

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 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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***The September 30, 2024 Financial Statements
are Subject to Audit.***

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 2024**

	Governmental Funds				Capital Project Fund	Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Series 2018		General Long Term Debt	General Fixed Assets	
		Series 2013	Series 2018	Series 2018				
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 183,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,398
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	-	385,493	-	-	-	-	-	385,493
Series 2013 A-3	-	61,263	-	-	-	-	-	61,263
Series 2018	-	-	310,880	-	-	-	-	310,880
Prepayment Account								
Series 2013 A-1	-	350	-	-	-	-	-	350
Series 2013 A-2	-	-	-	-	-	-	-	-
Series 2013 A-3	-	184	-	-	-	-	-	184
Series 2018	-	-	221	-	-	-	-	221
Capitalized Interest Account								
Construction Account	-	-	-	-	-	-	-	-
Cost of Issuance Account								
General Fund	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable								
Assessments Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses								
Amount Available in Debt Service Funds	-	-	-	-	1,260,578	-	-	1,260,578
Amount to be Provided by Debt Service Funds	-	-	-	-	8,809,422	-	-	8,809,422
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	3,301,499	-	3,301,499
Total Assets	\$ 183,398	\$ 812,566	\$ 448,012	\$ -	\$ 10,070,000	\$ 3,301,499	\$ -	\$ 14,815,475

Artisan Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 2024

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2013	Series 2018	Capital Project Fund 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	\$ -	\$ -	\$ -	\$ -	\$ 10,070,000	\$ -	\$ 10,070,000
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	-	39,586	19,357	(6)	-	-	58,937
Unassigned							
Beginning: October 1, 2023 (Unaudited)	128,772	-	-	-	-	-	128,772
Results from Current Operations	54,626	-	-	-	-	-	54,626
Total Fund Equity and Other Credits	\$ 183,398	\$ 812,566	\$ 448,012	\$ -	\$ -	\$ 3,301,499	\$ 4,745,475
Total Liabilities, Fund Equity and Other Credits	\$ 183,398	\$ 812,566	\$ 448,012	\$ -	\$ 10,070,000	\$ 3,301,499	\$ 14,815,475

Prepared by:

JPWARD and Associates, LLC

Unaudited

**Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024**

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	-	30	-	126,739	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	\$ -	\$ 30	\$ -	\$ 126,739	\$ 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	2,167	2,167	26,000	26,000	100%
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	-	-	93	123	895	2,000	45%
Trustee Services	-	-	4,246	-	-	-	-	-	-	-	-	5,886	10,132	9,725	104%
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	-	-	76	466	50	932%
Computer Services - Website Development															
Insurance	5,652	-	-	-	-	-	-	-	-	-	-	-	5,652	5,700	99%
Printing & Binding															
Subscription & Memberships	-	175	-	-	-	-	-	380	-	-	-	-	380	75	506%
Legal Services															
Legal - General Counsel	-	377	-	-	1,642	1,203	547	-	104	2,113	-	347	6,332	13,000	49%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

**Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024**

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Other General Government Services															
Engineering Services	-	840	-	-	1,314	1,134	113	-	1,364	-	-	113	4,878	4,000	122%
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	2,259	9,011	72,114	136,505	53%
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	\$ 2,259	\$ 9,011	\$ 72,114	\$ 136,505	53%
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)	(2,230)	(9,011)	54,626	-	
Fund Balance - Beginning	128,772	120,921	119,321	215,027	222,462	218,104	213,048	211,397	207,856	198,918	194,638	192,408	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	\$ 192,408	\$ 183,398	183,398	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	3,364	3,371	41,853	-	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	-	61	-	261,781	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	-	24	-	103,739	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	\$ 3,449	\$ 3,371	\$ 407,373	\$ 381,927	107%
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	3,449	3,371	39,586	-	
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	805,746	809,195	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	\$ 809,195	\$ 812,566	\$ 812,566	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	609	609	7,236	4	180893%
Prepayment Account	40	42	-	-	-	-	-	1	1	1	1	1	86	-	N/A
Revenue Account	1,240	1,291	505	1,403	2,215	2,301	2,552	2,498	1,329	1,300	1,362	1,372	19,369	4	484218%
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	-	108	-	462,102	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	\$ 4,542	\$ 1,890	\$ 2,079	\$ 1,981	\$ 488,798	\$ 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)															
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	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	2,079	1,981	19,357	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	443,952	446,031	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	\$ 446,031	\$ 448,012	\$ 448,012	\$ 5,037	

Artisan Lakes Community Development District
 Capital Projects Fund - Series 2018
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through September 30, 2024

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