

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

February 3, 2021

PREPARED BY:

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

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

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

January 27, 2022

Board of Supervisors

Artisan Lakes Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Artisan Lakes Community Development District will be held on **Thursday, February 3, 2022, at 3:00 P.M.** at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/onstage/g.php?MTID=ecd36f91b3dabd0d064459033561470b6>

Access Code: **2339 271 1898**, Event password: **Jpward**

Or phone: **408-418-9388** and enter the access code **2339 271 1898** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. December 2, 2021 – Regular Meeting Minutes.
3. Consideration of **Resolution 2022-6**, Approving the Proposed Fiscal Year 2023 Budget and setting the Public Hearing on **Thursday, April 7, 2022, at 3:00 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**
4. Staff Reports.
 - I. District Attorney.
 - a) Maintenance Agreement between the Master HOA and District for operation, maintenance, and repair of the improvements within the District.
 - b) Project completion timeline and discussion.
 - II. District Engineer.
 - a) Stormwater Reporting Requirements.
 - III. District Manager.
 - a) Financial Statement for period ending November 30, 2021 (unaudited).
 - b) Financial Statement for period ending December 31, 2021 (unaudited).
5. Supervisor's Requests and Audience Comments.

6. Adjournment.

The first order of business is the call to order and roll call.

The second order of business is the consideration of the Minutes from the Artisan Lakes Board of Supervisors Regular Meeting, held on December 2, 2021.

The third order of business is the consideration of **Resolution 2022-6**, which approves the proposed budget for Fiscal Year 2023 and set the public hearing date, time, and location.

The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process toward adopting the budget at a Public Hearing scheduled for the Thursday, April 7, 2022, at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to the Assessment Rates for the general fund contemplated as a result of the preparation of the Budget.

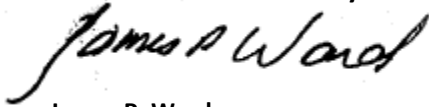
The public hearing is scheduled for Thursday, April 7, 2021, 3:00 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

The fourth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on Financial Statement (unaudited) for the periods ending November 30, 2021, and December 31, 2021.

The remainder of the agenda is standard in nature, and in the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,

Artisan Lakes Community Development District



James P. Ward
District Manager

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**MINUTES OF MEETING
ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Artisan Lakes Community Development District
11 was held on Thursday, December 2, 2021, at 3:00 P.M., at the Artisan Lakes Clubhouse, 4725 Los Robles
12 Court, Palmetto, Florida 34221.
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Present and constituting a quorum:

Travis Stagnita	Chairperson
Vincent Sciarrabba	Vice Chairperson
Dee Zaenglein	Assistant Secretary
Peter Latessa	Assistant Secretary
Carol Couse	Assistant Secretary

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Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel
Victor Barbosa	Waldrop Engineering
Kyle Klawson	Waldrop Engineering

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Audience:

34 All resident's names were not included with the minutes. If a resident did not identify
35 themselves or the audio file did not pick up the name, the name was not recorded in these
36 minutes.
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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 3:00 p.m. He conducted
roll call; all Members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

October 7, 2021 – Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to these Minutes; hearing none,
he called for a motion.

47 **On MOTION made by Ms. Carol Couse, seconded by Mr. Peter Latessa,**
48 **and with all in favor, the October 7, 2021, Regular Meeting Minutes**
49 **were approved.**

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52 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2022-3

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54 **Consideration of Resolution 2022-3, a resolution of the Board of Supervisors of the Artisan Lakes**
55 **Community Development District reciting and ratifying certain Board actions adopted at the meeting**
56 **of the Board of Supervisors held on October 7, 2021**

57
58 *Mr. Ward: This is a cleanup resolution. Basically, what happened was, we are required to advertise your*
59 *Board Meetings seven days in advance. We had sent the notice to the papers for your entire fiscal year*
60 *through September. They never advertised your October meeting, so in order to preserve the record,*
61 *what we are doing is a resolution that basically ratifies all of the actions that you took at your October 7,*
62 *2021, meeting. I will go through all of that with you if you want, but that's what this resolution does for*
63 *you. Fortunately, there were not a lot of actions.* He asked if there were any questions; hearing none,
64 he called for a motion.

65
66
67 **On MOTION made by Mr. Peter Latessa, seconded by Ms. Dee**
68 **Zaenglein, and with all in favor, Resolution 2022-3 was adopted, and**
69 **the Chair was authorized to sign.**

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73 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2022-4

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75 **Consideration of Resolution 2022-4, a Resolution of the Board of Supervisors of the Artisan Lakes**
76 **Community Development District: (i) approving the partial termination of private drainage**
77 **easements; (ii) approving the partial release of easements; and (iii) authorizing the chairperson to**
78 **execute the easements**

79
80 *Mr. Ward: This resolution approves a partial release of drainage easements, authorizing the Chairperson*
81 *to sign these. Essentially what they are doing is releasing portions of an easement on a couple of lots*
82 *that are within the boundaries of the District simply because of the fact that they are not needed for*
83 *purposes of what they were granted to the District for, which would have been drainage purposes. So,*
84 *they can be released to be used for development purposes to the extent that homes have been*
85 *constructed on those lots, but the District does not need them for any reason, so we are releasing them*
86 *for purposes of that.*

87
88 Discussion ensued regarding the location of these easements.

89
90 *Mr. Jere Earlywine: There are a couple of lots, and I think they are just going from a 20-foot easement to*
91 *an 18-foot drainage easement. I couldn't tell you the specific lots sitting right here, but if that helps give*
92 *you some context.*

94 Discussion continued regarding the location of these easements and the shrinkage of the drainage
95 easements.
96

97 **On MOTION made by Mr. Victor Sciarrabba, seconded by Mr. Travis**
98 **Stagnita, and with all in favor, Resolution 2022-4 was adopted, and the**
99 **Chair was authorized to sign.**

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101

102 FIFTH ORDER OF BUSINESS

102 Consideration of Resolution 2022-5

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104 *Mr. Kyle Klawson: The second partial drainage easement release is from an off-site easement that was*
105 *recorded with Esplanade Phase 1. At that time the site plan was not locked in for future development.*
106 *Since then, we have platted Esplanade Phase 5, subphase B and C, lots are then platted where that old*
107 *drainage easement was previously located. So, now that we have the lots in the correct location, we just*
108 *want to release the drainage easement that is overlapping with them as it is no longer needed.*

109

110 *Mr. Victor Barbosa: Kyle, I think this is one of those blanket easements that is put in place early on*
111 *sometimes, before they platted right? And so, after they get the locations of the ponds in place they go*
112 *back and cleanup the property records. That's essentially what we are doing right?*

113

114 *Mr. Klawson: Correct.*

115

116 Discussion ensued regarding the location of these easements.

117

118 *Mr. Ward: The question is, and it's a good question is, all of the maps that were sent to us are*
119 *easements across all of the lots that are on all of the exhibits that are attached?*

