

# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

---



## FINANCIAL STATEMENTS - OCTOBER 2023

FISCAL YEAR 2024

---

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*

*Table of Contents*

<i>Balance Sheet – All Funds</i>	<i>1-3</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>4-5</i>
<i>Debt Service Fund</i>	
<i>Series 2013</i>	<i>6</i>
<i>Series 2018</i>	<i>7</i>
<i>Capital Project Fund</i>	
<i>Series 2018</i>	<i>8</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Artisan Lakes Community Development District  
Balance Sheet  
for the Period Ending October 31, 2023**

	Governmental Funds					Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund				
	General Fund	Series 2013	Series 2018	Series 2018			
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 117,307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117,307
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	-	-	0	-	-	-	0
Reserve Account							
Series 2013 A-1	-	261,650	-	-	-	-	261,650
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	103,625	-	-	-	-	103,625
Series 2018	-	-	137,126	-	-	-	137,126
Revenue							
Series 2013 A-1 and A-2	-	351,884	-	-	-	-	351,884
Series 2013 A-3	-	58,423	-	-	-	-	58,423
Series 2018	-	-	284,238	-	-	-	284,238
Prepayment Account							
Series 2013 A-1	-	350	-	-	-	-	350
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	184	-	-	-	-	184
Series 2018	-	-	9,174	-	-	-	9,174
Capitalized Interest Account	-	-	-	-	-	-	-
Construction Account	-	-	-	6	-	-	6

**Artisan Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending October 31, 2023**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund		
		Series 2013	Series 2018	Series 2018		
Cost of Issuance Account	-	-	-	-	-	-
<b>Due from Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	1,206,654	1,206,654
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	9,093,346	9,093,346
<b>Total Assets</b>	<b>\$ 117,307</b>	<b>\$ 776,115</b>	<b>\$ 430,539</b>	<b>\$ 6</b>	<b>\$ 10,300,000</b>	<b>\$ 11,623,967</b>
<b>Liabilities</b>						
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 600
<b>Due to Other Funds</b>	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
<b>Bonds Payable</b>						
Current Portion						
Series 2013 A-1	-	-	-	-	\$0	-
Series 2013 A-2	-	-	-	-	\$0	-
Series 2013 A-3	-	-	-	-	\$0	-
Series 2018	-	-	-	-	\$0	-
Long Term						
Series 2013 A-1	-	-	-	-	\$2,875,000	2,875,000
Series 2013 A-2	-	-	-	-	\$0	-
Series 2013 A-3	-	-	-	-	\$1,095,000	1,095,000
Series 2018	-	-	-	-	\$6,330,000	6,330,000
<b>Total Liabilities</b>	<b>\$ 600</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,300,000</b>	<b>\$ 10,300,600</b>

**Artisan Lakes Community Development District  
Balance Sheet  
for the Period Ending October 31, 2023**

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund	Account Groups	
		Series 2013	Series 2018	Series 2018	General Long Term Debt	
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	-	-	-	-	-	-
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2023 (Unaudited)	-	772,980	428,655	6	-	1,201,641
Results from Current Operations	-	3,135	1,884	0	-	5,019
<b>Unassigned</b>						
Beginning: October 1, 2023 (Unaudited)	124,526	-	-	-	-	124,526
Results from Current Operations	(7,819)	-	-	-	-	(7,819)
<b>Total Fund Equity and Other Credits</b>	<b>\$ 116,707</b>	<b>\$ 776,115</b>	<b>\$ 430,539</b>	<b>\$ 6</b>	<b>\$ -</b>	<b>\$ 1,323,367</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 117,307</b>	<b>\$ 776,115</b>	<b>\$ 430,539</b>	<b>\$ 6</b>	<b>\$ 10,300,000</b>	<b>\$ 11,623,967</b>

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	N/A
<b>Interest</b>				
Interest - General Checking	-	-	-	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	-	-	136,505	0%
Special Assessments - Off-Roll	-	-	-	0%
<b>Developer Contribution</b>		-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 136,505</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	-	-	4,000	0%
<b>Executive</b>				
Professional Management	2,167	2,167	26,000	8%
<b>Financial and Administrative</b>				
Audit Services	-	-	4,400	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	-	-	-	N/A
Arbitrage Rebate Services	-	-	1,000	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	2,000	0%
Trustee Services	-	-	9,725	0%
Dissemination Agent Services	-	-	6,000	0%
Bond Amortization Schedules	-	-	-	N/A
Property Appraiser Fees	-	-	-	N/A

