

# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

---



## FINANCIAL STATEMENTS - DECEMBER 2024

FISCAL YEAR 2025

---

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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>1-2</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 December 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		
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 202,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202,999
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	-	261,651	-	-	-	-	261,651
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	-	375,070	-	-	-	-	375,070
Series 2013 A-3	-	51,323	-	-	-	-	51,323
Series 2018	-	-	284,288	-	-	-	284,288
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	-	-	-	-	-	-	-
<b>Due from Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-	-
<b>Prepaid Expenses</b>	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	1,340,069	-	-	1,340,069
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	8,729,931	-	-	8,729,931
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	3,301,499	-	3,301,499
<b>Total Assets</b>	<b>\$ 202,999</b>	<b>\$ 825,247</b>	<b>\$ 514,821</b>	<b>\$ 10,070,000</b>	<b>\$ 3,301,499</b>	<b>\$ -</b>	<b>\$ 14,914,567</b>

**Artisan Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending December 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			
<b>Liabilities</b>								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>								
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
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,070,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,070,000</b>
<b>Fund Equity and Other Credits</b>								
Investment in General Fixed Assets	-	-	-	-	3,301,499	-	-	3,301,499
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2024 (Unaudited)	-	812,566	448,012	-	-	-	-	1,260,578
Results from Current Operations	-	12,682	66,809	-	-	-	-	79,491
<b>Unassigned</b>								
Beginning: October 1, 2024 (Unaudited)	183,332	-	-	-	-	-	-	183,332
Results from Current Operations	19,668	-	-	-	-	-	-	19,668
<b>Total Fund Equity and Other Credits</b>	<b>\$ 202,999</b>	<b>\$ 825,247</b>	<b>\$ 514,821</b>	<b>\$ -</b>	<b>\$ 3,301,499</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,844,567</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 202,999</b>	<b>\$ 825,247</b>	<b>\$ 514,821</b>	<b>\$ 10,070,000</b>	<b>\$ 3,301,499</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,914,567</b>

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>						
Interest - General Checking	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	367	1,239	36,722	38,329	140,971	27%
Special Assessments - Off-Roll	-	-	-	-	-	0%
Developer Contribution	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 367</b>	<b>\$ 1,239</b>	<b>\$ 36,722</b>	<b>\$ 38,329</b>	<b>\$ 140,971</b>	<b>27%</b>
<b>Expenditures and Other Uses</b>						
<b>Legislative</b>						
Board of Supervisor's Fees	-	800	-	800	4,000	20%
<b>Executive</b>						
Professional Management	2,375	2,375	2,375	7,125	28,500	25%
<b>Financial and Administrative</b>						
Audit Services	-	-	-	-	6,500	0%
Accounting Services	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	1,500	0%
<b>Other Contractual Services</b>						
Legal Advertising	-	-	-	-	2,000	0%
Trustee Services	-	-	4,246	4,246	10,622	40%
Dissemination Agent Services	-	-	-	-	6,000	0%
Bond Amortization Schedules	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Service Fees	-	-	-	-	250	0%

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>						
Postage, Freight & Messenger	-	-	122	122	50	243%
<b>Computer Services - Website Development</b>	-	-	-	-	1,200	0%
<b>Insurance</b>	6,039	-	-	6,039	6,352	95%
<b>Printing &amp; Binding</b>	-	-	-	-	600	0%
<b>Subscription &amp; Memberships</b>	-	175	-	175	175	100%
<b>Legal Services</b>						
Legal - General Counsel	-	-	41	41	10,000	0%
Legal - Boundary Amendment	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	N/A
<b>Other General Government Services</b>						
Engineering Services	-	-	113	113	4,000	3%
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>						
Discounts/Collection Fees	-	-	-	-	9,222	0%
<b>Sub-Total:</b>	<b>8,414</b>	<b>3,350</b>	<b>6,897</b>	<b>18,661</b>	<b>140,971</b>	<b>13%</b>
 <b>Total Expenditures and Other Uses:</b>	<b>\$ 8,414</b>	<b>\$ 3,350</b>	<b>\$ 6,897</b>	<b>\$ 18,661</b>	<b>\$ 140,971</b>	<b>13%</b>
 Net Increase/ (Decrease) in Fund Balance	(8,047)	(2,111)	29,825	19,668	-	
Fund Balance - Beginning	183,332	175,285	173,174	183,332	280,280	
<b>Fund Balance - Ending</b>	<b>\$ 175,285</b>	<b>\$ 173,174</b>	<b>\$ 202,999</b>	<b>202,999</b>	<b>\$ 280,280</b>	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income	3,165	3,119	2,540	8,824	29,000	30%
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll						
Series 2013 Bonds A-1	752	2,537	75,162	78,450	281,047	28%
Series 2013 Bonds A-2	-	-	-	-	-	N/A
Series 2013 Bonds A-3	270	911	26,978	28,158	108,257	26%
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%
<b>Total Revenue and Other Sources:</b>	<b>\$ 37,230</b>	<b>\$ 6,566</b>	<b>\$ 104,679</b>	<b>\$ 148,476</b>	<b>\$ 418,304</b>	<b>35%</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2013 Bonds A-1	-	-	-	-	70,000	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	-	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
<b>Other Fees and Charges</b>						
Discounts for Early Payment	-	-	-	-	22,717	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 135,794</b>	<b>\$ -</b>	<b>\$ 135,794</b>	<b>\$ 389,304</b>	<b>35%</b>
Net Increase/ (Decrease) in Fund Balance	37,230	(129,227)	104,679	12,682	29,000	
Fund Balance - Beginning	812,566	849,796	720,568	812,566	761,421	
<b>Fund Balance - Ending</b>	<b>\$ 849,796</b>	<b>\$ 720,568</b>	<b>\$ 825,247</b>	<b>\$ 825,247</b>	<b>\$ 790,421</b>	

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

Description	October	November	December	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	566	550	511	1,628	6,000	27%
Prepayment Account	1	49	350	400	-	N/A
Revenue Account	1,285	1,257	555	3,097	10,000	31%
Capitalized Interest Account	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>						
Special Assessments - On Roll	1,296	4,373	129,573	135,242	500,011	27%
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
<b>Developer Contributions - Taylor Morrison</b>	93,401	-	-	93,401	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 96,549</b>	<b>\$ 6,230</b>	<b>\$ 130,989</b>	<b>\$ 233,768</b>	<b>\$ 516,011</b>	<b>45%</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2018	-	-	-	-	125,000	0%
<b>Principal Debt Service - Early Redemptions</b>						
Series 2018	-	-	-	-	-	N/A
<b>Interest Expense</b>						
Series 2018	-	166,959	-	166,959	333,919	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>						
Discounts for Early Payment	-	-	-	-	35,001	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 166,959</b>	<b>\$ -</b>	<b>\$ 166,959</b>	<b>\$ 493,920</b>	<b>34%</b>
Net Increase/ (Decrease) in Fund Balance	96,549	(160,729)	130,989	66,809	22,091	
Fund Balance - Beginning	448,012	544,562	383,832	448,012	458,162	
<b>Fund Balance - Ending</b>	<b>\$ 544,562</b>	<b>\$ 383,832</b>	<b>\$ 514,821</b>	<b>\$ 514,821</b>	<b>\$ 480,253</b>	

Prepared by:

**JPWARD and Associates, LLC**