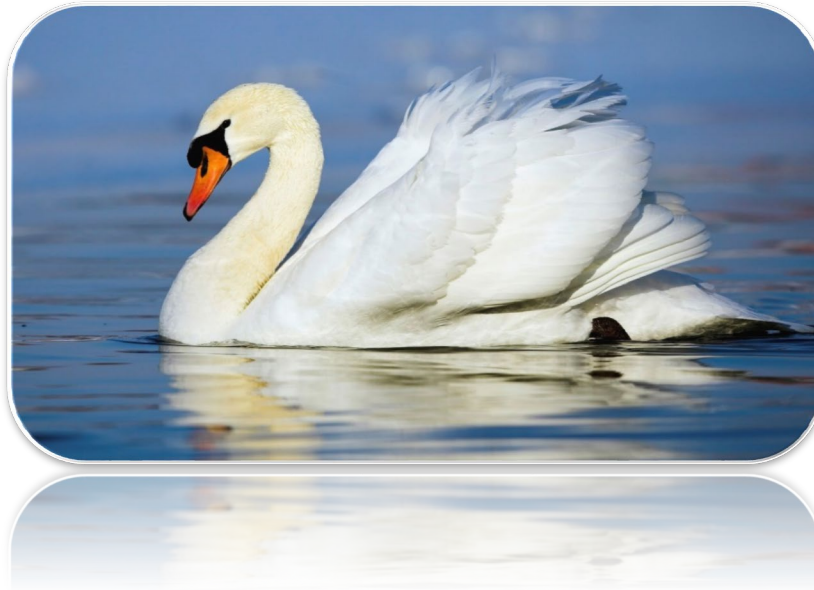


# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - MARCH 2025

FISCAL YEAR 2025

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*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 March 31, 2025**

	Governmental Funds		Debt Service Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2018	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 283,476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283,476
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	-	562,947	-	-	-	-	562,947
Series 2013 A-3	-	116,937	-	-	-	-	116,937
Series 2018	-	-	600,870	-	-	-	600,870
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	-	3,109	3,944	-	-	-	7,054
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,917,192	-	-	1,917,192
Amount to be Provided by Debt Service Funds	-	-	-	8,152,808	-	-	8,152,808
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	3,108,183	-	3,108,183
Total Assets	\$ 283,476	\$ 1,081,845	\$ 835,347	\$ 10,070,000	\$ 3,108,183	\$ -	\$ 15,378,852

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

Governmental Funds							
	General Fund	Debt Service Funds		Account Groups		Totals (Memorandum Only)	
		Series 2013	Series 2018	General Long Term Debt	General Fixed Assets		
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds	-						
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	7,054	-	-	-	-	7,054	
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	\$ 7,054	\$ -	\$ -	\$ 10,070,000	\$ -	\$ 10,077,054	
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	-	269,279	387,335	-	-	656,614	
Unassigned							
Beginning: October 1, 2024 (Unaudited)	183,332	-	-	-	-	183,332	
Results from Current Operations	93,091	-	-	-	-	93,091	
Total Fund Equity and Other Credits	\$ 276,423	\$ 1,081,845	\$ 835,347	\$ -	\$ 3,108,183	\$ 5,301,798	
Total Liabilities, Fund Equity and Other Credits	\$ 283,476	\$ 1,081,845	\$ 835,347	\$ 10,070,000	\$ 3,108,183	\$ 15,378,852	

Prepared by:

