

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2023

FISCAL YEAR 2023

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

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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 May 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			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 147,037		\$ -	\$ -	\$ -	\$ -	\$ 147,037
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	-	262,000	-	-	-	-	262,000
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	103,481	-	-	-	-	103,481
Series 2018	-	-	137,249	-	-	-	137,249
Revenue							
Series 2013 A-1 and A-2	-	336,889	-	-	-	-	336,889
Series 2013 A-3	-	57,098	-	-	-	-	57,098
Series 2018	-	-	275,032	-	-	-	275,032
Prepayment Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	184	-	-	-	-	184
Series 2018	-	-	1	-	-	-	1
Capitalized Interest Account							
Construction Account					6		6

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending May 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				
Cost of Issuance Account					-		-	
Due from Other Funds								
General Fund	-	780	976	-	-		1,755	
Debt Service Fund(s)	-	-	-	-	-		-	
Accounts Receivable	-	-	-	-	-		-	
Assessments Receivable	-	-	-	-	-		-	
Amount Available in Debt Service Funds	-	-	-	-	1,173,689		1,173,689	
Amount to be Provided by Debt Service Funds	-	-	-	-	9,321,311		9,321,311	
Total Assets	<u>\$ 147,037</u>	<u>\$ 760,432</u>	<u>\$ 413,257</u>	<u>\$ 6</u>	<u>\$ 10,495,000</u>		<u>\$ 11,815,731</u>	
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
Due to Other Funds	-						-	
General Fund	-	-	-	-	-		-	
Debt Service Fund(s)	1,755	-	-	-	-		1,755	
Bonds Payable								
Current Portion								
Series 2013 A-1					\$60,000		60,000	
Series 2013 A-2					\$0		-	
Series 2013 A-3					\$20,000		20,000	
Series 2018					\$115,000		115,000	
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					\$6,330,000		6,330,000	
Total Liabilities	<u>\$ 1,755</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,495,000</u>		<u>\$ 10,496,755</u>	

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending May 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	
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2022 (Unaudited)	-	736,301	398,066	6	-	1,134,372
Results from Current Operations	-	24,131	15,192	0	-	39,323
Unassigned						
Beginning: October 1, 2022 (Unaudited)	122,450	-	-	-	-	122,450
Results from Current Operations	22,831	-	-	-	-	22,831
Total Fund Equity and Other Credits	\$ 145,281	\$ 760,432	\$ 413,257	\$ 6	\$ -	\$ 1,318,976
Total Liabilities, Fund Equity and Other Credits	\$ 147,037	\$ 760,432	\$ 413,257	\$ 6	\$ 10,495,000	\$ 11,815,731

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810	N/A
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	292	851	55,392	10,921	14,352	412	920	171	83,309	79,690	105%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 292	\$ 851	\$ 55,392	\$ 10,921	\$ 14,352	\$ 412	\$ 920	\$ 171	\$ 83,309	\$ 80,500	103%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's Fees	-	-	800	-	-	1,800	-	1,000	3,600	3,200	113%
Executive											
Professional Management	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	15,333	23,000	67%
Financial and Administrative											
Audit Services	-	-	-	6,300	-	-	-	-	6,300	4,300	147%
Accounting Services	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	500	-	500	1,000	50%
Other Contractual Services											
Legal Advertising	-	-	-	-	-	-	-	350	350	2,000	18%
Trustee Services	-	-	4,246	4,246	-	-	-	-	8,493	9,725	87%
Dissemination Agent Services	-	-	-	-	-	-	-	6,000	6,000	6,000	100%
Bond Amortization Schedules	100	-	-	-	-	-	-	200	300	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	1	2	4	-	-	-	-	115	122	250	49%
Communications & Freight Services											

