

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2023

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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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 December 31, 2023**

	Governmental Funds				Capital Project Fund Series 2018	Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Series 2013	Series 2018	Debt Service Funds			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 210,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210,781
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	-	473,346	-	-	-	-	473,346
Series 2013 A-3	-	104,295	-	-	-	-	104,295
Series 2018	-	-	496,321	-	-	-	496,321
Prepayment Account							
Series 2013 A-1	-	350	-	-	-	-	350
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	184	-	-	-	-	184
Series 2018	-	-	-	-	-	-	-
Capitalized Interest Account							
Construction Account	-	-	-	6	-	-	6
Cost of Issuance Account							
General Fund	-	-	-	-	-	-	-
Due from Other Funds							
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable	4,246	-	-	-	-	-	4,246
Assessments Receivable	-	-	-	-	-	-	-
Prepaid Expenses	5,396	-	-	-	-	-	5,396
Amount Available in Debt Service Funds	-	-	-	-	1,576,897	-	1,576,897
Amount to be Provided by Debt Service Funds	-	-	-	-	8,723,103	-	8,723,103
Total Assets	\$ 220,423	\$ 943,450	\$ 633,447	\$ 6	\$ 10,300,000	\$ -	\$ 12,097,325
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Bonds Payable							
Current Portion							
Series 2013 A-1	-	-	-	-	\$0	-	-
Series 2013 A-2	-	-	-	-	\$0	-	-
Series 2013 A-3	-	-	-	-	\$0	-	-
Series 2018	-	-	-	-	\$10,000	-	10,000
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	-	-	-	-	\$6,320,000	-	6,320,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 10,300,000	\$ -	\$ 10,300,000

Prepared by:

JWARD and Associates, LLC

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending December 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		
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2023 (Unaudited)	-	772,980	428,655	6	-	1,201,641
Results from Current Operations	-	170,470	204,792	0	-	375,262
Unassigned						
Beginning: October 1, 2023 (Unaudited)	134,168	-	-	-	-	134,168
Results from Current Operations	86,255	-	-	-	-	86,255
Total Fund Equity and Other Credits	<u>\$ 220,423</u>	<u>\$ 943,450</u>	<u>\$ 633,447</u>	<u>\$ 6</u>	<u>\$ -</u>	<u>\$ 1,797,325</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 220,423</u>	<u>\$ 943,450</u>	<u>\$ 633,447</u>	<u>\$ 6</u>	<u>\$ 10,300,000</u>	<u>\$ 12,097,325</u>

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

Description	October	November	December	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	104,140	136,505	76%
Special Assessments - Off-Roll	-	-	-	-	-	0%
Developer Contribution						
	-	-	-	-	-	N/A
Intragovernmental Transfer In						
	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 2,022	\$ 102,118	\$ 104,140	\$ 136,505	76%
Expenditures and Other Uses						
Legislative						
Board of Supervisor's Fees	-	-	-	-	4,000	0%
Executive						
Professional Management	2,167	2,167	2,167	6,500	26,000	25%
Financial and Administrative						
Audit Services	-	-	-	-	4,400	0%
Accounting Services	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	1,000	0%
Other Contractual Services						
Legal Advertising	-	-	-	-	2,000	0%
Trustee Services	-	-	4,246	4,246	9,725	44%
Dissemination Agent Services	-	-	-	-	6,000	0%
Bond Amortization Schedules	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Service Fees	33	64	-	96	250	38%
Communications & Freight Services						
Postage, Freight & Messenger	-	-	-	-	50	0%
Computer Services - Website Development						
	-	-	-	-	1,200	0%
Insurance						
	5,652	-	-	5,652	5,700	99%
Printing & Binding						
	-	-	-	-	75	0%
Subscription & Memberships						
	-	175	-	175	175	100%
Legal Services						
Legal - General Counsel	-	377	-	377	13,000	3%
Legal - Boundary Amendment	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	N/A
Other General Government Services						
Engineering Services	-	840	-	840	4,000	21%

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Unaudited

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
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	-	-	-	-	-	N/A
Discounts/Collection Fees				-	-	
Sub-Total:	7,851	3,622	6,413	17,886	127,575	14%
Total Expenditures and Other Uses:	\$ 7,851	\$ 3,622	\$ 6,413	\$ 17,886	\$ 127,575	14%
Net Increase/ (Decrease) in Fund Balance	(7,851)	(1,600)	95,706	86,255	8,930	
Fund Balance - Beginning	134,168	126,317	124,717	134,168	-	
Fund Balance - Ending	\$ 126,317	\$ 124,717	\$ 220,423	220,423	\$ 8,930	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	3,135	3,266	2,618	9,019	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll						
Series 2013 Bonds A-1	-	4,176	210,927	215,103	\$ 270,470	80%
Series 2013 Bonds A-2	-	-	-	-	\$ -	N/A
Series 2013 Bonds A-3	-	1,655	83,586	85,241	\$ 111,457	76%
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	\$ 309,364	\$ 381,927	81%
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ 65,000	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	-	99,200	-	99,200	198,400	50%
Series 2013 Bonds A-2	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	39,694	-	39,694	79,388	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 138,894	\$ -	\$ 138,894	\$ 367,788	38%
Net Increase/ (Decrease) in Fund Balance	3,135	(129,797)	297,131	170,470	14,139	
Fund Balance - Beginning	772,980	776,115	646,319	772,980	-	
Fund Balance - Ending	\$ 776,115	\$ 646,319	\$ 943,450	943,450	\$ 14,139	

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

Description	October	November	December	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	1,825	5	36501%
Prepayment Account	40	42	-	82	-	N/A
Revenue Account	1,240	1,291	505	3,037	5	60734%
Capitalized Interest Account	-	-	-	-	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	-	7,372	372,332	379,705	500,011	76%
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds						
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,884	\$ 9,328	\$ 373,436	\$ 384,648	\$ 500,021	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2018	-	-	-	-	120,000	0%
Principal Debt Service - Early Redemptions						
Series 2018	-	10,000	-	10,000	-	N/A
Interest Expense						
Series 2018	-	169,856	-	169,856	339,981	50%
Operating Transfers Out (To Other Funds)						
Total Expenditures and Other Uses:	\$ -	\$ 179,856	\$ -	179,856	\$ 459,981	39%
Net Increase/ (Decrease) in Fund Balance	1,884	(170,528)	373,436	204,792	40,040	
Fund Balance - Beginning	428,655	430,539	260,011	428,655	-	
Fund Balance - Ending	\$ 430,539	\$ 260,011	\$ 633,447	633,447	\$ 40,040	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Construction Account	0	0	0	0	\$ -	N/A
Cost of Issuance	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	\$ -	N/A
Contributions - Tylor Morrison	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ -</u>	<u>N/A</u>
Expenditures and Other Uses						
Executive						
Professional Management	-	-	-	-	\$ -	N/A
Other Contractual Services						
Trustee Services	-	-	-	-	\$ -	N/A
Printing & Binding	-	-	-	-	\$ -	N/A
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)	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	0	0	0	0	-	
Fund Balance - Beginning	6	6	6	6	\$ -	
Fund Balance - Ending	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ -</u>	