Unaudited

**JPWARD and Associates, LLC**

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest</b>									
Interest - General Checking	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	367	1,239	36,722	86,769	1,167	1,118	127,382	140,971	90%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts/Collection Fees	-	-	-	-	-	-	-	(9,222)	0%
<b>Developer Contribution</b>	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 367</b>	<b>\$ 1,239</b>	<b>\$ 36,722</b>	<b>\$ 86,769</b>	<b>\$ 1,167</b>	<b>\$ 1,118</b>	<b>\$ 127,382</b>	<b>\$ 140,971</b>	<b>90%</b>
<b>Expenditures and Other Uses</b>									
<b>Legislative</b>									
Board of Supervisor's Fees	-	800	-	-	600	-	1,400	4,000	35%
<b>Executive</b>									
Professional Management	2,375	2,375	2,375	2,375	2,628	2,375	14,503	28,500	51%
<b>Financial and Administrative</b>									
Audit Services	-	-	-	5,400	-	-	5,400	6,500	83%
Accounting Services	-	-	-	-	-	-	-	-	0%
Assessment Roll Services	-	-	-	-	-	-	-	-	0%
Arbitrage Rebate Services	-	-	-	500	-	500	1,000	1,500	67%
<b>Other Contractual Services</b>									
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 March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>									
Postage, Freight & Messenger	-	-	122	-	-	64	185	50	371%
<b>Computer Services - Website Development</b>	-	-	-	300	-	-	300	1,200	25%
<b>Insurance</b>	6,039	-	-	-	-	-	6,039	6,352	95%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	600	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	175	175	100%
<b>Legal Services</b>									
Legal - General Counsel	-	-	41	400	-	489	930	10,000	9%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	0%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>									
Engineering Services	-	-	113	-	-	-	113	4,000	3%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	0%
<b>Reserves</b>									
Operational Reserves (Future Years)	-	-	-	-	-	-	-	50,000	0%
<b>Sub-Total:</b>	<b>8,414</b>	<b>3,350</b>	<b>6,897</b>	<b>8,975</b>	<b>3,228</b>	<b>3,427</b>	<b>34,291</b>	<b>131,749</b>	<b>26%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 8,414</b>	<b>\$ 3,350</b>	<b>\$ 6,897</b>	<b>\$ 8,975</b>	<b>\$ 3,228</b>	<b>\$ 3,427</b>	<b>\$ 34,291</b>	<b>\$ 131,749</b>	<b>26%</b>
Net Increase/ (Decrease) in Fund Balance	(8,047)	(2,111)	29,825	77,794	(2,061)	(2,309)	93,091	-	
Fund Balance - Beginning	183,332	175,285	173,174	202,999	280,793	278,732	183,332	183,332	
<b>Fund Balance - Ending</b>	<b>\$ 175,285</b>	<b>\$ 173,174</b>	<b>\$ 202,999</b>	<b>\$ 280,793</b>	<b>\$ 278,732</b>	<b>\$ 276,423</b>	<b>276,423</b>	<b>\$ 183,332</b>	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>	3,165	3,119	2,540	2,723	2,900	3,279	17,726	29,000	61%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll									
Series 2013 Bonds A-1	752	2,537	75,162	177,597	2,388	2,288	260,723	281,047	93%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	270	911	26,978	63,745	857	821	93,581	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%
<b>Other Fees and Charges</b>									
Discounts for Early Payment	-	-	-	-	-	-	-	(22,717)	0%
<b>Developer Contribution - Taylor Morrison</b>	33,043	-	-	-	-	-	33,043	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 37,230</b>	<b>\$ 6,566</b>	<b>\$ 104,679</b>	<b>\$ 244,065</b>	<b>\$ 6,145</b>	<b>\$ 6,388</b>	<b>\$ 405,073</b>	<b>\$ 395,587</b>	<b>102%</b>
<b>Expenditures and Other Uses</b>									
<b>Debt Service</b>									
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%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 135,794</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 135,794</b>	<b>\$ 366,587</b>	<b>37%</b>
Net Increase/ (Decrease) in Fund Balance	37,230	(129,227)	104,679	244,065	6,145	6,388	269,279	29,000	
Fund Balance - Beginning	812,566	849,796	720,568	825,247	1,069,312	1,075,457	812,566	812,566	
<b>Fund Balance - Ending</b>	<b>\$ 849,796</b>	<b>\$ 720,568</b>	<b>\$ 825,247</b>	<b>\$ 1,069,312</b>	<b>\$ 1,075,457</b>	<b>\$ 1,081,845</b>	<b>\$ 1,081,845</b>	<b>\$ 841,566</b>	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Reserve Account	566	550	511	509	494	446	3,077	6,000	51%
Prepayment Account	1	49	350	348	338	305	1,391	-	0%
Revenue Account	1,285	1,257	555	786	1,138	1,936	6,957	10,000	70%
Capitalized Interest Account	-	-	-	-	-	-	-	-	0%
<b>Special Assessments - Prepayments</b>									
Special Assessments - On Roll	1,296	4,373	129,573	306,164	4,117	3,944	449,468	500,011	90%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts for Early Payment	-	-	-	-	-	-	-	(35,001)	0%
<b>Developer Contributions - Taylor Morrison</b>	93,401	-	-	-	-	-	93,401	-	0%
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 96,549</b>	<b>\$ 6,230</b>	<b>\$ 130,989</b>	<b>\$ 307,808</b>	<b>\$ 6,087</b>	<b>\$ 6,631</b>	<b>\$ 554,294</b>	<b>\$ 481,010</b>	<b>115%</b>
<b>Expenditures and Other Uses</b>									
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2018	-	-	-	-	-	-	-	125,000	0%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2018	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>									
Series 2018	-	166,959	-	-	-	-	166,959	333,919	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 166,959</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 166,959</b>	<b>\$ 458,919</b>	<b>36%</b>
Net Increase/ (Decrease) in Fund Balance	96,549	(160,729)	130,989	307,808	6,087	6,631	387,335	22,091	
Fund Balance - Beginning	448,012	544,562	383,832	514,821	822,629	828,716	448,012	448,012	
<b>Fund Balance - Ending</b>	<b>\$ 544,562</b>	<b>\$ 383,832</b>	<b>\$ 514,821</b>	<b>\$ 822,629</b>	<b>\$ 828,716</b>	<b>\$ 835,347</b>	<b>\$ 835,347</b>	<b>\$ 470,103</b>	

Prepared by:

**JPWARD and Associates, LLC**