

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2024

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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>
<i>Capital Project Fund</i>	
<i>Series 2018</i>	<i>7</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

	Governmental Funds			Debt Service Funds		Capital Project Fund	Account Groups	Totals
	General Fund	Series 2013	Series 2018	Series 2018	Series 2018	General Long Term Debt	(Memorandum Only)	
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 213,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213,048
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	-	-	136,963	-	-	-	-	136,963
Revenue								
Series 2013 A-1 and A-2	-	524,769	-	-	-	-	-	524,769
Series 2013 A-3	-	121,851	-	-	-	-	-	121,851
Series 2018	-	-	577,061	-	-	-	-	577,061
Prepayment Account								
Series 2013 A-1	-	350	-	-	-	-	-	350
Series 2013 A-2	-	-	-	-	-	-	-	-
Series 2013 A-3	-	184	-	-	-	-	-	184
Series 2018	-	-	169	-	-	-	-	169
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	-	-	-	-	-	1,726,623	-	1,726,623
Amount to be Provided by Debt Service Funds	-	-	-	-	-	8,573,377	-	8,573,377
Total Assets	\$ 213,048	\$ 1,012,429	\$ 714,193	\$ -	\$ -	\$ 10,300,000	\$ -	\$ 12,239,670

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

	Governmental Funds				Capital Project Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Series 2013	Series 2018	Series 2018			
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	10,000
Long Term							
Series 2013 A-1	-	-	-	-	\$2,875,000	2,875,000	2,875,000
Series 2013 A-2	-	-	-	-	\$0	-	-
Series 2013 A-3	-	-	-	-	\$1,095,000	1,095,000	1,095,000
Series 2018	-	-	-	-	\$6,320,000	6,320,000	6,320,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,300,000</u>	<u>\$ 10,300,000</u>	<u>\$ 10,300,000</u>
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	1,201,641
Results from Current Operations	-	239,450	285,538	(6)	-	524,982	524,982
Unassigned							
Beginning: October 1, 2023 (Unaudited)	128,772	-	-	-	-	128,772	128,772
Results from Current Operations	84,276	-	-	-	-	84,276	84,276
Total Fund Equity and Other Credits	<u>\$ 213,048</u>	<u>\$ 1,012,429</u>	<u>\$ 714,193</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,939,670</u>	<u>\$ 1,939,670</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 213,048</u>	<u>\$ 1,012,429</u>	<u>\$ 714,193</u>	<u>\$ -</u>	<u>\$ 10,300,000</u>	<u>\$ 12,239,670</u>	<u>\$ 12,239,670</u>

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

Description	October	November	December	January	February	March	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	1,248	124,169	136,505	91%
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	\$ 1,248	\$ 124,169	\$ 136,505	91%
Expenditures and Other Uses									
Legislative									
Board of Supervisor's Fees	-	-	-	-	1,000	1,000	2,000	4,000	50%
Executive									
Professional Management	2,167	2,167	2,167	2,167	2,167	2,167	13,000	26,000	50%
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	1,000	100%
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									
	-	-	-	-	-	300	300	1,200	25%
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	1,203	3,221	13,000	25%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	N/A
Other General Government Services									
Engineering Services	-	840	-	-	1,314	1,134	3,288	4,000	82%
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	-	-	-	-	-	-	-	8,930	0%
Sub-Total:	7,851	3,622	6,413	9,071	6,633	6,304	39,893	136,505	29%

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Total Expenditures and Other Uses:	\$ 7,851	\$ 3,622	\$ 6,413	\$ 9,071	\$ 6,633	\$ 6,304	\$ 39,893	\$ 136,505	29%
Net Increase/ (Decrease) in Fund Balance	(7,851)	(1,600)	95,706	7,435	(4,358)	(5,056)	84,276	-	-
Fund Balance - Beginning	128,772	120,921	119,321	215,027	222,462	218,104	128,772	-	-
Fund Balance - Ending	\$ 120,921	\$ 119,321	\$ 215,027	\$ 222,462	\$ 218,104	\$ 213,048	213,048	\$	-

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

Description	October	November	December	January	February	March	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	3,875	20,236	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll									
Series 2013 Bonds A-1	-	4,176	210,927	34,093	4,699	2,577	256,472	\$ 270,470	95%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	\$ -	N/A
Series 2013 Bonds A-3	-	1,655	83,586	13,510	1,862	1,021	101,635	\$ 111,457	91%
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	\$ 7,474	\$ 378,343	\$ 381,927	99%
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	7,474	239,450	-	
Fund Balance - Beginning	772,980	776,115	646,319	943,450	994,415	1,004,955	772,980	-	
Fund Balance - Ending	\$ 776,115	\$ 646,319	\$ 943,450	\$ 994,415	\$ 1,004,955	\$ 1,012,429	1,012,429	\$ -	

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

Description	October	November	December	January	February	March	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	571	3,621	4	90515%
Prepayment Account	40	42	-	-	0	0	82	-	N/A
Revenue Account	1,240	1,291	505	1,403	2,215	2,301	8,956	4	223893%
Capitalized Interest Account	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments									
Special Assessments - On Roll	-	7,372	372,332	60,182	8,294	4,550	452,730	500,011	91%
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	\$ 7,421	\$ 465,394	\$ 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	7,421	285,538	5,037	
Fund Balance - Beginning	428,655	430,539	260,011	633,447	695,653	706,772	428,655	-	
Fund Balance - Ending	\$ 430,539	\$ 260,011	\$ 633,447	\$ 695,653	\$ 706,772	\$ 714,193	\$ 714,193	\$ 5,037	

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

Description	October	November	December	January	February	March	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:	\$ 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	-	-	-	-	-	-	-	\$ -	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:	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ 6	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	0	0	0	(6)	-	-	(6)	-	
Fund Balance - Beginning	6	6	6	6	0	0	6	\$ -	
Fund Balance - Ending	\$ 6	\$ 6	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	