ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

July 1, 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

June 24, 2021

Board of Supervisors

Artisan Lakes Community Development District

Dear Board Members:

This regular meeting of the Board of Supervisors of the Artisan Lakes Community Development District will be held on **Thursday, July 1, 2021, at 3:30 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/j.php?MTID=me6a3afb088626c7a561e595b1ac9b7a1

Access Code: **173 016 1183,** Event password: **Jpward** Or phone: **408-418-9388** and enter the access code **173 016 1183** to join the meeting.

Agenda

- 1. Call to Order & Roll Call.
- 2. Consideration of Minutes:
 - I. May 6, 2021 Public Hearing Minutes
- 3. Consideration of **Resolution 2021-14** Re-designating dates, time, and location for the Regular Meetings of the Board of Supervisor's for Fiscal Year 2022.
- 4. Staff Reports
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) Financial Statement for period ending April 30, 2021 (unaudited)
 - b) Financial Statement for period ending May 31, 2021 (unaudited)
- 5. Supervisor's Requests and Audience Comments
- 6. Adjournment

The Second Order of Business is the consideration of the Minutes from the Artisan Lakes Board of Supervisors March 4, 2021, Regular Meeting.

The Third Order of Business is the Consideration of **Resolution 2021-14** re-designating the meeting schedule for Fiscal Year 2022. The meeting schedule is at **3:00** P.M. at the Artisan Lakes Clubhouse, **4725** Los Robles Court, Palmetto, Florida 34221.

The Fiscal Year 2022 schedule is as follows:

<u>October 7, 2021</u>	<u>November 4, 2021</u>
<u>December 2, 2021</u>	<u>January 6, 2022</u>
February 3, 2022	March 3, 2022
<u>April 7, 2022</u>	<u>May 5, 2022</u>
<u>June 2, 2022</u>	July 7, 2022
<u>August 4, 2022</u>	<u>September 1, 2022</u>

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

omus & Word

James P. Ward District Manager

1	MI	NUTES OF MEETING									
2	ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT										
3	COMMUNI	TY DEVELOPMENT DISTRICT									
4											
5		visors of the Artisan Lakes Community Development District									
6		P.M., at the Artisan Lakes Clubhouse, 4725 Los Robles Court,									
7	Palmetto, Florida 34221.										
8											
9	Present and constituting a quorun										
10	Travis Stagnitta	Chairperson									
11	Vincent Sciarrabba Vice Chairperson										
12	Deanne Zaenglein	Assistant Secretary									
13	Peter Latessa	Assistant Secretary									
14	Carol Couse	Assistant Secretary									
15											
16	Also present were:	District Manager									
17	James P. Ward	District Manager									
18 19	Wes Haber Victor Barbosa	District Counsel									
20		Waldrop Engineering Grau & Associates									
20 21	Tony Grau	Grau & Associates									
22	Audience:										
23	Drew Miller	Taylor Morrison									
24	Drew Willer										
25	All resident's names were not i	ncluded with the minutes. If a resident did not identify									
26		not pick up the name, the name was not recorded in these									
27	minutes.	not plok up the nume, the nume was not recorded in these									
28	mates										
29	PORTIONS OF THIS MEETING WERE TR	ANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE									
30		ANSCRIBED IN ITALICS.									
31											
32	FIRST ORDER OF BUSINESS	Call to Order/Roll Call									
33											
34	District Manager James P. Ward called the	e meeting to order at approximately 3:30 p.m. He conducted									
35	roll call; all Members of the Board were pre	esent constituting a quorum.									
36											
37	SECOND ORDER OF BUSINESS	Consideration of Minutes									
38											
39	March 4, 2021 – Regular Meeting Minutes	6									
40											
41		ns, corrections, or deletions to these Minutes; hearing none,									
42	he called for a motion.										
43	I										
44	On MOTION made by I	Ms. Carol Couse, seconded by Mr. Travis									
45	Stagnitta, and with all in	favor, the March 4, 2021 Regular Meeting									
46	Minutes were approved.										
47	·										

