

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2024

FISCAL YEAR 2025

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

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>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 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	\$ 173,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,240
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	-	297,570	-	-	-	-	297,570
Series 2013 A-3	-	24,146	-	-	-	-	24,146
Series 2018	-	-	153,299	-	-	-	153,299
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	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,104,401	-	-	1,104,401
Amount to be Provided by Debt Service Funds	-	-	-	8,965,599	-	-	8,965,599
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	3,301,499	-	3,301,499
Total Assets	\$ 173,240	\$ 720,568	\$ 383,832	\$ 10,070,000	\$ 3,301,499	\$ -	\$ 14,649,140

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

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds		Account Groups			
		Series 2013	Series 2018	General Long Term Debt	General Fixed Assets		
Liabilities							
Accounts Payable & Payroll Liabilities	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66
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	\$ 66	\$ -	\$ -	\$ 10,070,000	\$ -	\$ -	\$ 10,070,066
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	-	(91,997)	(64,180)	-	-	-	(156,177)
Unassigned							
Beginning: October 1, 2024 (Unaudited)	183,332	-	-	-	-	-	183,332
Results from Current Operations	(10,157)	-	-	-	-	-	(10,157)
Total Fund Equity and Other Credits	\$ 173,174	\$ 720,568	\$ 383,832	\$ -	\$ 3,301,499	\$ -	\$ 4,579,074
Total Liabilities, Fund Equity and Other Credits	\$ 173,240	\$ 720,568	\$ 383,832	\$ 10,070,000	\$ 3,301,499	\$ -	\$ 14,649,140

Prepared by:

JPWARD and Associates, LLC

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

Description	October	November	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	1,239	1,607	140,971	1%
Special Assessments - Off-Roll	-	-	-	-	0%
Developer Contribution	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 367	\$ 1,239	\$ 1,607	\$ 140,971	1%
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	-	800	800	4,000	20%
Executive					
Professional Management	2,375	2,375	4,750	28,500	17%
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 November 30, 2024**

Description	October	November	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	175	175	100%
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	3,350	11,764	140,971	8%
Total Expenditures and Other Uses:	\$ 8,414	\$ 3,350	\$ 11,764	\$ 140,971	8%
Net Increase/ (Decrease) in Fund Balance	(8,047)	(2,111)	(10,157)	-	
Fund Balance - Beginning	183,332	175,285	183,332	280,280	
Fund Balance - Ending	\$ 175,285	\$ 173,174	173,174	\$ 280,280	

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income	3,165	3,119	6,285	29,000	22%
Special Assessment Revenue					
Special Assessments - On-Roll					
Series 2013 Bonds A-1	752	2,537	3,289	281,047	1%
Series 2013 Bonds A-2	-	-	-	-	N/A
Series 2013 Bonds A-3	270	911	1,180	108,257	1%
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	\$ 6,566	\$ 43,797	\$ 418,304	10%
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	-	97,006	97,006	194,012	50%
Series 2013 Bonds A-2	-	-	-	-	N/A
Series 2013 Bonds A-3	-	38,788	38,788	77,575	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Other Fees and Charges					
Discounts for Early Payment	-	-	-	22,717	0%
Total Expenditures and Other Uses:	\$ -	\$ 135,794	\$ 135,794	\$ 389,304	35%
Net Increase/ (Decrease) in Fund Balance	37,230	(129,227)	(91,997)	29,000	
Fund Balance - Beginning	812,566	849,796	812,566	761,421	
Fund Balance - Ending	\$ 849,796	\$ 720,568	\$ 720,568	\$ 790,421	

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

Description	October	November	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	550	1,117	6,000	19%
Prepayment Account	1	49	50	-	N/A
Revenue Account	1,285	1,257	2,542	10,000	25%
Capitalized Interest Account	-	-	-	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	1,296	4,373	5,669	500,011	1%
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	\$ 6,230	\$ 102,779	\$ 516,011	20%
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	-	166,959	166,959	333,919	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Other Fees and Charges					
Discounts for Early Payment	-	-	-	35,001	0%
Total Expenditures and Other Uses:	\$ -	\$ 166,959	166,959	\$ 493,920	34%
Net Increase/ (Decrease) in Fund Balance	96,549	(160,729)	(64,180)	22,091	
Fund Balance - Beginning	448,012	544,562	448,012	458,162	
Fund Balance - Ending	\$ 544,562	\$ 383,832	383,832	\$ 480,253	

Prepared by:

JPWARD and Associates, LLC