120

121 *Mr. Klawson: Yes. Because when Esplanade Phase 1 was platted, those were just large future*
122 *development tracts that those drainage easements were located on. So, when Esplanade Phase 1 was*
123 *platted, it had large future development tracts adjacent to its plat boundary. That has since become*
124 *Esplanade Phase 5 and so that's where those future development tracts that are being identified are*
125 *being released from that drainage easement in order to not encumber the lots with the homes being*
126 *placed on them.*

127

128 *Mr. Ward: So, there is an exhibit B which is a color map towards the back which looks like it has where*
129 *all of the release areas are.*

130

131 *Mr. Jere Earlywine: You are doing the right thing there Jim, showing them the maps. Originally when*
132 *they did this plat, they had these future development tracts, FD tracts 2, 3, and 4 that didn't have lots*
133 *platted on them, but we knew there were going to be ponds in there and so they put the easements in*
134 *place so the District could have a temporary interest in the ponds and then as time has gone on they*
135 *replatted the areas and put lots in certain areas and the location of the ponds became more certain. At*
136 *this point we are just releasing those original drainage easements, but we still have the rights to the*
137 *ponds which is the important infrastructure that we have paid for and own.*

138

139 *Mr. Ward: So, what you see is all of the drainage easements over developable lots. Now we are*
140 *releasing them and what we get are the easements where you see the blue which is the lake or part of*
141 *the water management system. Those areas are the final areas for the drainage system.*

142

143 *Mr. Earlywine: Originally, we didn't know where those ponds were going to be and after they plat them*
144 *it's more definite. So, we had these vague easements on the front end, and now we have plats in place.*

145

146 *Mr. Latessa: Are there any existing homes that have been purchased in any of these areas and we have*
147 *to resurvey those lots and give the homeowners a new survey?*

148

149 *Mr. Earlywine: No. They would have cleared all that title when they closed on their home. This is really*
150 *in an abundance of caution frankly. Since there are no drainage areas on the homes and things like that,*
151 *it's really just a cleanup item.*

152

153 Mr. Ward asked if there were any additional questions; hearing none, he called for a motion.

154

155 **On MOTION made by Mr. Travis Stagnita, seconded by Mr. Peter**
156 **Latessa, and with all in favor, Resolution 2022-4 was adopted, and the**
157 **Chair was authorized to sign.**

158

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160 **SIXTH ORDER OF BUSINESS**

Staff Reports

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162 **I. District Attorney**

163

164 **a) Memorandum regarding Stormwater Reporting Requirements.**

165

166 *Mr. Earlywine: We have our hearing coming up, we think in a January/February timeframe. We*
167 *are also cleaning up some of the – the County is doing some work out on Moccasin Wallow, and*
168 *we are going to use that opportunity to maybe update some of the maintenance agreements*
169 *with the County and try to clean those up a little bit. Those are pretty old and some of them*
170 *need to be extended, so we are kind of working on that, due diligence. Otherwise, that's the*
171 *balance of my report.*

172

173 *Mr. Ward: We included under Jere's report, and I'm sure I mentioned it to you last summer, the*
174 *laws in Florida have recently been change that require governmental agencies, specifically CDDs*
175 *in this instance, to start providing some needs analyses for larger drainage systems and utilities*
176 *systems. We do not have water and sewer systems, but we do have a drainage system. These*
177 *analyses require a long term capital plan to be identified in how much it would cost to renew or*
178 *replace that system over a long period of time, and then a long term cost for operations and*
179 *maintenance of that program. The assumption of all of us is that these will be used by counties*
180 *and cities in the development of their larger stormwater and/or utilities plans on a going forward*
181 *basis. This is due by June of next year. This is the first time that it's been done, and then in five*
182 *year increments thereafter. Jere was kind enough to put a memo together for you that outlines*
183 *the sections of the statute that require all of this to be done. We have already asked Waldrop*
184 *Engineering to begin the preparation of this plan. Our goal is to try to get this done in the March*

185 *time schedule so we can get it submitted on time. It's due June 30, but I clearly want it*
186 *submitted well in advance of the due date and for all of you to be able to see it well in advance.*

187
188 *Ms. Couse: What is going to be the impact, financial impact of this?*

189
190 *Mr. Ward: In terms of what we have to do financially is really do the actual plan from the*
191 *engineering perspective. None of us have any idea what this is going to cost for any of my*
192 *Districts, whether it's Waldrop Engineering or any other District Engineer. We are just going to*
193 *have to go through this and figure it out over the next few months. The good news is, once we*
194 *do the plan, we are not required to put any of that in our operating or financial plans on a going*
195 *forward basis. It's just a reporting agency item, so this capital cost is \$50 million dollars, or \$20*
196 *million dollars, we don't need to do anything with it, it's just for reporting purposes. So,*
197 *although the engineering fees will be there, they are miniscule in comparison to if we had to do*
198 *something to assessment rates that would affect the preparation of this, which we don't.*

200 **II. District Engineer**

201
202 No report.

203
204 **III. District Manager**

- 205
206 **a) Financial Statement for period ending September 30, 2021 (unaudited)**
207 **b) Financial Statement for period ending October 31, 2021 (unaudited)**

208
209 No report.

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211
212 **SEVENTH ORDER OF BUSINESS Audience Comments and Supervisor's Requests**

213
214 Mr. Ward asked if there were any members of the audience present by audio or video with any
215 questions or comments; there were none. He noted there were no members of the audience present in
216 person. He asked if there were any Supervisor's requests; there were none.

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219 **EIGHTH ORDER OF BUSINESS Adjournment**

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221 Mr. Ward adjourned the meeting at approximately 3:15 p.m.

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223 **On MOTION made by Mr. Victor Sciarabba, seconded by Mr. Peter**
224 **Latessa, and with all in favor, the meeting was adjourned.**

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227 **Artisan Lakes Community Development District**

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231 _____
James P. Ward, Secretary

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Travis Stagnita, Chairperson

RESOLUTION 2022-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Artisan Lakes Community Development District (the "Board"), a proposed Budget for Fiscal Year 2023; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. The proposed Budget submitted by the District Manager for Fiscal Year 2023 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE:	Thursday, April 7, 2022
HOUR:	3:00 P.M.
LOCATION:	Artisan Lakes Clubhouse 4725 Los Robles Court Palmetto, Florida 34221

SECTION 4. The District Manager is hereby directed to submit a copy of the proposed budget to Manatee County at least 60 days prior to the hearing set above. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the proposed budget on the District's website at least two days before the budget hearing date.

SECTION 5. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

RESOLUTION 2022-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 7. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 8. This Resolution shall take effect immediately upon adoption.