48	THIRD ORDER OF BUSINESS	PUBLIC HEARING
49		
50	Mr. Ward explained the public hear	ing process including public comment, Board discussion and vote.
51		
52	a. PUBLIC HEARING – FISCAL YEAF	R 2022 BUDGET
53		
54	I. Public Comment and Testin	nony
55		
56	Mr. Ward called for a motio	n to open the Public Hearing.
57		
58	On MOTION made	e by Mr. Peter Latessa, seconded by Mr. Vince
59	Sciarrabba, and wit	h all in favor, the Public Hearing was opened.
60		
61	Mr. Ward asked if there w	ere any public comments or questions with respect to the
62	Fiscal Year 2022 Budget;	hearing none, he called for a motion to close the public
63	hearing. He noted there w	ere no members of the public present in person other than
64	Mr. Drew Miller. Mr. Miller	had no questions or comments.
65		
66	On MOTION made	e by Mr. Travis Stagnitta, seconded by Ms. Dee
67		all in favor, the Public Hearing was closed.
68	<u> </u>	
69	II. Board Comment	
70		
71	Mr. Ward asked if there w	ere any Board comments or questions. He noted he reviewed the
72		e previous meeting. There were no questions or comments.
73	J J	
74	III. Consideration of Resolution	n 2021-10 adopting the annual appropriation and Budget for Fiscal
75	Year 2022	
76		
77	Mr. Ward called for a more	tion for Resolution 2021-10 relating to the annual appropriations,
78	adopting the Budget for th	e Fiscal Year beginning October 1, 2021 and ending September 30,
79	2022.	
80		
81	On MOTION made	by Mr. Peter Latessa, seconded by Ms. Carol Couse,
82	and with all in favo	or, Resolution 2021-10 was adopted, and the Chair
83	was authorized to s	ign.
84		
85	b. FISCAL YEAR 2022 IMPOSING	SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND
86		D SPECIAL ASSESSMENT METHODOLOGY
87		
88	Mr. Ward indicated this public	hearing was related to the imposition of the special assessments for
89	the general fund, certification	of an assessment roll, and approval of the special assessment
90	methodology for the District.	
91		
92	I. Public Comment and Testin	nony
93		
94	Mr. Ward called for a motio	n to open the Public Hearing.

