

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 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 February 29, 2024**

	Governmental Funds				Capital Project Fund	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	\$ 218,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218,104
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	-	518,773	-	-	-	-	518,773
Series 2013 A-3	-	120,373	-	-	-	-	120,373
Series 2018	-	-	569,640	-	-	-	569,640
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							
General Fund	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable							
Assessments Receivable	-	-	-	-	-	-	-
Prepaid Expenses							
Amount Available in Debt Service Funds	-	-	-	-	1,711,727	-	1,711,727
Amount to be Provided by Debt Service Funds	-	-	-	-	8,588,273	-	8,588,273
Total Assets	\$ 218,104	\$ 1,004,955	\$ 706,772	\$ -	\$ 10,300,000	\$ -	\$ 12,229,831
Liabilities							
Accounts Payable & Payroll Liabilities							
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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 February 29, 2024**

	Governmental Funds			Capital Project Fund	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	-	231,975	278,117	(6)	-	510,086
Unassigned						
Beginning: October 1, 2023 (Unaudited)	128,772	-	-	-	-	128,772
Results from Current Operations	89,332	-	-	-	-	89,332
Total Fund Equity and Other Credits	<u>\$ 218,104</u>	<u>\$ 1,004,955</u>	<u>\$ 706,772</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,929,831</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 218,104</u>	<u>\$ 1,004,955</u>	<u>\$ 706,772</u>	<u>\$ -</u>	<u>\$ 10,300,000</u>	<u>\$ 12,229,831</u>

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	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	122,921	136,505	90%
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	\$ 122,921	\$ 136,505	90%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	-	-	-	-	1,000	1,000	4,000	25%
Executive								
Professional Management	2,167	2,167	2,167	2,167	2,167	10,833	26,000	42%
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	-	-	-	-	104	104	2,000	5%
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	104	204	250	82%
Communications & Freight Services								
Postage, Freight & Messenger	-	-	-	-	303	303	50	606%
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	-	-	1,642	2,018	13,000	16%
Legal - Boundary Amendment	-	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering Services	-	840	-	-	1,314	2,154	4,000	54%
Stormwater Needs Analysis	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	N/A
Reserves								
Operational Reserves (Future Years)	-	-	-	-	-	-	50,000	0%

**Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Other Fees and Charges								
Discounts/Collection Fees	-	-	-	-	-	-	8,930	0%
Sub-Total:	7,851	3,622	6,413	9,071	6,633	33,589	136,505	25%
Total Expenditures and Other Uses:	\$ 7,851	\$ 3,622	\$ 6,413	\$ 9,071	\$ 6,633	\$ 33,589	\$ 136,505	25%
Net Increase/ (Decrease) in Fund Balance	(7,851)	(1,600)	95,706	7,435	(4,358)	89,332	-	
Fund Balance - Beginning	128,772	120,921	119,321	215,027	222,462	128,772	-	
Fund Balance - Ending	\$ 120,921	\$ 119,321	\$ 215,027	\$ 222,462	\$ 218,104	218,104	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	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	16,360	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll								
Series 2013 Bonds A-1	-	4,176	210,927	34,093	4,699	253,895	\$ 270,470	94%
Series 2013 Bonds A-2	-	-	-	-	-	-	\$ -	N/A
Series 2013 Bonds A-3	-	1,655	83,586	13,510	1,862	100,614	\$ 111,457	90%
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	\$ 370,869	\$ 381,927	97%
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	231,975	-	
Fund Balance - Beginning	772,980	776,115	646,319	943,450	994,415	772,980	-	
Fund Balance - Ending	\$ 776,115	\$ 646,319	\$ 943,450	\$ 994,415	\$ 1,004,955	1,004,955	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	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	3,050	4	76252%
Prepayment Account	40	42	-	-	0	82	-	N/A
Revenue Account	1,240	1,291	505	1,403	2,215	6,655	4	166367%
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	-	7,372	372,332	60,182	8,294	448,181	500,011	90%
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	\$ 9,328	\$ 373,436	\$ 62,206	\$ 11,119	\$ 457,973	\$ 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	(170,528)	373,436	62,206	11,119	278,117	5,037	
Fund Balance - Beginning	428,655	430,539	260,011	633,447	695,653	428,655	-	
Fund Balance - Ending	\$ 430,539	\$ 260,011	\$ 633,447	\$ 695,653	\$ 706,772	706,772	\$ 5,037	

Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	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								
Contributions - Tylor Morrison	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)								
Total Revenue and Other Sources:	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ -	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)								
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ 6	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	0	0	0	(6)	-	(6)	-	
Fund Balance - Beginning	6	6	6	6	0	6	\$ -	
Fund Balance - Ending	\$ 6	\$ 6	\$ 6	\$ -	\$ -	\$ -	\$ -	