Secretary Ward offered the Foregoing Resolution and moved its adoption, which was seconded by Supervisor _____ and, upon being put to a vote, the vote was as follows:

Travis Stagnitta _____
Deanna Zaenglein _____
Carol Couse _____
Peter Letessa _____
Vince Sciarabba _____

DULY PASSED AND ADOPTED by the Board of Supervisors of the Artisan Lakes Community Development District, Manatee County, Florida, this 3rdth day of February 2022.

ATTEST:

**BOARD OF SUPERVISORS OF ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Travis Stagnitta, Chairperson

APPROVED AS TO FORM:

Jere Earlywine, District Attorney

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2023

PREPARED BY:

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

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

Artisan Lakes Community Development District
General Fund - Budget
Fiscal Year 2023

Description	Fiscal Year 2022 Budget	Actual at 12/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Assessment Revenue				
Assessments - On-Roll	\$ 82,805	\$ 10,057	\$ 82,805	\$ 86,135
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Taylor Morrison	\$ -	\$ -	\$ 4,374	
Total Revenue & Other Sources	\$ 82,805	\$ 10,057	\$ 87,179	\$ 86,135
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ 1,800	\$ 600	\$ 2,200	\$ 3,200
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -
Executive				
Professional - Management	\$ 20,000	\$ 3,333	\$ 20,000	\$ 23,000
Financial and Administrative				
Audit Services	\$ 4,200	\$ -	\$ 4,200	\$ 4,300
Accounting Services	\$ -	\$ -	\$ -	\$ -
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ -
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 2,500	\$ 82	\$ 2,000	\$ 2,000
Trustee Services	\$ 9,725	\$ 5,886	\$ 9,725	\$ 9,725
Dissemination Agent Services	\$ 6,000	\$ 100	\$ 6,100	\$ 6,000
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -
Bank Service Fees	\$ 250	\$ 13	\$ 250	\$ 250
Travel and Per Diem	\$ -			\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 200	\$ 60	\$ 150	\$ 150
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 2,488	\$ -	\$ 2,400	\$ 1,200
Insurance	\$ 5,500	\$ 5,034	\$ 5,034	\$ 5,200
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Printing and Binding	\$ 750	\$ 221	\$ 500	\$ 500
Office Supplies	\$ -	\$ -	\$ -	\$ -
Legal Services				
General Counsel	\$ 12,800	\$ 2,648	\$ 10,592	\$ 12,800
Boundary Amendment		\$ 4,374	\$ 4,374	
Other General Government Services				
Engineering Services	\$ -	\$ 318	\$ 600	\$ 1,000
Contingencies		\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -

Artisan Lakes Community Development District
General Fund - Budget
Fiscal Year 2023

Description	Fiscal Year 2022 Budget	Actual at 12/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2023 Budget
Reserves				
Operational Reserve (Future Years)	\$ 10,000	\$ -	\$ -	\$ 10,000
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 5,417	\$ -	\$ -	\$ 5,635
Total Appropriations	\$ 82,805	\$ 22,844	\$ 69,300	\$ 86,135
Fund Balances:				
Change from Current Year Operations	\$ -	\$ (12,787)	\$ 17,879	\$ -
Fund Balance - Beginning				
Restricted for Future Operations	\$ 70,000	\$ 70,000	\$ 70,000	\$ 80,000
Unassigned	\$ 74,003	\$ 74,003	\$ 91,882	\$ 91,882
Total Fund Balance	\$ 144,003	\$ 131,216	\$ 161,882	\$ 171,882
Assessment Rate	\$ 98.26			\$ 101.22
Total Number Of Units	851			851
Type of Unit		Number of Units		
Single Family 30' - 39'	92			92
Single Family 40' - 49'	286			286
Single Family 50' - 59'	255			255
Single Family 50' - 69'	190			190
Single Family 70' and up	28			28
Total Units	851			851

Artisan Lakes Community Development District
General Fund - Budget
Fiscal Year 2023

Revenues and Other Sources

Carryforward	\$	-
Interest Income - General Account	\$	-

Appropriations

Legislative

Board of Supervisor's Fees	\$	3,200
<p>The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District. The current Board has waived the statutory authorized fees.</p>		

Executive

Professional - Management	\$	23,000
<p>The District retains the services of a professional management company - JPWard and Associates, LLC - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to the District.</p>		

Financial and Administrative

Audit Services	\$	4,300
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures, if it's Revenues or Expenditures reach a certain threshold.</p>		

Accounting Services	\$	-
<p>For the Maintenance of the District's books and records on a daily basis.</p>		

Assessment Roll Preparation	\$	-
<p>For the preparation by the Financial Advisor of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Collier County Property Appraiser.</p>		

Arbitrage Rebate Fees	\$	1,000
<p>For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.</p>		

Other Contractual Services \$ -

Recording and Transcription	\$	-
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Legal Advertising	\$	2,000
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Trustee Services	\$	9,725
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With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.

Dissemination Agent Services	\$	6,000
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With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.

Property Appraiser Fees	\$	-
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Bank Service Fees	\$	250
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Artisan Lakes Community Development District
General Fund - Budget
Fiscal Year 2023

Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	150
Rentals and Leases		
Miscellaneous Equipment	\$	-
Computer Services (Web Site Maintenance)	\$	1,200
Insurance	\$	5,200
Subscriptions and Memberships	\$	175
Printing and Binding	\$	500
Office Supplies	\$	-
Legal Services		
General Counsel	\$	12,800
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".		
Other General Government Services		
Engineering Services	\$	1,000
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
Contingencies	\$	-
Reserves		
Operational Reserve (Future Years)	\$	10,000
The District has established an operational reserve to cover expenses that occur before assessment monies are received, and/or other expenses that may arise that are not anticipated in the Budget.		
Other Fees and Charges		
Discounts and Tax Collector Fees	\$	5,635
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee		
Total Appropriations:	\$	<u>86,135</u>

**Artisan Lakes Community Development District
Debt Service Fund - Series 2013 Bonds - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 12/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll				
Series 2013 A-1	\$ 284,981	\$ 34,638	\$ 284,981	\$ 273,757
Series 2013 A-3	\$ 109,448	\$ 13,303	\$ 109,448	\$ 111,457
Special Assessment - Prepayment				
Series 2013 A-1	\$ -	\$ -	\$ -	\$ -
Series 2013 A-3	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 394,429	\$ 47,941	\$ 394,429	\$ 385,214
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 A-1	\$ 55,000	\$ -	\$ 55,000	\$ 60,000
Series 2013 A-3	\$ 20,000	\$ -	\$ 20,000	\$ 20,000
Principal Debt Service - Early Redemptions				
Series 2013 A-1	\$ -	\$ 15,000	\$ 15,000	\$ -
Series 2013 A-3	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2013 A-1	\$ 211,338	\$ 103,938	\$ 211,338	\$ 203,138
Series 2013 A-3	\$ 82,288	\$ 41,144	\$ 82,288	\$ 80,838
Other Fees and Charges				
Discounts for Early Payment	\$ 25,804	\$ -	\$ 25,804	\$ 21,239
Total Expenditures and Other Uses	\$ 394,430	\$ 160,082	\$ 409,430	\$ 385,214
Net Increase/(Decrease) in Fund Balance	\$ -	\$ (112,141)	\$ (15,001)	\$ -
Fund Balance - Beginning	\$ 767,397	\$ 767,397	\$ 767,397	\$ 752,396
Fund Balance - Ending	\$ 984,675	\$ 655,256	\$ 752,396	\$ 752,396

