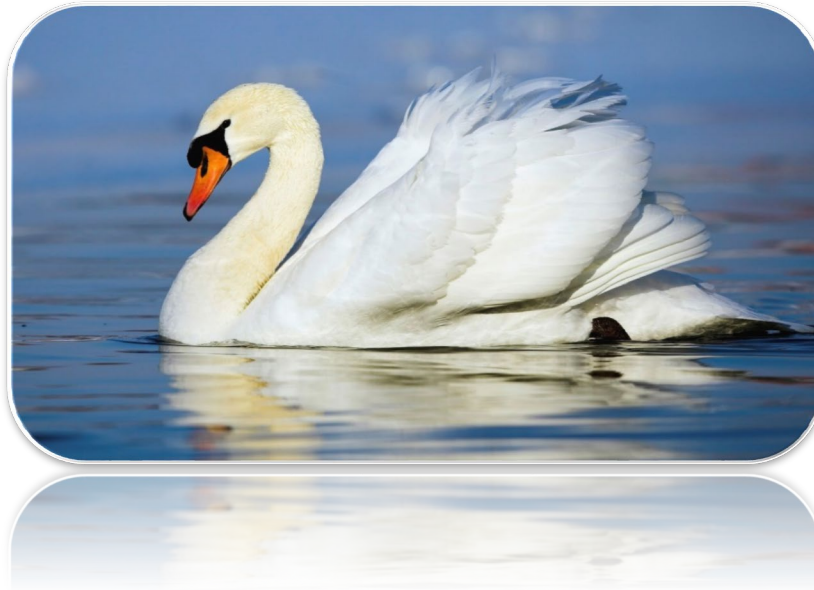


ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2024

FISCAL YEAR 2025

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 October 31, 2024**

	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	\$ 177,669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177,669
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	-	388,419	-	-	-	-	388,419
Series 2013 A-3	-	61,502	-	-	-	-	61,502
Series 2018	-	-	312,733	-	-	-	312,733
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	-	1,022	1,296	-	-	-	2,318
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,394,357	-	-	1,394,357
Amount to be Provided by Debt Service Funds	-	-	-	8,675,643	-	-	8,675,643
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	3,301,499	-	3,301,499
Total Assets	\$ 177,669	\$ 849,796	\$ 544,562	\$ 10,070,000	\$ 3,301,499	\$ -	\$ 14,943,525

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

	Governmental Funds			Debt Service Funds		Account Groups		Totals (Memorandum Only)
	General Fund	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)	2,318	-	-	-	-	-	-	2,318
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>\$ 2,318</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,070,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,072,318</u>
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	3,301,499	-	-	3,301,499
Fund Balance								
Restricted								
Beginning: October 1, 2024 (Unaudited)	-	812,566	448,012	-	-	-	-	1,260,578
Results from Current Operations	-	37,230	96,549	-	-	-	-	133,779
Unassigned								
Beginning: October 1, 2024 (Unaudited)	183,398	-	-	-	-	-	-	183,398
Results from Current Operations	(8,047)	-	-	-	-	-	-	(8,047)
Total Fund Equity and Other Credits	<u>\$ 175,351</u>	<u>\$ 849,796</u>	<u>\$ 544,562</u>	<u>\$ -</u>	<u>\$ 3,301,499</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,871,207</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 177,669</u>	<u>\$ 849,796</u>	<u>\$ 544,562</u>	<u>\$ 10,070,000</u>	<u>\$ 3,301,499</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,943,525</u>

Prepared by:

JPWARD and Associates, LLC

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

Description	October	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	367	367	140,971	0%
Special Assessments - Off-Roll	-	-	-	0%
Developer Contribution	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 367	\$ 367	\$ 140,971	0%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	4,000	0%
Executive				
Professional Management	2,375	2,375	28,500	8%
Financial and Administrative				
Audit Services	-	-	6,500	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	-	-	-	N/A
Arbitrage Rebate Services	-	-	1,500	0%
Other Contractual Services				
Legal Advertising	-	-	2,000	0%
Trustee Services	-	-	10,622	0%
Dissemination Agent Services	-	-	6,000	0%
Bond Amortization Schedules	-	-	-	N/A
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	-	-	250	0%

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services				
Postage, Freight & Messenger	-	-	50	0%
Computer Services - Website Development	-	-	1,200	0%
Insurance	6,039	6,039	6,352	95%
Printing & Binding	-	-	600	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	10,000	0%
Legal - Boundary Amendment	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	N/A
Other General Government Services				
Engineering Services	-	-	4,000	0%
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	-	-	9,222	0%
Sub-Total:	8,414	8,414	140,971	6%
Total Expenditures and Other Uses:	\$ 8,414	\$ 8,414	\$ 140,971	6%
Net Increase/ (Decrease) in Fund Balance	(8,047)	(8,047)	-	
Fund Balance - Beginning	183,398	183,398	280,280	
Fund Balance - Ending	\$ 175,351	175,351	\$ 280,280	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income	3,165	3,165	29,000	11%
Special Assessment Revenue				
Special Assessments - On-Roll				
Series 2013 Bonds A-1	752	752	281,047	0%
Series 2013 Bonds A-2	-	-	-	N/A
Series 2013 Bonds A-3	270	270	108,257	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
Developer Contribution - Taylor Morrison	33,043	33,043	-	N/A
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 37,230	\$ 37,230	\$ 418,304	9%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 Bonds A-1	-	-	70,000	0%
Series 2013 Bonds A-2	-	-	-	N/A
Series 2013 Bonds A-3	-	-	25,000	0%
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	-	-	194,012	0%
Series 2013 Bonds A-2	-	-	-	N/A
Series 2013 Bonds A-3	-	-	77,575	0%
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Other Fees and Charges				
Discounts for Early Payment	-	-	22,717	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 389,304	0%
Net Increase/ (Decrease) in Fund Balance	37,230	37,230	29,000	
Fund Balance - Beginning	812,566	812,566	761,421	
Fund Balance - Ending	\$ 849,796	\$ 849,796	\$ 790,421	

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

Description	October	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	566	566	6,000	9%
Prepayment Account	1	1	-	N/A
Revenue Account	1,285	1,285	10,000	13%
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	1,296	1,296	500,011	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Developer Contributions - Taylor Morrison	93,401	93,401	-	N/A
Debt Proceeds	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 96,549	\$ 96,549	\$ 516,011	19%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2018	-	-	125,000	0%
Principal Debt Service - Early Redemptions				
Series 2018	-	-	-	N/A
Interest Expense				
Series 2018	-	-	333,919	0%
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Other Fees and Charges				
Discounts for Early Payment	-	-	35,001	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 493,920	0%
Net Increase/ (Decrease) in Fund Balance	96,549	96,549	22,091	
Fund Balance - Beginning	448,012	448,012	458,162	
Fund Balance - Ending	\$ 544,562	\$ 544,562	\$ 480,253	

Prepared by:

JPWARD and Associates, LLC