

# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - APRIL 2025

FISCAL YEAR 2025

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PREPARED BY:

JWARD & 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 April 30, 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	\$ 286,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286,590	
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	-	568,355	-	-	-	-	568,355	
Series 2013 A-3	-	118,263	-	-	-	-	118,263	
Series 2018	-	-	607,812	-	-	-	607,812	
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	-	7,649	9,703	-	-	-	17,352	
Debt Service Fund(s)	-	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	-	
Assessments Receivable	-	-	-	-	-	-	-	
Prepaid Expenses	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	1,941,167	-	-	1,941,167	
Amount to be Provided by Debt Service Funds	-	-	-	8,128,833	-	-	8,128,833	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	3,108,183	-	3,108,183	
Total Assets	\$ 286,590	\$ 1,093,119	\$ 848,048	\$ 10,070,000	\$ 3,108,183	\$ -	\$ 15,405,939	

**Artisan Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending April 30, 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)	17,352	-	-	-	-	17,352	
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	\$ 17,352	\$ -	\$ -	\$ 10,070,000	\$ -	\$ 10,087,352	
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	-	280,553	400,036	-	-	680,589	
Unassigned							
Beginning: October 1, 2024 (Unaudited)	183,332	-	-	-	-	183,332	
Results from Current Operations	85,906	-	-	-	-	85,906	
Total Fund Equity and Other Credits	\$ 269,238	\$ 1,093,119	\$ 848,048	\$ -	\$ 3,108,183	\$ 5,318,588	
Total Liabilities, Fund Equity and Other Credits	\$ 286,590	\$ 1,093,119	\$ 848,048	\$ 10,070,000	\$ 3,108,183	\$ 15,405,939	

Prepared by:

Unaudited

**JPWARD and Associates, LLC**

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2025**

Description	October	November	December	January	February	March	April	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	2,750	130,132	140,971	92%
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>\$ 2,750</b>	<b>\$ 130,132</b>	<b>\$ 140,971</b>	<b>92%</b>
<b>Expenditures and Other Uses</b>										
<b>Legislative</b>										
Board of Supervisor's Fees	-	800	-	-	600	-	200	1,600	4,000	40%
<b>Executive</b>										
Professional Management	2,375	2,375	2,375	2,375	2,628	2,375	2,375	16,878	28,500	59%
<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	-	-	-	-	-	-	5,000	5,000	6,000	83%
Bond Amortization Schedules	-	-	-	-	-	-	500	500	-	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 April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Travel and Per Diem</b>	-	-	-	-	-	-	1,000	1,000	-	0%
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	318	1,248	10,000	12%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	0%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>										
Engineering Services	-	-	113	-	-	-	542	655	4,000	16%
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>9,935</b>	<b>44,226</b>	<b>131,749</b>	<b>34%</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>\$ 9,935</b>	<b>\$ 44,226</b>	<b>\$ 131,749</b>	<b>34%</b>
 Net Increase/ (Decrease) in Fund Balance	 (8,047)	 (2,111)	 29,825	 77,794	 (2,061)	 (2,309)	 (7,185)	 85,906	 -	
Fund Balance - Beginning	183,332	175,285	173,174	202,999	280,793	278,732	276,423	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>\$ 269,238</b>	<b>269,238</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 April 30, 2025

Description	October	November	December	January	February	March	April	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	3,625	21,351	29,000	74%
<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	5,628	266,352	281,047	95%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	270	911	26,978	63,745	857	821	2,020	95,601	108,257	88%
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>\$ 11,274</b>	<b>\$ 416,347</b>	<b>\$ 395,587</b>	<b>105%</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2013 Bonds A-1	-	-	-	-	-	-	-	-	70,000	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	-	-	25,000	0%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2013 Bonds A-1	-	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	0%
Series 2013 Bonds A-3	-	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>										
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>\$ -</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	11,274	280,553	29,000	
Fund Balance - Beginning	812,566	849,796	720,568	825,247	1,069,312	1,075,457	1,081,845	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>\$ 1,093,119</b>	<b>\$ 1,093,119</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 April 30, 2025**

Description	October	November	December	January	February	March	April	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	494	3,571	6,000	60%
Prepayment Account	1	49	350	348	338	305	338	1,728	-	0%
Revenue Account	1,285	1,257	555	786	1,138	1,936	2,166	9,123	10,000	91%
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	9,703	459,171	500,011	92%
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>\$ 12,701</b>	<b>\$ 566,995</b>	<b>\$ 481,010</b>	<b>118%</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>\$ -</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	12,701	400,036	22,091	
Fund Balance - Beginning	448,012	544,562	383,832	514,821	822,629	828,716	835,347	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>\$ 848,048</b>	<b>\$ 848,048</b>	<b>\$ 470,103</b>	

Prepared by:

**JPWARD and Associates, LLC**