96	On MOTION made by Mr. Peter Latessa, seconded by Mr. Vincent
97	Sciarrabba, and with all in favor, the Public Hearing was opened.
98	
99	Mr. Ward asked if there were any public comments or questions; hearing none, he
100	called for a motion to close the Public Hearing.
101	
102	On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Peter
102	Latessa, and with all in favor, the Public Hearing was closed.
104 105	II. Board Comment
105	n. Board Comment
100	Mr. Ward: This Resolution imposes the special assessments for the general fund for fiscal year
107	2022 which is \$97.30 dollars per unit per year levied; the same amount for each property in the
108	District itself. It certifies the assessment roll which is the process we have to go through
110	administratively to certify the rolls to the County in which the District is located to ensure the
111	assessments are placed on your tax bills in November. Then, it adopts the assessment
112	methodology, which is attached as an exhibit to the Resolution, which simply shows you how the
113	allocation is done amongst all the units, which in this case is simply the same amount for each
114	<i>unit within the Community itself.</i> He asked if there were any questions; hearing none, he called
115	for a motion.
TTD	
115 116 117	
116	III. Consideration of Resolution 2021-11 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology
116 117	III. Consideration of Resolution 2021-11 imposing special assessments, adopting an assessment
116 117 118	III. Consideration of Resolution 2021-11 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology
116 117 118 119	 III. Consideration of Resolution 2021-11 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology On MOTION made by Mr. Vince Sciarrabba, seconded by Mr. Peter
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On MOTION made by Mr. Peter Latessa, seconded by Ms. Dee 140 Zaenglein, and with all in favor, Resolution 2021-12 was adopted as 141 142 amended, and the Chair was authorized to sign. 143 144 FIFTH ORDER OF BUSINESS **Consideration of Resolution 2021-13** 145 146 Consideration of Resolution 2021-13, A Resolution of the Board of Supervisors of the Artisan Lakes 147 Community Development District directing the Chairman and District Staff to file a Petition with 148 Manatee County, Florida, requesting the passage of an Ordinance amending the District's Boundaries, 149 and authorizing such other actions as are necessary in furtherance of the Boundary Amendment 150 process, authorizing a Funding Agreement 151 152 Mr. Ward explained the Resolution: What has occurred is there is a small piece of the property, which is 153 within the Artisan Lakes CDD, but it is really encompassing developable land which will be in the Artisan 154 Lakes East Community Development District. It entails about 20 lots that are clearly partially inside both 155 CDDs. They encompass Artisan Lakes and Artisan Lakes East CDD. Three or four of the lots are mostly within the boundaries of the Artisan Lakes CDD. There are no assessments on those lots whatsoever by 156 157 this District. You do not assess that land for either debt service or operations and maintenance, but the 158 Artisan Lakes East CDD count those for purposes of debt assessments that we will be doing on that 159 property and overall operations and maintenance for the District. I did include in the Agenda Package a 160 Map. 161 162 A question about the map was asked and answered but was inaudible. 163 Mr. Ward: All this Resolution does is authorize the amendment to the boundaries of this Community 164 165 Development District, the cost of which is borne by Taylor Morrison in terms of we will do an agreement 166 with them as part of this resolution. They will bear the legal costs of doing all of that and any other ancillary professional fees related to taking this property out of the District. This will be done in 167 168 conjunction with the Artisan Lakes East CDD doing the same thing at their meeting to amend their 169 boundaries to include this land that we are taking out of the Artisan Lakes CDD. He asked Mr. Victor 170 Barbosa to review the locations of the property. 171 172 Mr. Victor Barbosa reviewed the location of the various lots on the map. He pointed out the Heritage 173 Park portion and the pond portion. He stated the pond was currently under construction as part of 174 Esplanade Phase 5E. He indicated it was an existing pond but was being reshaped and might be 175 currently maintained by the District. 176 177 Mr. Ward: If it is, it is going to be under the Agreement both Districts have with the Master 178 Homeowner's Association. He asked if there were any questions; hearing none, he called for a motion. 179 180 On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Peter 181 Latessa, and with all in favor, Resolution 2021-13 was adopted as 182 amended, and the Chair was authorized to sign. 183 184 Mr. Stagnitta: One thing, the meeting time, 3:30 p.m., can we make it 3:00 p.m.? Because I have got to 185 make it to the other Board Meeting. 186

