

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 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

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 July 31, 2024**

	Governmental Funds			Debt Service Funds		Capital Project Fund	Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2018	Series 2018	General Long Term Debt	General Fixed Assets			
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 194,638	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194,638
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	-	379,207	-	-	-	-	-	-	379,207
Series 2013 A-3	-	60,730	-	-	-	-	-	-	60,730
Series 2018	-	-	306,820	-	-	-	-	-	306,820
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	-	-	-	-	-	1,249,698	-	-	1,249,698
Amount to be Provided by Debt Service Funds	-	-	-	-	-	8,820,302	-	-	8,820,302
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	3,301,499	-	3,301,499
Total Assets	\$ 194,638	\$ 805,746	\$ 443,952	\$ -	\$ 10,070,000	\$ 3,301,499	\$ 3,301,499	\$ 14,815,835	

Artisan Lakes Community Development District
Balance Sheet
for the Period Ending July 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)	-	-	-	-	-	-	-	-	-
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>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,070,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,070,000</u>	<u>\$ -</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	-	32,766	15,297	(6)	-	-	-	48,057	-
Unassigned									
Beginning: October 1, 2023 (Unaudited)	128,772	-	-	-	-	-	-	128,772	-
Results from Current Operations	65,866	-	-	-	-	-	-	65,866	-
Total Fund Equity and Other Credits	<u>\$ 194,638</u>	<u>\$ 805,746</u>	<u>\$ 443,952</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,301,499</u>	<u>\$ -</u>	<u>\$ 4,745,835</u>	<u>\$ -</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 194,638</u>	<u>\$ 805,746</u>	<u>\$ 443,952</u>	<u>\$ -</u>	<u>\$ 10,070,000</u>	<u>\$ 3,301,499</u>	<u>\$ -</u>	<u>\$ 14,815,835</u>	<u>\$ -</u>

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

Description	October	November	December	January	February	March	April	May	June	July	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	714	-	126,710	136,505	93%
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	\$ 714	\$ -	\$ 126,710	\$ 136,505	93%
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	2,167	2,167	21,667	26,000	83%
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	-	6,000	6,000	100%
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	17	-	390	50	780%
Computer Services - Website Development													
Computer Services - Website Development	-	-	-	-	-	300	-	-	-	-	300	1,200	25%
Insurance													
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 July 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Legal Services													
Legal - General Counsel	-	377	-	-	1,642	1,203	547	-	104	2,113	5,985	13,000	46%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services													
Engineering Services	-	840	-	-	1,314	1,134	113	-	1,364	-	4,765	4,000	119%
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	9,652	4,280	60,843	136,505	45%
Total Expenditures and Other Uses:	\$ 7,851	\$ 3,622	\$ 6,413	\$ 9,071	\$ 6,633	\$ 6,304	\$ 3,052	\$ 3,966	\$ 9,652	\$ 4,280	\$ 60,843	\$ 136,505	45%
Net Increase/ (Decrease) in Fund Balance	(7,851)	(1,600)	95,706	7,435	(4,358)	(5,056)	(1,651)	(3,540)	(8,938)	(4,280)	65,866	-	
Fund Balance - Beginning	128,772	120,921	119,321	215,027	222,462	218,104	213,048	211,397	207,856	198,918	128,772	-	
Fund Balance - Ending	\$ 120,921	\$ 119,321	\$ 215,027	\$ 222,462	\$ 218,104	\$ 213,048	\$ 211,397	\$ 207,856	\$ 198,918	\$ 194,638	194,638	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	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	3,324	3,236	35,118	-	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	1,475	-	261,720	270,470	97%
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	584	-	103,715	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	\$ 5,383	\$ 3,236	\$ 400,554	\$ 381,927	105%
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)	5,383	3,236	32,766	-	
Fund Balance - Beginning	772,980	776,115	646,319	943,450	994,415	1,004,955	1,012,429	1,020,688	797,127	802,510	772,980	-	
Fund Balance - Ending	\$ 776,115	\$ 646,319	\$ 943,450	\$ 994,415	\$ 1,004,955	\$ 1,012,429	\$ 1,020,688	\$ 797,127	\$ 802,510	\$ 805,746	\$ 805,746	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	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	609	589	6,018	4	150457%
Prepayment Account	40	42	-	-	-	-	-	1	1	1	84	-	N/A
Revenue Account	1,240	1,291	505	1,403	2,215	2,301	2,552	2,498	1,329	1,300	16,635	4	415870%
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	2,603	-	461,994	500,011	92%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
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	\$ 4,542	\$ 1,890	\$ 484,738	\$ 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)	4,542	1,890	15,297	5,037	
Fund Balance - Beginning	428,655	430,539	260,011	633,447	695,653	706,772	714,194	722,464	437,520	442,062	428,655	-	
Fund Balance - Ending	\$ 430,539	\$ 260,011	\$ 633,447	\$ 695,653	\$ 706,772	\$ 714,194	\$ 722,464	\$ 437,520	\$ 442,062	\$ 443,952	\$ 443,952	\$ 5,037	

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

Description	October	November	December	January	February	March	April	May	June	July	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)													
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													
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-