Artisan Lakes Community Development District
 Debt Service Fund - Series 2013 Bonds - Budget
 Fiscal Year 2023

Description	Fiscal Year 2022 Budget	Actual at 12/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2023 Budget
Restricted Fund Balance:				
Reserve Account Requirement				
Series 2013 A-1			\$ 262,444	
Series 2013 A-3			\$ 103,481	
		Total - Reserve Accounts	\$ 365,925	
Restricted for November 1, 2023 Interest Payment				
Series 2013 A-1			\$ 99,544	
Series 2013 A-3			\$ 39,694	
		Total - Reserved for Interest	\$ 99,544	
Total - Restricted Fund Balance:			\$ 465,469	

Assessment Rates	FY 2022	FY 2023
Series 2013 A-1		
Single Family 40'	\$ 708.80	\$ 708.80
Single Family 50'	\$ 855.99	\$ 855.99
Single Family 60'	\$ 1,063.19	\$ 1,063.19
Single Family 70'	\$ 1,240.39	\$ 1,240.39
Series 2013 A-3 (Phase 5 Only)		
Single Family 40'	\$ 365.73	\$ 365.73
Single Family 50'	\$ 457.17	\$ 457.17
Single Family 60'	\$ 548.60	\$ 548.60
Single Family 70'	\$ 640.03	\$ 640.03

**Artisan Lakes Community Development District
Debt Service Fund - Series 2013 A-1**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		\$ 3,430,000	6.75%			
11/1/2021	\$15,000			\$ 103,937.50		\$ 3,045,000
5/1/2022		\$ 55,000	6.75%	\$ 103,425.00	\$ 262,363	\$ 2,990,000
11/1/2022				\$ 101,568.75		\$ 2,990,000
5/1/2023		\$ 60,000	6.75%	\$ 101,568.75	\$ 258,138	\$ 2,930,000
11/1/2023				\$ 99,543.75		\$ 2,930,000
5/1/2024		\$ 65,000	6.75%	\$ 99,543.75	\$ 259,088	\$ 2,865,000
11/1/2024				\$ 97,350.00		\$ 2,865,000
5/1/2025		\$ 70,000	6.75%	\$ 97,350.00	\$ 259,700	\$ 2,795,000
11/1/2025				\$ 94,987.50		\$ 2,795,000
5/1/2026		\$ 75,000	6.75%	\$ 94,987.50	\$ 259,975	\$ 2,720,000
11/1/2026				\$ 92,456.25		\$ 2,720,000
5/1/2027		\$ 75,000	6.75%	\$ 92,456.25	\$ 259,913	\$ 2,645,000
11/1/2027				\$ 89,925.00		\$ 2,645,000
5/1/2028		\$ 85,000	6.75%	\$ 89,925.00	\$ 254,850	\$ 2,560,000
11/1/2028				\$ 87,056.25		\$ 2,560,000
5/1/2029		\$ 90,000	6.75%	\$ 87,056.25	\$ 259,113	\$ 2,470,000
11/1/2029				\$ 84,018.75		\$ 2,470,000
5/1/2030		\$ 95,000	6.75%	\$ 84,018.75	\$ 258,038	\$ 2,375,000
11/1/2030				\$ 80,812.50		\$ 2,375,000
5/1/2031		\$ 100,000	6.75%	\$ 80,812.50	\$ 256,625	\$ 2,275,000
11/1/2031				\$ 77,437.50		\$ 2,275,000
5/1/2032		\$ 110,000	6.75%	\$ 77,437.50	\$ 254,875	\$ 2,165,000
11/1/2032				\$ 73,725.00		\$ 2,165,000
5/1/2033		\$ 115,000	6.75%	\$ 73,725.00	\$ 257,450	\$ 2,050,000
11/1/2033				\$ 69,843.75		\$ 2,050,000
5/1/2034		\$ 125,000	6.75%	\$ 69,843.75	\$ 254,688	\$ 1,925,000
11/1/2034				\$ 65,625.00		\$ 1,925,000
5/1/2035		\$ 135,000	7.00%	\$ 65,625.00	\$ 256,250	\$ 1,790,000
11/1/2035				\$ 60,900.00		\$ 1,790,000
5/1/2036		\$ 145,000	7.00%	\$ 60,900.00	\$ 256,800	\$ 1,645,000
11/1/2036				\$ 55,825.00		\$ 1,645,000
5/1/2037		\$ 155,000	7.00%	\$ 55,825.00	\$ 256,650	\$ 1,490,000
11/1/2037				\$ 50,400.00		\$ 1,490,000
5/1/2038		\$ 165,000	7.00%	\$ 50,400.00	\$ 255,800	\$ 1,325,000
11/1/2038				\$ 44,625.00		\$ 1,325,000
5/1/2039		\$ 175,000	7.00%	\$ 44,625.00	\$ 254,250	\$ 1,150,000
11/1/2039				\$ 38,500.00		\$ 1,150,000
5/1/2040		\$ 190,000	7.00%	\$ 38,500.00	\$ 252,000	\$ 960,000
11/1/2040				\$ 31,850.00		\$ 960,000
5/1/2041		\$ 205,000	7.00%	\$ 31,850.00	\$ 253,700	\$ 755,000
11/1/2041				\$ 24,675.00		\$ 755,000
5/1/2042		\$ 220,000	7.00%	\$ 24,675.00	\$ 254,350	\$ 535,000
11/1/2042				\$ 16,975.00		\$ 535,000
5/1/2043		\$ 235,000	7.00%	\$ 16,975.00	\$ 253,950	\$ 300,000
11/1/2043				\$ 8,750.00		\$ 300,000
5/1/2044		\$ 250,000		\$ 8,750.00	\$ 252,500	\$ 50,000
Outstanding at September 30, 2023		\$ 2,880,000				