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	-	-	-	-	65	-	-	845	910	150	606%
Computer Services - Website Development	-	-	-	-	-	-	-	-	-	1,200	0%
Insurance	-	5,415	-	-	-	-	-	-	5,415	5,200	104%
Printing & Binding	-	-	68	-	282	1,515	-	-	1,866	500	373%
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	1,668	3,197	-	-	-	288	5,153	12,800	40%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services											
Engineering Services	-	-	2,439	969	-	-	1,411	1,144	5,963	1,000	596%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	N/A
Reserves											
Operational Reserves (Future Years)	-	-	-	-	-	-	-	-	-	10,000	0%
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-
Sub-Total:	2,018	7,509	11,141	16,629	2,264	5,232	3,828	11,859	60,478	80,500	75%
Total Expenditures and Other Uses:	\$ 2,018	\$ 7,509	\$ 11,141	\$ 16,629	\$ 2,264	\$ 5,232	\$ 3,828	\$ 11,859	\$ 60,478	\$ 80,500	75%
Net Increase/ (Decrease) in Fund Balance	(1,726)	(6,658)	44,251	(5,708)	12,088	(4,820)	(2,908)	(11,688)	22,831	-	
Fund Balance - Beginning	122,450	120,724	114,066	158,317	152,609	164,697	159,877	156,969	122,450	-	
Fund Balance - Ending	\$ 120,724	\$ 114,066	\$ 158,317	\$ 152,609	\$ 164,697	\$ 159,877	\$ 156,969	\$ 145,281	145,281	\$ -	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	1,201	1,602	1,585	1,808	2,464	2,648	3,028	3,401	17,738	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll											
Series 2013 Bonds A-1	962	2,804	182,600	36,002	47,311	1,357	3,032	563	274,630	\$ 262,585	105%
Series 2013 Bonds A-2										\$ -	N/A
Series 2013 Bonds A-3	370	1,078	70,192	13,839	18,186	522	1,165	217	105,569	\$ 100,950	105%
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											
Intragovernmental Transfer In											0%
Total Revenue and Other Sources:	\$ 2,532	\$ 5,484	\$ 254,377	\$ 51,649	\$ 67,961	\$ 4,528	\$ 7,225	\$ 4,181	\$ 397,937	\$ 363,536	109%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	100%
Series 2013 Bonds A-2										\$ -	N/A
Series 2013 Bonds A-3								20,000	20,000	\$ 20,000	100%
Principal Debt Service - Early Redemptions											
Series 2013 Bonds A-1		5,000						5,000	10,000		N/A
Series 2013 Bonds A-2											N/A
Series 2013 Bonds A-3											N/A
Interest Expense											
Series 2013 Bonds A-1		101,569						101,400	202,969	203,138	100%
Series 2013 Bonds A-2											N/A
Series 2013 Bonds A-3		40,419						40,419	80,838	80,838	100%
Operating Transfers Out (To Other Funds)											N/A
Total Expenditures and Other Uses:	\$ -	\$ 146,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,819	\$ 373,806	\$ 363,976	103%
Net Increase/ (Decrease) in Fund Balance	2,532	(141,504)	254,377	51,649	67,961	4,528	7,225	(222,638)	24,131	(440)	
Fund Balance - Beginning	736,301	738,833	597,329	851,706	903,356	971,317	975,845	983,070	736,301	-	
Fund Balance - Ending	\$ 738,833	\$ 597,329	\$ 851,706	\$ 903,356	\$ 971,317	\$ 975,845	983,070	760,432	760,432	\$ (440)	

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 May 31, 2023

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income											
Interest Account	-	1	-	-	0	-	-	-	1	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	18	989	957	417	2,383	5	47656%
Prepayment Account	-	-	-	-	-	\$ 0	0	0	1	-	N/A
Revenue Account	1	-	0	0	54	-	433	1,612	2,101	5	42020%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments											
Special Assessments - On Roll	1,666	4,857	316,302	62,363	81,952	2,351	5,252	976	475,719	454,830	105%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,667	\$ 4,859	\$ 316,303	\$ 62,364	\$ 82,024	\$ 3,340	6,643	\$ 3,004	\$ 480,204	\$ 454,840	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2018	-	-	-	-	-	-	-	115,000	115,000	115,000	100%
Principal Debt Service - Early Redemptions											
Series 2018	-	-	-	-	-	-	-	5,000	5,000	-	N/A
Interest Expense											
Series 2018	-	172,506	-	-	-	-	-	172,506	345,013	345,013	100%
Operating Transfers Out (To Other Funds)											
Total Expenditures and Other Uses:	\$ -	\$ 172,506	\$ -	\$ -	\$ -	\$ -	-	\$ 292,506	465,013	\$ 460,013	101%
Net Increase/ (Decrease) in Fund Balance	1,667	(167,648)	316,303	62,364	82,024	3,340	6,643	(289,502)	15,192	(5,173)	
Fund Balance - Beginning	398,066	399,733	232,085	548,389	610,752	692,777	696,117	702,759	398,066	-	
Fund Balance - Ending	\$ 399,733	\$ 232,085	\$ 548,389	\$ 610,752	\$ 692,777	\$ 696,117	702,759	413,257	413,257	\$ (5,173)	

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

Description	October	November	December	January	February	March	April	May	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											
Contributions - Tylor Morrison	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	N/A
Expenditures and Other Uses											
Executive											
Professional Management	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services											
Trustee Services	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding											
Legal Services	-	-	-	-	-	-	-	-	-	\$ -	N/A
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											
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	0	0	0	0	-	
Fund Balance - Beginning	6	6	6	6	6	6	6	6	6	\$ -	
Fund Balance - Ending	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ -	