

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Artisan Lakes Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund</i>	
<i>Series 2013</i>	<i>5</i>
<i>Series 2018</i>	<i>6</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Artisan Lakes Community Development District
Balance Sheet
for the Period Ending February 28, 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	\$ 278,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 278,732	
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	-	560,124	-	-	-	-	560,124	
Series 2013 A-3	-	116,482	-	-	-	-	116,482	
Series 2018	-	-	598,183	-	-	-	598,183	
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	-	-	-	1,904,173	-	-	1,904,173	
Amount to be Provided by Debt Service Funds	-	-	-	8,165,827	-	-	8,165,827	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	3,108,183	-	3,108,183	
Total Assets	\$ 278,732	\$ 1,075,457	\$ 828,716	\$ 10,070,000	\$ 3,108,183	\$ -	\$ 15,361,088	

Artisan Lakes Community Development District
Balance Sheet
for the Period Ending February 28, 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	-	-	-	-	3,108,183	3,108,183	
Fund Balance							
Restricted							
Beginning: October 1, 2024 (Unaudited)	-	812,566	448,012	-	-	1,260,578	
Results from Current Operations	-	262,892	380,704	-	-	643,595	
Unassigned							
Beginning: October 1, 2024 (Unaudited)	183,332	-	-	-	-	183,332	
Results from Current Operations	95,400	-	-	-	-	95,400	
Total Fund Equity and Other Credits	<u>\$ 278,732</u>	<u>\$ 1,075,457</u>	<u>\$ 828,716</u>	<u>\$ -</u>	<u>\$ 3,108,183</u>	<u>\$ 5,291,088</u>	
Total Liabilities, Fund Equity and Other Credits	<u>\$ 278,732</u>	<u>\$ 1,075,457</u>	<u>\$ 828,716</u>	<u>\$ 10,070,000</u>	<u>\$ 3,108,183</u>	<u>\$ 15,361,088</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 February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest								
Interest - General Checking	-	-	-	-	-	-	-	0%
Special Assessment Revenue								
Special Assessments - On-Roll	367	1,239	36,722	86,769	1,167	126,264	140,971	90%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	0%
Developer Contribution	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 367	\$ 1,239	\$ 36,722	\$ 86,769	\$ 1,167	\$ 126,264	\$ 140,971	90%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	-	800	-	-	600	1,400	4,000	35%
Executive								
Professional Management	2,375	2,375	2,375	2,375	2,628	12,128	28,500	43%
Financial and Administrative								
Audit Services	-	-	-	5,400	-	5,400	6,500	83%
Accounting Services	-	-	-	-	-	-	-	0%
Assessment Roll Services	-	-	-	-	-	-	-	0%
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	-	-	-	-	-	-	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	250	0%

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	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	-	-	-	-	-	-	-	0%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	0%
Other General Government Services								
Engineering Services	-	-	113	-	-	113	4,000	3%
Stormwater Needs Analysis	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	0%
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	3,228	30,864	140,971	22%
Total Expenditures and Other Uses:	\$ 8,414	\$ 3,350	\$ 6,897	\$ 8,975	\$ 3,228	\$ 30,864	\$ 140,971	22%
Net Increase/ (Decrease) in Fund Balance	(8,047)	(2,111)	29,825	77,794	(2,061)	95,400	-	
Fund Balance - Beginning	183,332	175,285	173,174	202,999	280,793	183,332	183,332	
Fund Balance - Ending	\$ 175,285	\$ 173,174	\$ 202,999	\$ 280,793	\$ 278,732	278,732	\$ 183,332	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income	3,165	3,119	2,540	2,723	2,900	14,447	29,000	50%
Special Assessment Revenue								
Special Assessments - On-Roll								
Series 2013 Bonds A-1	752	2,537	75,162	177,597	2,388	258,435	281,047	92%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	270	911	26,978	63,745	857	92,760	108,257	86%
Special Assessments - Off-Roll								
Series 2013 Bonds A-1	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments								
Series 2013 Bonds A-1	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	-	0%
Developer Contribution - Taylor Morrison	33,043	-	-	-	-	33,043	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 37,230	\$ 6,566	\$ 104,679	\$ 244,065	\$ 6,145	\$ 398,685	\$ 418,304	95%
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2013 Bonds A-1	-	-	-	-	-	-	70,000	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	25,000	0%
Principal Debt Service - Early Redemptions								
Series 2013 Bonds A-1	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	-	0%
Interest Expense								
Series 2013 Bonds A-1	-	97,006	-	-	-	97,006	194,012	50%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	38,788	-	-	-	38,788	77,575	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	0%
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	6,145	262,892	29,000	
Fund Balance - Beginning	812,566	849,796	720,568	825,247	1,069,312	812,566	812,566	
Fund Balance - Ending	\$ 849,796	\$ 720,568	\$ 825,247	\$ 1,069,312	\$ 1,075,457	\$ 1,075,457	\$ 841,566	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income								
Interest Account	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	0%
Reserve Account	566	550	511	509	494	2,631	6,000	44%
Prepayment Account	1	49	350	348	338	1,086	-	0%
Revenue Account	1,285	1,257	555	786	1,138	5,021	10,000	50%
Capitalized Interest Account	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments								
Special Assessments - On Roll	1,296	4,373	129,573	306,164	4,117	445,524	500,011	89%
Special Assessments - Off Roll	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	0%
Developer Contributions - Taylor Morrison	93,401	-	-	-	-	93,401	-	0%
Debt Proceeds	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 96,549	\$ 6,230	\$ 130,989	\$ 307,808	\$ 6,087	\$ 547,663	\$ 516,011	106%
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2018	-	-	-	-	-	-	125,000	0%
Principal Debt Service - Early Redemptions								
Series 2018	-	-	-	-	-	-	-	0%
Interest Expense								
Series 2018	-	166,959	-	-	-	166,959	333,919	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	0%
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	6,087	380,704	22,091	
Fund Balance - Beginning	448,012	544,562	383,832	514,821	822,629	448,012	448,012	
Fund Balance - Ending	\$ 544,562	\$ 383,832	\$ 514,821	\$ 822,629	\$ 828,716	\$ 828,716	\$ 470,103	

Prepared by:

JPWARD and Associates, LLC