**Artisan Lakes Community Development District
Debt Service Fund - Series 2013 A-3**

Description	Principal Prepayments	Principal Mandatory	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 2,500,000	7.25%		
11/1/2021				\$ 41,143.75	
5/1/2022	\$ 20,000		7.25%	\$ 41,143.75	\$ 102,288
11/1/2022				\$ 40,418.75	
5/1/2023	\$ 20,000		7.25%	\$ 40,418.75	\$ 100,838
11/1/2023				\$ 39,693.75	
5/1/2024	\$ 25,000		7.25%	\$ 39,693.75	\$ 99,388
11/1/2024				\$ 38,787.50	
5/1/2025	\$ 25,000		7.25%	\$ 38,787.50	\$ 102,575
11/1/2025				\$ 37,881.25	
5/1/2026	\$ 25,000		7.25%	\$ 37,881.25	\$ 100,763
11/1/2026				\$ 36,975.00	
5/1/2027	\$ 30,000		7.25%	\$ 36,975.00	\$ 98,950
11/1/2027				\$ 35,887.50	
5/1/2028	\$ 30,000		7.25%	\$ 35,887.50	\$ 101,775
11/1/2028				\$ 34,800.00	
5/1/2029	\$ 30,000		7.25%	\$ 34,800.00	\$ 99,600
11/1/2029				\$ 33,712.50	
5/1/2030	\$ 35,000		7.25%	\$ 33,712.50	\$ 97,425
11/1/2030				\$ 32,443.75	
5/1/2031	\$ 40,000		7.25%	\$ 32,443.75	\$ 99,888
11/1/2031				\$ 30,993.75	
5/1/2032	\$ 40,000		7.25%	\$ 30,993.75	\$ 101,988
11/1/2032				\$ 29,543.75	
5/1/2033	\$ 45,000		7.25%	\$ 29,543.75	\$ 99,088
11/1/2033				\$ 27,912.50	
5/1/2034	\$ 45,000		7.25%	\$ 27,912.50	\$ 100,825
11/1/2034				\$ 26,281.25	
5/1/2035	\$ 50,000		7.25%	\$ 26,281.25	\$ 97,563
11/1/2035				\$ 24,468.75	
5/1/2036	\$ 55,000		7.25%	\$ 24,468.75	\$ 98,938
11/1/2036				\$ 22,475.00	
5/1/2037	\$ 60,000		7.25%	\$ 22,475.00	\$ 99,950
11/1/2037				\$ 20,300.00	
5/1/2038	\$ 65,000		7.25%	\$ 20,300.00	\$ 100,600
11/1/2038				\$ 17,943.75	
5/1/2039	\$ 65,000		7.25%	\$ 17,943.75	\$ 100,888
11/1/2039				\$ 15,587.50	
5/1/2040	\$ 75,000		7.25%	\$ 15,587.50	\$ 96,175
11/1/2040				\$ 12,868.75	
5/1/2041	\$ 80,000		7.25%	\$ 12,868.75	\$ 100,738
11/1/2041				\$ 9,968.75	
5/1/2042	\$ 85,000		7.25%	\$ 9,968.75	\$ 99,938
11/1/2042				\$ 6,887.50	
5/1/2043	\$ 90,000		7.25%	\$ 6,887.50	\$ 98,775
11/1/2043				\$ 3,625.00	
5/1/2044	\$ 100,000		7.25%	\$ 3,625.00	\$ 97,250

Artisan Lakes Community Development District
Debt Service Fund - Series 2013 A-3

Description	Principal Prepayments	Principal Mandatory	Coupon Rate	Interest	Annual Debt Service
Outstanding at September 30, 2022		\$ 1,135,000			

Artisan Lakes Community Development District
Debt Service Fund - Series 2018 Bonds - Budget
Fiscal Year 2023

Description	Fiscal Year 2022 Budget	Actual at 12/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 5	\$ 1	\$ 4	\$ 5
Reserve Account	\$ 5	\$ 1	\$ 4	\$ 5
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 500,011	\$ 60,462	\$ 500,011	\$ 500,011
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2018 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 500,021	\$ 60,464	\$ 500,019	\$ 500,021
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Principal Debt Service - Early	\$ -	\$ -	\$ -	\$ -
Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 352,122	\$ 174,913	\$ 352,122	\$ 345,013
Other Fees and Charges				
Discounts for Early Payment	\$ 35,001	\$ -	\$ -	\$ 35,001
Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 497,123	\$ 174,913	\$ 462,122	\$ 495,013
Net Increase/(Decrease) in Fund	\$ -	\$ (114,449)	\$ 37,897	\$ 5,008
Fund Balance - Beginning	\$ 421,226	\$ 421,226	\$ 421,226	\$ 459,123
Fund Balance - Ending	\$ 421,226	\$ 306,777	\$ 459,123	\$ 464,131

Restricted Fund Balance:

Reserve Account Requirement	\$ 137,283
Restricted for November 1, 2023 Interest Payment	\$ 169,991
Total - Restricted Fund Balance:	\$ 307,274

Assessment Rates	FY 2022	FY 2023
Single Family 30'	\$724.05	\$724.05
Single Family 40'	\$827.49	\$827.49
Single Family 50'	\$1,034.36	\$1,034.36
Single Family 60'	\$1,241.24	\$1,241.24
Single Family 70'	\$1,448.11	\$1,448.11