187 *Mr. Ward: What you do is make a motion to reconsider Resolution 2021-12.* 188 On MOTION made by Mr. Peter Latessa, seconded by Mr. Travis 189 190 Stagnitta, and with all in favor, it was agreed to Resolution 2021-12. 191 192 Mr. Ward: Okay, now we get to do this again. You are going to move to approve Resolution 2021-12 193 which designates the first Thursday of each month from October 1, 2021 through September 30, 2022, at 194 3:00 p.m. at the Artisan Lakes Amenities Center, 10730 Inglenook Terrace, Palmetto, Florida 34221 as 195 the dates, times, and location for your Fiscal Year 2022 Meetings. 196 197 On MOTION made by Mr. Travis Stagnitta, seconded by Ms. Carol 198 Couse, and with all in favor, Resolution 2021-12 was adopted as 199 amended, and the Chair was authorized to sign. 200 201 SIXTH ORDER OF BUSINESS **Consideration of Acceptance** 202 203 Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended 204 September 30, 2020 205 206 Mr. Tony Grau with Grau and Associates reviewed the Audited Financial Statements for the Fiscal Year 207 ended September 30, 2020. He reported the audit opinion was on page 1 and 2 and reflected a clean 208 opinion with respect to the financial statements and disclosures of the CDD. He stated the management 209 discussion analysis was a recap of the financial activity during the Fiscal Year. He indicated page 4 210 reflected a summarized statement of net position (balance sheet) which showed the assets and 211 liabilities and net position including capital assets and debt. He indicated page 5 showed the changes in 212 net position and comparative amounts between the two years (income statement) including revenues 213 and expenses. He stated the Districts net position was \$329,000 dollars. He reported the government-214 wide statements were on page 7 and 8. The noted this was the same information as in the management 215 discussion and analysis, just in more detail. He stated page 9 showed the governmental funds (general, 216 debt service, and capital project fund), including assets (cash and investments), and fund balances, with 217 \$2.1 million dollars in the debt service fund, and \$103,000 dollars in the general fund. He reported page 218 11 showed the income statement reflecting special assessments, revenues, expenditures, general fund, 219 capital project fund, paid principal, interest, and debt service. He noted the capital project fund had no 220 balance left as of the balance sheet date. He stated page 13 began the footnotes to the financial 221 statements which were consistent with the prior year. He indicated on page 19 was the summary of the 222 capital assets. He stated page 20 reflected the changes in the debt for the principal paid during the 223 fiscal year; \$475,000 dollars were paid, and the District owed approximately \$12 million dollars between 224 the 2013 and 2018 bonds. He stated next was the budget to actual for the General Fund. He indicated 225 the remainder of the report contained the various reports required under government auditing 226 standards. He noted there were no findings and clean opinions. He asked if there were any questions. 227 228 Mr. Ward indicated the Audit was filed with the appropriate agencies and was on the District website. 229 He asked if there were any questions; hearing none, he called for a motion. 230 On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Peter 231 Latessa, and with all in favor, the Audited Financial Statements for the 232

233			Fiscal Year ende	ed September	30, 2020 were accepted for purposes of
234			inclusion in the	record.	
235		_			
236	Mr. Wa	ard thank	ed Mr. Grau; Mr	. Grau left the r	meeting.
237					
238	SEVEN	TH ORDEI	R OF BUSINESS		Staff Reports
239					
240		strict Atto	orney		
241	No	report.			
242					
243	II. Dis	strict Engi	neer		
244 245	1.4	Parhaca	. We are in the	process of turn	ing over the (indexinherable 24:16)
245 246	IVII	. Burbosu	. we are in the	orocess of turn	ing over the (indecipherable 24:16).
240		strict Man	ager		
248	a)		•	gistered Voter	s as of April 15, 2021
249	b)	-		-	February 28, 2021 (unaudited)
250	c)			• •	March 31, 2021 (unaudited)
251	-1				
252		Mr. War	rd: Statute requ	ires the Supervi	isor of Elections in the County where the District is located
253		to repor	t to you the nur	nber of registe	ered voters within the District as of April 15 of each year.
254		There ar	re 1,010 register	ed voters here	in the Artisan Lakes CDD. For those Districts who are in
255		the mide	dle of transitioni	ng from a land	owner election to a qualified elector it makes a difference
256					under the Statute. You have passed that obviously, but
257			•		nich stops the recording once you hit those provisions, so
258					genda after the April 15 th date of each year. There is no
259		action re	equired of you at	this time. He	asked if there were any questions; there were none.
260	FICUTI				Audience Comments and Superviser's Desuests
261 262	EIGHT		OF BUSINESS		Audience Comments and Supervisor's Requests
263	Mr W/	ard asked	l if there were a	ny audience co	omments; there were none. He asked if there were any
264			uests; there were a		omments, there were none. The asked in there were any
265	Superv	1501 5104	dests, there wer	e none.	
266					
267	NINTH	ORDER O	F BUSINESS		Adjournment
268					•
269	Mr. Wa	ard adjoui	rned the meetin	g at approxima	tely 4:00 p.m.
270					
271			On MOTION ma	de by Mr. Vin	cent Sciarrabba, seconded by Mr. Travis
272			Stagnitta, and w	vith all in favor	, the meeting was adjourned.
273					
274					Artisan Lakes Community Development District
275					
276					
277					
278	James	P. Ward,	Secretary		Travis Stagnitta, Chairperson