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Bank Service Fees	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	-	50	0%
<b>Computer Services - Website Development</b>	-	-	1,200	0%
<b>Insurance</b>	5,652	5,652	5,700	99%
<b>Printing &amp; Binding</b>	-	-	75	0%
<b>Subscription &amp; Memberships</b>	-	-	175	0%
<b>Legal Services</b>				
Legal - General Counsel	-	-	13,000	0%
Legal - Boundary Amendment	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	N/A
<b>Other General Government Services</b>				
Engineering Services	-	-	4,000	0%
Stormwater Needs Analysis	-	-	-	N/A
Contingencies	-	-	-	N/A
Other Current Charges	-	-	-	N/A
<b>Reserves</b>				
Operational Reserves (Future Years)		-	50,000	0%
<b>Other Fees and Charges</b>	-	-	-	N/A
Discounts/Collection Fees		-	-	
<b>Sub-Total:</b>	<b>7,819</b>	<b>7,819</b>	<b>127,575</b>	<b>6%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 7,819</b>	<b>\$ 7,819</b>	<b>\$ 127,575</b>	<b>6%</b>
Net Increase/ (Decrease) in Fund Balance	(7,819)	(7,819)	8,930	
Fund Balance - Beginning	124,526	124,526	-	
<b>Fund Balance - Ending</b>	<b>\$ 116,707</b>	<b>116,707</b>	<b>\$ 8,930</b>	

**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	-	\$ -	N/A
Interest Income	3,135	3,135	-	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll				
Series 2013 Bonds A-1	-	-	\$ 270,470	0%
Series 2013 Bonds A-2	-	-	\$ -	N/A
Series 2013 Bonds A-3	-	-	\$ 111,457	0%
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%
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,135</b>	<b>\$ 3,135</b>	<b>\$ 381,927</b>	<b>1%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2013 Bonds A-1	\$ -	\$ -	\$ 65,000	0%
Series 2013 Bonds A-2	-	-	\$ -	N/A
Series 2013 Bonds A-3	-	-	\$ 25,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2013 Bonds A-1	-	-	-	N/A
Series 2013 Bonds A-2	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	N/A
<b>Interest Expense</b>				
Series 2013 Bonds A-1	-	-	198,400	0%
Series 2013 Bonds A-2	-	-	-	N/A
Series 2013 Bonds A-3	-	-	79,388	0%
Operating Transfers Out (To Other Funds)	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 367,788</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	3,135	3,135	14,139	
Fund Balance - Beginning	772,980	772,980	-	
<b>Fund Balance - Ending</b>	<b>\$ 776,115</b>	<b>\$ 776,115</b>	<b>\$ 14,139</b>	

Prepared by:

**JPWARD and Associates, LLC**



**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	-	-	N/A
<b>Interest Income</b>				
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	603	603	5	12065%
Prepayment Account	40	40	-	N/A
Revenue Account	1,240	1,240	5	24809%
Capitalized Interest Account	-	-	-	N/A
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	-	-	500,011	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
<b>Debt Proceeds</b>				
	-	-	-	N/A
<b>Intragovernmental Transfer In</b>				
	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,884</b>	<b>\$ 1,884</b>	<b>\$ 500,021</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2018	-	-	120,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2018	-	-	-	N/A
<b>Interest Expense</b>				
Series 2018	-	-	339,981	0%
<b>Operating Transfers Out (To Other Funds)</b>				
	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 459,981</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	1,884	1,884	40,040	
Fund Balance - Beginning	428,655	428,655	-	
<b>Fund Balance - Ending</b>	<b>\$ 430,539</b>	<b>430,539</b>	<b>\$ 40,040</b>	

Prepared by:

**JPWARD and Associates, LLC**

**Artisan Lakes Community Development District**  
**Capital Projects Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>				
Construction Account	0	0	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	\$ -	N/A
<b>Contributions - Tylor Morrison</b>	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ 0	\$ 0	\$ -	N/A
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	-	-	\$ -	N/A
<b>Other Contractual Services</b>				
Trustee Services	-	-	\$ -	N/A
<b>Printing &amp; Binding</b>	-	-	\$ -	N/A
<b>Legal Services</b>				
Legal - Series 2018 Bonds	-	-	\$ -	N/A
<b>Other General Government Services</b>				
Stormwater Mgmt-Construction	-	-	\$ -	N/A
<b>Capital Outlay</b>				
Water-Sewer Combination	-	-	\$ -	N/A
Stormwater Management				
Legal - Series 2018 Bonds	-	-	\$ -	N/A
<b>Underwriter's Discount</b>	-	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	0	0	-	
Fund Balance - Beginning	6	6	\$ -	
<b>Fund Balance - Ending</b>	\$ 6	\$ 6	\$ -	

Prepared by:

**JPWARD and Associates, LLC**