**Artisan Lakes Community Development District
Debt Service Fund - Series 2018 Bonds**

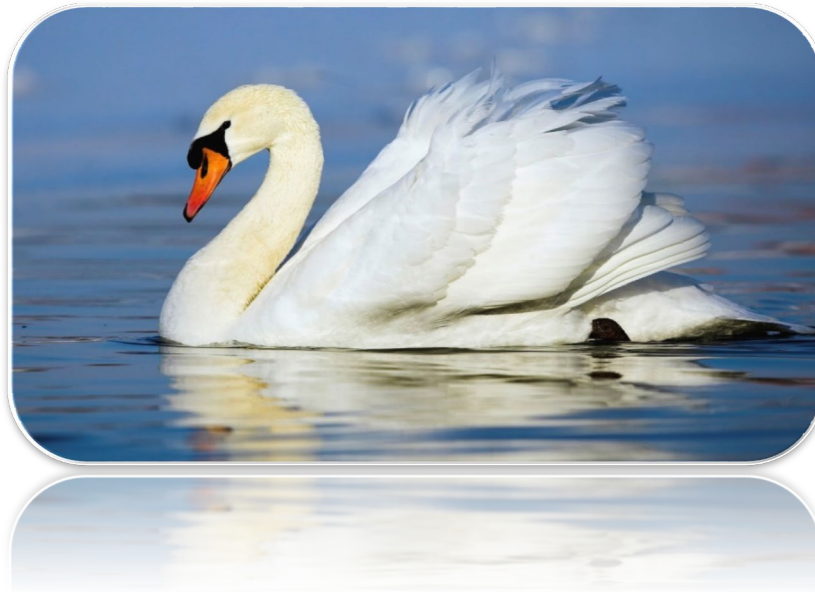
Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		\$ 6,760,000	Varies			
5/1/2019				\$ 164,447.14		
11/1/2019				\$ 179,396.88	\$ 343,844	\$ 6,760,000
5/1/2020	\$ 100,000		4.375%	\$ 179,396.88		\$ 6,660,000
11/1/2020				\$ 177,209.38	\$ 458,794	\$ 6,660,000
5/1/2021	\$ 105,000		4.375%	\$ 177,209.38		\$ 6,555,000
11/1/2021				\$ 174,912.50	\$ 459,419	\$ 6,555,000
5/1/2022	\$ 110,000		4.375%	\$ 174,912.50		\$ 6,445,000
11/1/2022				\$ 172,506.25	\$ 459,825	\$ 6,445,000
5/1/2023	\$ 115,000		4.375%	\$ 172,506.25		\$ 6,330,000
11/1/2023				\$ 169,990.63	\$ 460,013	\$ 6,330,000
5/1/2024	\$ 120,000		4.375%	\$ 169,990.63		\$ 6,210,000
11/1/2024				\$ 167,365.63	\$ 459,981	\$ 6,210,000
5/1/2025	\$ 125,000		4.875%	\$ 167,365.63		\$ 6,085,000
11/1/2025				\$ 164,318.75	\$ 459,731	\$ 6,085,000
5/1/2026	\$ 130,000		4.875%	\$ 164,318.75		\$ 5,955,000
11/1/2026				\$ 161,150.00	\$ 458,638	\$ 5,955,000
5/1/2027	\$ 135,000		4.875%	\$ 161,150.00		\$ 5,820,000
11/1/2027				\$ 157,859.38	\$ 457,300	\$ 5,820,000
5/1/2028	\$ 145,000		4.875%	\$ 157,859.38		\$ 5,675,000
11/1/2028				\$ 154,325.00	\$ 460,719	\$ 5,675,000
5/1/2029	\$ 150,000		4.875%	\$ 154,325.00		\$ 5,525,000
11/1/2029				\$ 150,668.75	\$ 458,650	\$ 5,525,000
5/1/2030	\$ 160,000		5.375%	\$ 150,668.75		\$ 5,365,000
11/1/2030				\$ 146,368.75	\$ 461,338	\$ 5,365,000
5/1/2031	\$ 165,000		5.375%	\$ 146,368.75		\$ 5,200,000
11/1/2031				\$ 141,934.38	\$ 457,738	\$ 5,200,000
5/1/2032	\$ 175,000		5.375%	\$ 141,934.38		\$ 5,025,000
11/1/2032				\$ 137,231.25	\$ 458,869	\$ 5,025,000
5/1/2033	\$ 185,000		5.375%	\$ 137,231.25		\$ 4,840,000
11/1/2033				\$ 132,259.38	\$ 459,463	\$ 4,840,000
5/1/2034	\$ 195,000		5.375%	\$ 132,259.38		\$ 4,645,000
11/1/2034				\$ 127,018.75	\$ 459,519	\$ 4,645,000
5/1/2035	\$ 205,000		5.375%	\$ 127,018.75		\$ 4,440,000
11/1/2035				\$ 121,509.38	\$ 459,038	\$ 4,440,000
5/1/2036	\$ 220,000		5.375%	\$ 121,509.38		\$ 4,220,000
11/1/2036				\$ 115,596.88	\$ 463,019	\$ 4,220,000
5/1/2037	\$ 230,000		5.375%	\$ 115,596.88		\$ 3,990,000
11/1/2037				\$ 109,415.63	\$ 461,194	\$ 3,990,000
5/1/2038	\$ 240,000		5.375%	\$ 109,415.63		\$ 3,750,000
11/1/2038				\$ 102,965.63	\$ 458,831	\$ 3,750,000
5/1/2039	\$ 255,000		5.375%	\$ 102,965.63		\$ 3,495,000
11/1/2039				\$ 96,112.50	\$ 460,931	\$ 3,495,000
5/1/2040	\$ 270,000		5.500%	\$ 96,112.50		\$ 3,225,000
11/1/2040				\$ 88,687.50	\$ 462,225	\$ 3,225,000
5/1/2041	\$ 285,000		5.500%	\$ 88,687.50		\$ 2,940,000
11/1/2041				\$ 80,850.00	\$ 462,375	\$ 2,940,000
5/1/2042	\$ 300,000		5.500%	\$ 80,850.00		\$ 2,640,000

**Artisan Lakes Community Development District
Debt Service Fund - Series 2018 Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2042				\$ 72,600.00	\$ 153,450	\$ 2,640,000
5/1/2043		\$ 320,000	5.500%	\$ 72,600.00		\$ 2,320,000
11/1/2043				\$ 63,800.00	\$ 465,200	\$ 2,320,000
5/1/2044		\$ 335,000	5.500%	\$ 63,800.00		\$ 1,985,000
11/1/2044				\$ 54,587.50	\$ 462,600	\$ 1,985,000
5/1/2045		\$ 355,000	5.500%	\$ 54,587.50		\$ 1,630,000
11/1/2045				\$ 44,825.00	\$ 464,175	\$ 1,630,000
5/1/2046		\$ 375,000	5.500%	\$ 44,825.00		\$ 1,255,000
11/1/2046				\$ 34,512.50	\$ 464,650	\$ 1,255,000
5/1/2047		\$ 395,000	5.500%	\$ 34,512.50		\$ 860,000
11/1/2047				\$ 23,650.00	\$ 464,025	\$ 860,000
5/1/2048		\$ 420,000	5.500%	\$ 23,650.00		\$ 440,000
11/1/2048				\$ 12,100.00	\$ 467,300	\$ 440,000
5/1/2049		\$ 440,000	5.500%	\$ 12,100.00		\$ -

Par Outstanding after September 30, 2023 \$ 6,330,000

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2021

FISCAL YEAR 2022

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 November 30, 2021**

	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			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 253,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253,205
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	-	263,769	-	-	-	-	263,769
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	-	222,818	-	-	-	-	222,818
Series 2013 A-3	-	16,118	-	-	-	-	16,118
Series 2018	-	-	108,974	-	-	-	108,974
Prepayment Account							
Series 2013 A-1	-	952	-	-	-	-	952
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	184	-	-	-	-	184
Series 2018	-	-	94	-	-	-	94
Capitalized Interest Account							
Construction Account					6		6

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 2021**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2013	Series 2018	Capital Project Fund Series 2018		
Cost of Issuance Account					-	-
Due from Other Funds						
General Fund	-	47,941	60,462	-	-	108,403
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	655,264	655,264
Amount to be Provided by Debt Service Funds	-	-	-	-	10,029,736	10,029,736
Total Assets	<u>\$ 253,205</u>	<u>\$ 655,264</u>	<u>\$ 306,779</u>	<u>\$ 6</u>	<u>\$ 10,685,000</u>	<u>\$ 11,900,254</u>
Liabilities						
Accounts Payable & Payroll Liabilities	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 800
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	108,403	-	-	-	-	108,403
Bonds Payable						
Current Portion						
Series 2013 A-1					\$55,000	55,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$20,000	20,000
Series 2018					\$110,000	110,000
Long Term						
Series 2013 A-1					\$2,940,000	2,940,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$1,115,000	1,115,000
Series 2018					\$6,445,000	6,445,000
Total Liabilities	<u>\$ 109,203</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,685,000</u>	<u>\$ 10,794,203</u>

