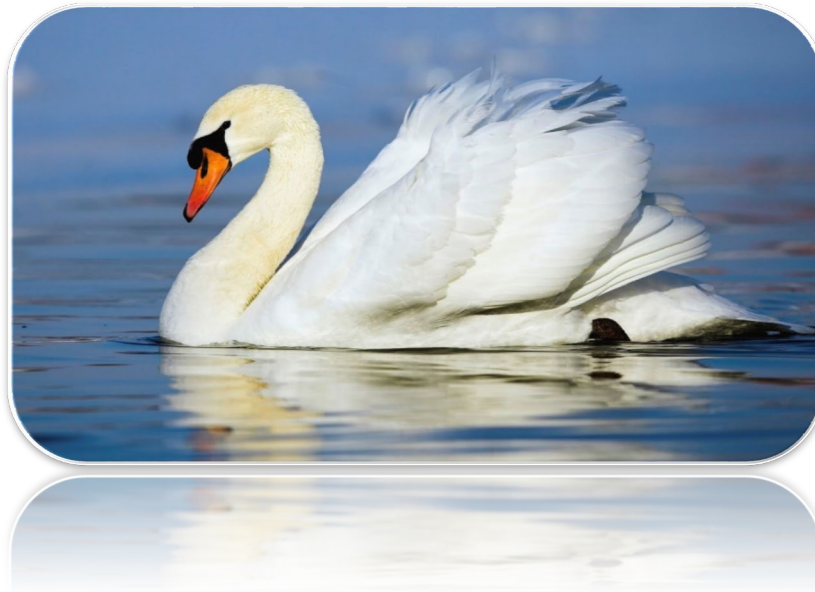


ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2024

FISCAL YEAR 2024

PREPARED BY:

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

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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 May 31, 2024

	Governmental Funds		Debt Service Funds		Capital Project Fund	Account Groups		Totals
	General Fund	Series 2013	Series 2018	Series 2018	General Long Term Debt	General Fixed Assets	(Memorandum Only)	
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 210,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210,635
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	-	-	136,963	-	-	-	-	136,963
Revenue								
Series 2013 A-1 and A-2	-	370,785	-	-	-	-	-	370,785
Series 2013 A-3	-	59,306	-	-	-	-	-	59,306
Series 2018	-	-	298,836	-	-	-	-	298,836
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	-	1,227	1,552	-	-	-	-	2,779
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable								
Assessments Receivable								
Prepaid Expenses								
Amount Available in Debt Service Funds	-	-	-	-	1,234,647	-	-	1,234,647
Amount to be Provided by Debt Service Funds	-	-	-	-	8,835,353	-	-	8,835,353
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	3,301,499	-	3,301,499
Total Assets	\$ 210,635	\$ 797,127	\$ 437,520	\$ -	\$ 10,070,000	\$ 3,301,499	\$ -	\$ 14,816,782

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

	Governmental Funds				Capital Project Fund		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2013	Series 2018	Series 2018	General Long Term Debt	General Fixed Assets			
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	2,779	-	-	-	-	-	-	-	2,779
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>\$ 2,779</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,070,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,072,779</u>
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	3,301,499	-	-	3,301,499
Fund Balance									
Restricted									
Beginning: October 1, 2023 (Unaudited)	-	772,980	428,655	6	-	-	-	-	1,201,641
Results from Current Operations	-	24,148	8,865	(6)	-	-	-	-	33,007
Unassigned									
Beginning: October 1, 2023 (Unaudited)	128,772	-	-	-	-	-	-	-	128,772
Results from Current Operations	79,084	-	-	-	-	-	-	-	79,084
Total Fund Equity and Other Credits	<u>\$ 207,856</u>	<u>\$ 797,127</u>	<u>\$ 437,520</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,301,499</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,744,003</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 210,635</u>	<u>\$ 797,127</u>	<u>\$ 437,520</u>	<u>\$ -</u>	<u>\$ 10,070,000</u>	<u>\$ 3,301,499</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,816,782</u>