RESOLUTION 2021-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes Community Development District (the "District") is a local unit of specialpurpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements;

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

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS

a) **Date:** The first Thursday of each month for Fiscal Year 2021, which covers the period October 1, 2021 through September 30, 2022.

<u>October 7, 2021</u>	<u>November 4, 2021</u>
<u>December 2, 2021</u>	January 6, 2022
February 3, 2022	<u>March 3, 2022</u>
<u>April 7, 2022</u>	<u>May 5, 2022</u>
<u>June 2, 2022</u>	<u>July 7, 2022</u>
<u>August 4, 2022</u>	<u>September 1, 2022</u>

- b) Time: 3:00 P.M. (Eastern Standard Time)
- c) Location: Artisan Lakes Clubhouse 4725 Los Robles Court Palmetto, Florida 34221

SECTION 2. Sunshine Law and Meeting Cancelations and Continuations. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 2. Conflict. 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 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

RESOLUTION 2021-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Artisan Lakes Community Development District.

PASSED AND ADOPTED this 1st day of July 2021.

ATTEST:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Travis Stagnitta, Chairperson

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308 T: 954-658-4900 E: JimWard@JPWardAssociates.com

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JPWard & Associates, LLC 2301 Northeast 37th Street Fort Lauderdale, Florida 33308

Artisan Lakes Community Develoment District Balance Sheet for the Period Ending April 30, 2021

	Govern	mental Funds						
			Debt Se	rvice Funds	Capital Project Fund	Account Groups	Totals	
	General Fund		Series 2013	Series 2018	Series 2018	General Long Term Debt	(Memorandum Only)	
ts								
sh and Investments								
General Fund - Invested Cash	\$	175,457	\$-	\$-	\$ -	\$-	\$ 175,45	
Debt Service Fund								
Interest Account								
Series 2013 A-1		-	105,794	-	-	-	105,79	
Series 2013 A-2		-	-	-	-	-		
Series 2013 A-3		-	-	-	-	-		
Series 2018		-	-	177,209	-	-	177,20	
Sinking Account								
Series 2013 A-1		-	55,000	-	-	-	55,00	
Series 2013 A-2		-	-	-	-	-		
Series 2013 A-3		-	-	-	-	-		
Series 2018		-	-	105,000	-	-	105,00	
Reserve Account								
Series 2013 A-1		-	268,463	-	-	-	268,46	
Series 2013 A-2		-	-	-	-	-		
Series 2013 A-3		-	103,481	-	-	-	103,48	
Series 2018			-	137,249	-	-	137,24	
Revenue								
Series 2013 A-1 and A-2		-	324,716	-	-	-	324,72	
Series 2013 A-3		-	61,875	-	-	-	61,8	
Series 2018		-	-	280,405	-	-	280,40	
Prepayment Account								
Series 2013 A-1		-	-	-	-	-		
Series 2013 A-2		-	-	-	-	-		
Series 2013 A-3		-	184	-	-	-	18	
Series 2018		-	-	94	-	-	g	
Capitalized Interest Account				-	-			
Construction Account					6			

Artisan Lakes Community Develoment District Balance Sheet for the Period Ending April 30, 2021