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 2021**

	Governmental Funds					Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund	Account Groups	
	General Fund	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, 2021 (Unaudited)	-	767,397	421,226	6	-	1,188,629
Results from Current Operations	-	(112,133)	(114,447)	-	-	(226,580)
Unassigned						
Beginning: October 1, 2021 (Unaudited)	156,788	-	-	-	-	156,788
Results from Current Operations	(12,785)	-	-	-	-	(12,785)
Total Fund Equity and Other Credits	\$ 144,003	\$ 655,264	\$ 306,779	\$ 6	\$ -	\$ 1,106,051
Total Liabilities, Fund Equity and Other Credits	\$ 253,205	\$ 655,264	\$ 306,779	\$ 6	\$ 10,685,000	\$ 11,900,254

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021

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	355	9,702	10,057	77,388	13%
Special Assessments - Off-Roll	-	-	-	-	0%
Developer Contribution					
	-	-	-	-	N/A
Intragovernmental Transfer In					
	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 355	\$ 9,702	\$ 10,057	\$ 77,388	13%
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	-	600	600	1,800	33%
Executive					
Professional Management	1,667	1,667	3,333	20,000	17%
Financial and Administrative					
Audit Services	-	-	-	4,200	0%
Accounting Services	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	1,000	0%
Other Contractual Services					
Legal Advertising	82	-	82	2,500	3%
Trustee Services	5,886	-	5,886	9,725	61%
Dissemination Agent Services	100	-	100	6,000	2%
Property Appraiser Fees	-	-	-	-	N/A
Bank Service Fees	6	7	13	250	5%

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services					
Postage, Freight & Messenger	60	-	60	200	30%
Computer Services - Website Development	-	-	-	2,488	0%
Insurance	5,034	-	5,034	5,500	92%
Printing & Binding	-	221	221	750	29%
Subscription & Memberships	175	-	175	175	100%
Legal Services					
Legal - General Counsel	-	2,648	2,648	12,800	21%
Legal - Boundary Amendment	638	3,736	4,374	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	N/A
Other General Government Services					
Engineering Services	-	318	318	-	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:	13,647	9,196	22,843	77,388	30%
<hr/>					
Total Expenditures and Other Uses:	\$ 13,647	\$ 9,196	\$ 22,843	\$ 77,388	30%
<hr/>					
Net Increase/ (Decrease) in Fund Balance	(13,292)	506	(12,785)	-	
Fund Balance - Beginning	156,788	143,496	156,788	-	
Fund Balance - Ending	\$ 143,496	\$ 144,003	144,003	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ -	N/A
Interest Income	4	4	7	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll					
Series 2013 Bonds A-1	1,223	33,415	34,638	\$ 266,338	13%
Series 2013 Bonds A-2			-	\$ 102,288	0%
Series 2013 Bonds A-3	470	12,833	13,303	\$ -	N/A
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:	\$ 1,696	\$ 46,252	\$ 47,948	\$ 368,626	13%
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory					
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ 55,000	0%
Series 2013 Bonds A-2			-	\$ -	N/A
Series 2013 Bonds A-3			-	\$ 20,000	0%
Principal Debt Service - Early Redemptions					
Series 2013 Bonds A-1	-	15,000	15,000	-	N/A
Series 2013 Bonds A-2	-	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	-	N/A
Interest Expense					
Series 2013 Bonds A-1	-	103,938	103,938	211,338	49%
Series 2013 Bonds A-2		-	-	-	N/A
Series 2013 Bonds A-3		41,144	41,144	82,288	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 160,081	\$ 160,081	\$ 368,626	43%
Net Increase/ (Decrease) in Fund Balance	1,696	(113,829)	(112,133)	-	
Fund Balance - Beginning	767,397	769,093	767,397	-	
Fund Balance - Ending	\$ 769,093	\$ 655,264	655,264	\$ -	

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 November 30, 2021

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	1	1	1	5	23%
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	1	2	5	48%
Capitalized Interest Account	-	-	-	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	2,134	58,328	60,462	465,010	13%
Special Assessments - Off Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Debt Proceeds					
	-	-	-	-	N/A
Intragovernmental Transfer In					
	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,136	\$ 58,330	\$ 60,466	\$ 465,020	N/A
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory					
Series 2018	-	-	-	110,000	0%
Principal Debt Service - Early Redemptions					
Series 2018	-	-	-	-	N/A
Interest Expense					
Series 2018	-	174,913	174,913	352,122	50%
Operating Transfers Out (To Other Funds)					
	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 174,913	174,913	\$ 462,122	38%
Net Increase/ (Decrease) in Fund Balance	2,136	(116,583)	(114,447)	2,898	
Fund Balance - Beginning	421,226	423,362	421,226	-	
Fund Balance - Ending	\$ 423,362	\$ 306,779	306,779	\$ 2,898	

Prepared by:

JPWARD and Associates, LLC

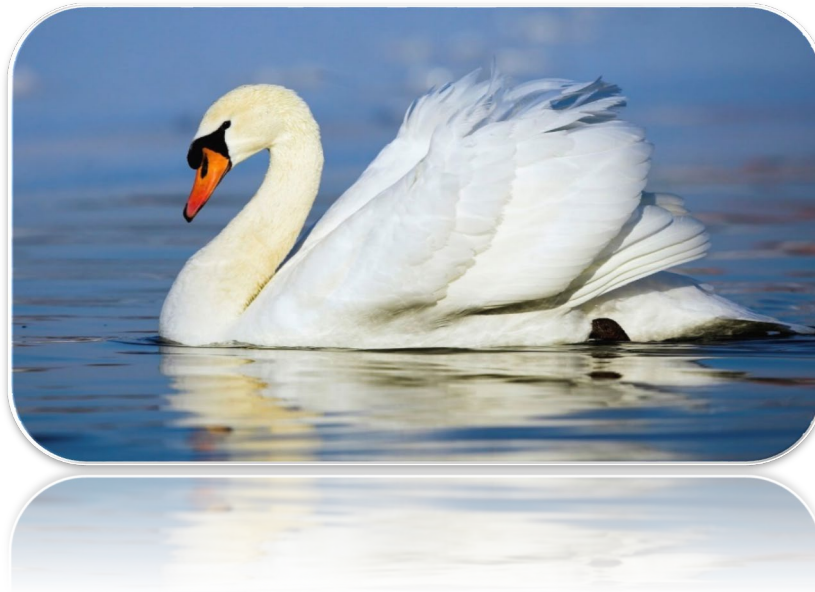
Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Construction Account	-	-	-	\$ -	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:	\$ -	\$ -	\$ -	\$ -	N/A
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	-	-	-	-	-
Legal - Series 2018 Bonds	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	0	-	-
Fund Balance - Beginning	6	6	6	\$ -	-
Fund Balance - Ending	\$ 6	\$ 6	\$ 6	\$ 6	-