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

Description	October	November	December	January	February	March	April	May	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	1,401	426	125,996	136,505	92%
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	\$ 1,401	\$ 426	\$ 125,996	\$ 136,505	92%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's Fees	-	-	-	-	1,000	1,000	-	1,000	3,000	4,000	75%
Executive											
Professional Management	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	17,333	26,000	67%
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	-	225	350	679	2,000	34%
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	-	-	70	373	50	745%
Computer Services - Website Development											
Insurance	5,652	-	-	-	-	-	-	-	5,652	5,700	99%
Printing & Binding											
Printing & Binding	-	-	-	-	-	-	-	380	380	75	506%
Subscription & Memberships											
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Legal Services											
Legal - General Counsel	-	377	-	-	1,642	1,203	547	-	3,768	13,000	29%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services											
Engineering Services	-	840	-	-	1,314	1,134	113	-	3,401	4,000	85%
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	3,052	3,966	46,911	136,505	34%
Total Expenditures and Other Uses:	\$ 7,851	\$ 3,622	\$ 6,413	\$ 9,071	\$ 6,633	\$ 6,304	\$ 3,052	\$ 3,966	\$ 46,911	\$ 136,505	34%
Net Increase/ (Decrease) in Fund Balance	(7,851)	(1,600)	95,706	7,435	(4,358)	(5,056)	(1,651)	(3,540)	79,084	-	
Fund Balance - Beginning	128,772	120,921	119,321	215,027	222,462	218,104	213,048	211,397	128,772	-	
Fund Balance - Ending	\$ 120,921	\$ 119,321	\$ 215,027	\$ 222,462	\$ 218,104	\$ 213,048	\$ 211,397	\$ 207,856	207,856	\$ -	

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

Description	October	November	December	January	February	March	April	May	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	4,218	4,105	28,559	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll											
Series 2013 Bonds A-1	-	4,176	210,927	34,093	4,699	2,577	2,894	879	260,246	270,470	96%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	1,655	83,586	13,510	1,862	1,021	1,147	348	103,131	111,457	93%
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	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 3,135	\$ 9,097	\$ 297,131	\$ 50,965	\$ 10,540	\$ 7,474	\$ 8,259	\$ 5,333	\$ 391,935	\$ 381,927	103%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2013 Bonds A-1	-	-	-	-	-	-	-	65,000	65,000	65,000	100%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	-	-	-	-	25,000	25,000	25,000	100%
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	198,400	100%
Series 2013 Bonds A-2	-	-	-	-	-	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	39,694	-	-	-	-	-	39,694	79,388	79,388	100%
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 228,894	\$ 367,788	\$ 381,927	96%
Net Increase/ (Decrease) in Fund Balance	3,135	(129,797)	297,131	50,965	10,540	7,474	8,259	(223,561)	24,148	-	
Fund Balance - Beginning	772,980	776,115	646,319	943,450	994,415	1,004,955	1,012,429	1,020,688	772,980	-	
Fund Balance - Ending	\$ 776,115	\$ 646,319	\$ 943,450	\$ 994,415	\$ 1,004,955	\$ 1,012,429	\$ 1,020,688	\$ 797,127	\$ 797,127	\$ -	

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

Description	October	November	December	January	February	March	April	May	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	610	589	4,820	4	120492%
Prepayment Account	40	42	-	-	-	-	-	1	83	-	N/A
Revenue Account	1,240	1,291	505	1,403	2,215	2,301	2,552	2,498	14,006	4	350152%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments											
Special Assessments - On Roll	-	7,372	372,332	60,182	8,294	4,550	5,109	1,552	459,391	500,011	92%
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	\$ 9,329	\$ 373,436	\$ 62,206	\$ 11,119	\$ 7,421	\$ 8,271	\$ 4,640	\$ 478,306	\$ 500,019	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2018	-	-	-	-	-	-	-	120,000	120,000	120,000	100%
Principal Debt Service - Early Redemptions											
Series 2018	-	10,000	-	-	-	-	-	-	10,000	-	N/A
Interest Expense											
Series 2018	-	169,856	-	-	-	-	-	169,584	339,441	339,981	100%
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 289,584	\$ 469,441	\$ 494,982	95%
Net Increase/ (Decrease) in Fund Balance	1,884	(170,527)	373,436	62,206	11,119	7,421	8,271	(284,944)	8,865	5,037	
Fund Balance - Beginning	428,655	430,539	260,011	633,447	695,653	706,772	714,194	722,464	428,655	-	
Fund Balance - Ending	\$ 430,539	\$ 260,011	\$ 633,447	\$ 695,653	\$ 706,772	\$ 714,194	\$ 722,464	\$ 437,520	\$ 437,520	\$ 5,037	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Construction Account	-	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Contributions - Tylor Morrison	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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)	-	-	-	6	-	-	-	-	6	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	-	(6)	-	-	-	-	(6)	-	
Fund Balance - Beginning	6	6	6	6	-	-	-	-	6	\$ -	
Fund Balance - Ending	\$ 6	\$ 6	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	