		Government	tal Funds										
					Debt Ser	vice Fur	nds	Capital Project Fund			Account Groups General Long		Totals
		General F	und	Sei	ries 2013	Se	ries 2018	Series 2018		Term Debt		(Memorandum Only)	
Cost of Issuance Account									-				-
Due from Other Funds													
General Fund			-		-		-		-		-		-
Debt Service Fund(s)			-		-		-		-		-		-
Accounts Receivable			-		-		-		-		-		
Assessments Receivable			-		-		-		-		-		
Amount Available in Debt Service Funds			-		-		-		-		919,513		919,513
Amount to be Provided by Debt Service	Funds		-		-		-		-		11,230,487		11,230,487
	Total Assets	\$ 1	L75,457	\$	919,513	\$	699,958	\$	6	\$	12,150,000	\$	13,944,934
Liabilities													
Accounts Payable & Payroll Liabilities		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Due to Other Funds			-										-
General Fund			-		-		-		-		-		-
Debt Service Fund(s)			-		-		-		-		-		-
Bonds Payable													
Current Portion													
Series 2013 A-1											\$50,000		50,000
Series 2013 A-2											\$0		
Series 2013 A-3											\$35,000		35,000
Series 2018											\$100,000		100,000
Long Term													
Series 2013 A-1											\$3,110,000		3,110,000
Series 2013 A-2											\$0		-
Series 2013 A-3											\$2,195,000		2,195,000
Series 2018											\$6,660,000		6,660,000
Τα	otal Liabilities	\$	-	\$	-	\$	-	\$	-	\$	12,150,000	\$	12,150,000

Artisan Lakes Community Develoment District Balance Sheet for the Period Ending April 30, 2021

	Governmental Funds	1									
			Debt Serv	S	Capital Project Fund		Account Groups General Long		Totals (Memorandur		
	General Fund	Series	2013	Seri	es 2018	Series 2018		Term Debt		(Only)
Fund Equity and Other Credits											
Investment in General Fixed Assets	-		-		-		-		-		-
Fund Balance											
Restricted											
Beginning: October 1, 2020 (Audited)	-	1	,745,465		351,279		-		-		2,096,743
Results from Current Operations	-		(825,951)		348,679		6		-		(477,266)
Unassigned											
Beginning: October 1, 2020 (Audited)	133,212		-		-		-		-		133,212
Results from Current Operations	42,244		-		-		-		-		42,244
Total Fund Equity and Other Credits	\$ 175,457	\$	919,513	\$	699,958	\$	6	\$	-	\$	1,794,934
Total Liabilities, Fund Equity and Other Credits	\$ 175,457	\$	919,513	\$	699,958	\$	6	\$	12,150,000	\$	13,944,934

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Description	october	Rovember	December	January	Tebruary	March	Арт		Dudget	Dudget
Revenue and Other Sources										
Carryforward	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	N/A
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	328	3,276	38,580	1,396	1,412	43,066	324	88,382	78,148	113%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Developer Contribution							-	-	-	N/A
Intragovernmental Transfer In		-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 328	\$ 3,276	\$ 38,580	\$ 1,396	\$ 1,412	\$ 43,066	\$ 324	\$ 88,382	\$ 78,148	113%
Expenditures and Other Uses										
Executive										
Professional Management	1,667	1,667	1,667	1,667	1,667	1,667	1,667	11,667	20,000	58%
Financial and Administrative										
Audit Services	-	-	-	2,500	-	1,600	-	4,100	4,100	100%
Accounting Services	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	1,000	0%
Other Contractual Services										
Legal Advertising	123	-	-	-	-	-	-	123	5,000	2%
Trustee Services	5,886	-	-	4,031	-	-	-	9,917	9,725	102%
Dissemination Agent Services	-	-	-	-	-	-	6,000	6,000	6,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	9	10	13	-	-	7	-	38	360	11%
Communications & Freight Services										
Postage, Freight & Messenger	50	-	-	43	54	52	-	199	750	26%
Computer Services - Website Development	50	50	-	-	-	-	-	100	2,488	4%