Prepared by:

JPWARD and Associates, LLC

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2021

FISCAL YEAR 2022

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 December 31, 2021**

	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			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$	170,754	\$	-	\$	-	\$	170,754
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		-	263,770		-	-		263,770
Series 2013 A-2		-	-		-	-		-
Series 2013 A-3		-	103,482		-	-		103,482
Series 2018		-	-	137,249		-		137,249
Revenue								
Series 2013 A-1 and A-2		-	360,962		-	-		360,962
Series 2013 A-3		-	69,173		-	-		69,173
Series 2018		-	-	350,106		-		350,106
Prepayment Account								
Series 2013 A-1		-	952		-	-		952
Series 2013 A-2		-	-		-	-		-
Series 2013 A-3		-	184		-	-		184
Series 2018		-	-	94		-		94
Capitalized Interest Account								
Construction Account						6		6

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending December 31, 2021**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2013	Series 2018	Capital Project Fund Series 2018		
Cost of Issuance Account					-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	798,523	798,523
Amount to be Provided by Debt Service Funds	-	-	-	-	9,886,477	9,886,477
Total Assets	<u>\$ 170,754</u>	<u>\$ 798,523</u>	<u>\$ 487,449</u>	<u>\$ 6</u>	<u>\$ 10,685,000</u>	<u>\$ 12,141,732</u>
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Bonds Payable						
Current Portion						
Series 2013 A-1					\$55,000	55,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$20,000	20,000
Series 2018					\$110,000	110,000
Long Term						
Series 2013 A-1					\$2,940,000	2,940,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$1,115,000	1,115,000
Series 2018					\$6,445,000	6,445,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,685,000</u>	<u>\$ 10,685,000</u>

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending December 31, 2021**

	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, 2021 (Unaudited)	-	767,397	421,226	6	-	1,188,629
Results from Current Operations	-	31,126	66,223	-	-	97,349
Unassigned						
Beginning: October 1, 2021 (Unaudited)	156,788	-	-	-	-	156,788
Results from Current Operations	13,966	-	-	-	-	13,966
Total Fund Equity and Other Credits	\$ 170,754	\$ 798,523	\$ 487,449	\$ 6	\$ -	\$ 1,456,732
Total Liabilities, Fund Equity and Other Credits	\$ 170,754	\$ 798,523	\$ 487,449	\$ 6	\$ 10,685,000	\$ 12,141,732

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021

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	355	9,702	30,053	40,110	77,388	52%
Special Assessments - Off-Roll	-	-	-	-	-	0%
Developer Contribution	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 355	\$ 9,702	\$ 30,053	\$ 40,110	\$ 77,388	52%
Expenditures and Other Uses						
Legislative						
Board of Supervisor's Fees	-	600	1,000	1,600	1,800	89%
Executive						
Professional Management	1,667	1,667	1,667	5,000	20,000	25%
Financial and Administrative						
Audit Services	-	-	-	-	4,200	0%
Accounting Services	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	1,000	0%
Other Contractual Services						
Legal Advertising	82	-	-	82	2,500	3%
Trustee Services	5,886	-	-	5,886	9,725	61%
Dissemination Agent Services	100	-	-	100	6,000	2%
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Service Fees	6	7	8	20	250	8%

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services						
Postage, Freight & Messenger	60	-	125	185	200	92%
Computer Services - Website Development	-	-	-	-	2,488	0%
Insurance	5,034	-	-	5,034	5,500	92%
Printing & Binding	-	221	453	673	750	90%
Subscription & Memberships	175	-	-	175	175	100%
Legal Services						
Legal - General Counsel	-	2,648	-	2,648	12,800	21%
Legal - Boundary Amendment	638	3,736	50	4,424	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	N/A
Other General Government Services						
Engineering Services	-	318	-	318	-	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:	13,647	9,196	3,301	26,144	77,388	34%
Total Expenditures and Other Uses:	\$ 13,647	\$ 9,196	\$ 3,301	\$ 26,144	\$ 77,388	34%
Net Increase/ (Decrease) in Fund Balance	(13,292)	506	26,751	13,966	-	
Fund Balance - Beginning	156,788	143,496	144,003	156,788	-	
Fund Balance - Ending	\$ 143,496	\$ 144,003	\$ 170,754	170,754	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	4	4	5	12	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll						
Series 2013 Bonds A-1	1,223	33,415	103,502	138,140	\$ 266,338	52%
Series 2013 Bonds A-2				-	\$ 102,288	0%
Series 2013 Bonds A-3	470	12,833	39,751	53,055	\$ -	N/A
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:	\$ 1,696	\$ 46,252	\$ 143,259	\$ 191,207	\$ 368,626	52%
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ 55,000	0%
Series 2013 Bonds A-2				-	\$ -	N/A
Series 2013 Bonds A-3				-	\$ 20,000	0%
Principal Debt Service - Early Redemptions						
Series 2013 Bonds A-1	-	15,000	-	15,000	-	N/A
Series 2013 Bonds A-2	-	-	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	-	-	N/A
Interest Expense						
Series 2013 Bonds A-1	-	103,938	-	103,938	211,338	49%
Series 2013 Bonds A-2				-	-	N/A
Series 2013 Bonds A-3		41,144		41,144	82,288	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 160,081	\$ -	\$ 160,081	\$ 368,626	43%
Net Increase/ (Decrease) in Fund Balance	1,696	(113,829)	143,259	31,126	-	
Fund Balance - Beginning	767,397	769,093	655,264	767,397	-	
Fund Balance - Ending	\$ 769,093	\$ 655,264	\$ 798,523	798,523	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021

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	1	1	1	2	5	34%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1	1	0	3	5	57%
Capitalized Interest Account	-	-	-	-	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	2,134	58,328	180,669	241,131	465,010	52%
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds						
	-	-	-	-	-	N/A
Intragovernmental Transfer In						
	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,136	\$ 58,330	\$ 180,670	\$ 241,136	\$ 465,020	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2018	-	-	-	-	110,000	0%
Principal Debt Service - Early Redemptions						
Series 2018	-	-	-	-	-	N/A
Interest Expense						
Series 2018	-	174,913	-	174,913	352,122	50%
Operating Transfers Out (To Other Funds)						
	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 174,913	\$ -	174,913	\$ 462,122	38%
Net Increase/ (Decrease) in Fund Balance	2,136	(116,583)	180,670	66,223	2,898	
Fund Balance - Beginning	421,226	423,362	306,779	421,226	-	
Fund Balance - Ending	\$ 423,362	\$ 306,779	\$ 487,449	487,449	\$ 2,898	

Prepared by:

JPWARD and Associates, LLC

Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Construction Account	-	-	-	-	\$ -	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>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</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	-	
Fund Balance - Beginning	6	6	6	6	\$ -	
Fund Balance - Ending	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ -</u>	

Prepared by:

JPWARD and Associates, LLC