-	1,891,941	-	-	1,891,941
Amount to be Provided by Debt Service Funds	-	-	-	8,178,059	-	-	8,178,059
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	3,301,499	-	3,301,499
Total Assets	\$ 280,793	\$ 1,069,312	\$ 822,629	\$ 10,070,000	\$ 3,301,499	-	\$ 15,544,233

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

Governmental Funds							
	Debt Service Funds			Account Groups		Totals	
	General Fund	Series 2013	Series 2018	General Long Term Debt	General Fixed Assets	(Memorandum Only)	
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds	-						
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	
Bonds Payable							
Current Portion (Due Within 12 Months)							
Series 2013 A-1	-	-	-	70,000	-	70,000	
Series 2013 A-2	-	-	-	-	-	-	
Series 2013 A-3	-	-	-	25,000	-	25,000	
Series 2018	-	-	-	125,000	-	125,000	
Long Term							
Series 2013 A-1	-	-	-	2,735,000	-	2,735,000	
Series 2013 A-2	-	-	-	-	-	-	
Series 2013 A-3	-	-	-	1,045,000	-	1,045,000	
Series 2018	-	-	-	6,070,000	-	6,070,000	
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,070,000</u>	<u>\$ -</u>	<u>\$ 10,070,000</u>	
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	3,301,499	3,301,499	
Fund Balance							
Restricted							
Beginning: October 1, 2024 (Unaudited)	-	812,566	448,012	-	-	1,260,578	
Results from Current Operations	-	256,746	374,617	-	-	631,364	
Unassigned							
Beginning: October 1, 2024 (Unaudited)	183,332	-	-	-	-	183,332	
Results from Current Operations	97,461	-	-	-	-	97,461	
Total Fund Equity and Other Credits	<u>\$ 280,793</u>	<u>\$ 1,069,312</u>	<u>\$ 822,629</u>	<u>\$ -</u>	<u>\$ 3,301,499</u>	<u>\$ 5,474,233</u>	
Total Liabilities, Fund Equity and Other Credits	<u>\$ 280,793</u>	<u>\$ 1,069,312</u>	<u>\$ 822,629</u>	<u>\$ 10,070,000</u>	<u>\$ 3,301,499</u>	<u>\$ 15,544,233</u>	

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, 2025

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	367	1,239	36,722	86,769	125,097	140,971	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	0%
Developer Contribution	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 367	\$ 1,239	\$ 36,722	\$ 86,769	\$ 125,097	\$ 140,971	89%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's Fees	-	800	-	-	800	4,000	20%
Executive							
Professional Management	2,375	2,375	2,375	2,375	9,500	28,500	33%
Financial and Administrative							
Audit Services	-	-	-	5,400	5,400	6,500	83%
Accounting Services	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	500	500	1,500	33%
Other Contractual Services							
Legal Advertising	-	-	-	-	-	2,000	0%
Trustee Services	-	-	4,246	-	4,246	10,622	40%
Dissemination Agent Services	-	-	-	-	-	6,000	0%
Bond Amortization Schedules	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	-	-	-	-	-	250	0%

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services							
Postage, Freight & Messenger	-	-	122	-	122	50	243%
Computer Services - Website Development	-	-	-	300	300	1,200	25%
Insurance	6,039	-	-	-	6,039	6,352	95%
Printing & Binding	-	-	-	-	-	600	0%
Subscription & Memberships	-	175	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	41	400	441	10,000	4%
Legal - Boundary Amendment	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services	-	-	113	-	113	4,000	3%
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	-	-	-	-	-	9,222	0%
Sub-Total:	8,414	3,350	6,897	8,975	27,636	140,971	20%
Total Expenditures and Other Uses:	\$ 8,414	\$ 3,350	\$ 6,897	\$ 8,975	\$ 27,636	\$ 140,971	20%
Net Increase/ (Decrease) in Fund Balance	(8,047)	(2,111)	29,825	77,794	97,461	-	
Fund Balance - Beginning	183,332	175,285	173,174	202,999	183,332	183,332	
Fund Balance - Ending	\$ 175,285	\$ 173,174	\$ 202,999	\$ 280,793	280,793	\$ 183,332	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income	3,165	3,119	2,540	2,723	11,548	29,000	40%
Special Assessment Revenue							
Special Assessments - On-Roll							
Series 2013 Bonds A-1	752	2,537	75,162	177,597	256,047	281,047	91%
Series 2013 Bonds A-2	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	270	911	26,978	63,745	91,903	108,257	85%
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
Developer Contribution - Taylor Morrison	33,043	-	-	-	33,043	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 37,230	\$ 6,566	\$ 104,679	\$ 244,065	\$ 392,540	\$ 418,304	94%
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2013 Bonds A-1	-	-	-	-	-	70,000	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	-	97,006	-	-	97,006	194,012	50%
Series 2013 Bonds A-2	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	38,788	-	-	38,788	77,575	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Other Fees and Charges							
Discounts for Early Payment	-	-	-	-	-	22,717	0%
Total Expenditures and Other Uses:	\$ -	\$ 135,794	\$ -	\$ -	\$ 135,794	\$ 389,304	35%
 Net Increase/ (Decrease) in Fund Balance	37,230	(129,227)	104,679	244,065	256,746	29,000	
Fund Balance - Beginning	812,566	849,796	720,568	825,247	812,566	812,566	
Fund Balance - Ending	\$ 849,796	\$ 720,568	\$ 825,247	\$ 1,069,312	\$ 1,069,312	\$ 841,566	

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

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	566	550	511	509	2,138	6,000	36%
Prepayment Account	1	49	350	348	748	-	N/A
Revenue Account	1,285	1,257	555	786	3,884	10,000	39%
Capitalized Interest Account	-	-	-	-	-	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	1,296	4,373	129,573	306,164	441,407	500,011	88%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Developer Contributions - Taylor Morrison	93,401	-	-	-	93,401	-	N/A
Debt Proceeds	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 96,549	\$ 6,230	\$ 130,989	\$ 307,808	\$ 541,577	\$ 516,011	105%
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2018	-	-	-	-	-	125,000	0%
Principal Debt Service - Early Redemptions							
Series 2018	-	-	-	-	-	-	N/A
Interest Expense							
Series 2018	-	166,959	-	-	166,959	333,919	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:	\$ -	\$ 166,959	\$ -	\$ -	\$ 166,959	\$ 493,920	34%
Net Increase/ (Decrease) in Fund Balance	96,549	(160,729)	130,989	307,808	374,617	22,091	
Fund Balance - Beginning	448,012	544,562	383,832	514,821	448,012	448,012	
Fund Balance - Ending	\$ 544,562	\$ 383,832	\$ 514,821	\$ 822,629	\$ 822,629	\$ 470,103	

Prepared by:

JPWARD and Associates, LLC