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

D	O station	Neuropel		b			e - I		0 m mil	X –		al Annual	% of
Description	October	November	De	cember	January		February	March	April	Yea	ar to Date	Budget	Budget
Insurance	4,864	-		-	-		-	-	-		4,864	5,000	97%
Printing & Binding	156	-		128			113	143	-		540	750	72%
Subscription & Memberships	175	-		-	-		-	-	-		175	175	100%
Legal Services													
Legal - General Counsel	-	-		1,047	-		365	-	1,638		3,049	12,800	24%
Legal - Boundary Amendment	-	-		-	-		-	-	-		-	-	N/A
Other General Government Services													
Engineering Services	-	-		-	-		-	5,006	360		5,366	-	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:	12,979	1,726		2,855	8,241		2,198	8,474	9,664		46,138	78,148	59%
Total Expenditures and Other Uses:	\$ 12,979	\$ 1,726	\$	2,855	\$ 8,241	\$	2,198	\$ 8,474	\$ 9,664	\$	46,138	\$ 78,148	59%
Net Increase/ (Decrease) in Fund Balance	(12,651)	1,550		35,726	(6,845))	(787)	34,592	(9,340)		42,244	-	
Fund Balance - Beginning	133,212	120,561		122,111	157,837		150,992	150,205	184,797		133,212	 -	
Fund Balance - Ending	\$ 120,561	\$ 122,111	\$ 1	157,837	\$ 150,992	\$	150,205	\$ 184,797	\$ 175,457		175,457	\$ 	

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

Description	Oct	ober	November	De	ecember	Jan	uary	F	ebruary		March	April	Ye	ar to Date	al Annual Budget	% of Budge
Revenue and Other Sources									, i							
Carryforward	\$	-	\$-	\$	-	\$	-	\$	-	\$	- \$	-		-	\$ -	N/A
Interest Income		5	9		4		3		3		3	4		30	-	N/A
Special Assessment Revenue																
Special Assessments - On-Roll							-		-		-	-				
Series 2013 Bonds A-1		1,134	11,322		133,325		4,824		4,878		148,826	1,121		305,429	\$ 270,050	113%
Series 2013 Bonds A-2												-		-	\$ -	N/A
Series 2013 Bonds A-3												-		-	\$ -	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	-	78,639										61,869		140,508	\$ 197,763	71%
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:	\$ 7	79,777	\$ 11,331	\$	133,328	\$	4,827	\$	4,881	\$	148,830 \$	62,993	\$	445,967	\$ 467,813	95%
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												-		-	\$ 35,000	0%
Principal Debt Service - Early Redemptions																
Series 2013 Bonds A-1		-	45,000		-		-		-		-	-		45,000	-	N/A
Series 2013 Bonds A-2		-	-		-		-		-		-	-		-	-	N/A
Series 2013 Bonds A-3		-	1,040,000		-		-		-		-	-		1,040,000	-	N/A
Interest Expense																
Series 2013 Bonds A-1		-	107,350		-		-		-		-	-		107,350	215,050	50%
Series 2013 Bonds A-2			-									-		-	-	N/A
Series 2013 Bonds A-3			79,569									-		79,569	162,763	49%
Operating Transfers Out (To Other Funds)		-	-		-		-		-		-	-		-	-	N/A
Total Expenditures and Other Uses:	\$	-	\$ 1,271,919	\$	-	\$	-	\$	-	\$	- \$	-	\$	1,271,919	\$ 467,813	272%
Net Increase/ (Decrease) in Fund Balance	7	79,777	(1,260,588)		133,328		4,827		4,881		148,830	62,993		(825,951)	-	
Fund Balance - Beginning		45,465	1,825,242		564,654	69	97,983		702,810		707,691	856,520		1,745,465	-	
Fund Balance - Ending		25,242		ć	697,983		02,810	ć	707,691	~	856,520	919,513		919,513	\$ 	

Artisan Lakes Community Development District Debt Service Fund - Series 2018 Statement of Revenues, Expenditures and Changes in Fund Balance Through April 30, 2021

Description	C	October	N	ovember	De	cember	J	lanuary	F	ebruary	March	April	Year to Date	Тс	tal Annual Budget	% of Budget
Revenue and Other Sources																
Carryforward	\$	-	\$	-	\$	-	\$	-	\$	-	\$ - \$	-	-		-	N/A
Interest Income								-		-	-	-				
Interest Account		-		0		0		-					0		-	N/A
Sinking Fund Account		-		-		-		-		-	-	-	-		-	N/A
Reserve Account		1		1		1		1		1	1	1	4		-	N/A
Prepayment Account		-		-		-						-	-		-	N/A
Revenue Account		1		1		0		0		1	1	1	5		200	3%
Capitalized Interest Account		-		-		-		-		-	-	-	-		200	0%
Special Assessments - Prepayments								-		-	-	-				
Special Assessments - On Roll		1,952		19,493		229,555		8,306		8,399	256,245	1,929	525,879		465,010	113%
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:	\$	1,954	\$	19,495	\$	229,556	\$	8,307	\$	8,400	\$ 256,247	1,931	\$ 525,889	\$	465,410	N/A
Expenditures and Other Uses																
Debt Service																
Principal Debt Service - Mandatory																
Series 2018		-		-		-		-		-	-	-	-		100,000	0%
Principal Debt Service - Early Redemptions																
Series 2018		-		-		-		-		-	-	-	-		-	N/A
Interest Expense																
Series 2018		-		177,209		-		-		-	-	-	177,209		343,844	52%
Operating Transfers Out (To Other Funds)		-		-		-		-		-	-	-	-		-	N/A
Total Expenditures and Other Uses:	\$	-	\$	177,209	\$	-	\$	-	\$	-	\$ -	-	177,209	\$	443,844	40%
Net Increase/ (Decrease) in Fund Balance		1,954		(157,715)		229,556		8,307		8,400	256,247	1,931	348,679		21,566	
Fund Balance - Beginning		351,279		353,232		195,518		425,073		433,380	441,780	698,027	351,279		-	
Fund Balance - Ending	\$	353,232	\$	195,518	\$	425,073	\$	433,380	\$	441,780	\$ 698,027	699,958	699,958	\$	21,566	

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

Description	October	November	December	January	February	March	April		Year to Da	te	Total Annual Budget	% of Budget
Revenue and Other Sources	October	November	December	January	rebruary	IVIAICI	Артт			lle	Buuget	Duuger
Carryforward	\$-	\$ -	\$-	\$	- \$ -	\$	- \$	-	Ś	_	\$-	N/A
Interest Income	Ŷ	Ŷ	Ŷ	Ŷ	Ŷ	Ŷ	Ŷ		Ŷ		Ŷ	,,,
Construction Account	6	-	-				-	_		6	Ś -	N/A
Cost of Issuance	-	-	-				-	_		-	\$ -	N/A
Debt Proceeds	-	-	-				-	-		-	\$ -	N/A
Contributions - Tyalor Morrison	-	-	-				-	-		-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-				-	-		-	\$ -	N/A
Total Revenue and Other Sources:	\$ 6	\$-	\$-	\$	- \$ -	\$	- \$	-	\$	6	\$-	N/A
Expenditures and Other Uses												
Executive												
Professional Management	-	-	-				-	-		-	\$-	N/A
Other Contractual Services											Ŧ	,
Trustee Services	-	-	-				-	-		-	\$-	N/A
Printing & Binding	-	-	-				-	-		-	\$ -	N/A
Legal Services											Ŧ	,
Legal - Series 2018 Bonds	-	-	-				-	-		-	\$-	N/A
Other General Government Services											Ŧ	
Stormwater Mgmt-Construction	-	-	-				-	-		-	\$-	N/A
Capital Outlay											Ŧ	,
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	6	0	C) 0		0	0		6	-	
Fund Balance - Beginning	0		6				6	6		0	\$ -	
Fund Balance - Ending							6\$	6	\$	6	<u>\$</u> -	

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308 T: 954-658-4900 E: JimWard@JPWardAssociates.com

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Series 2018 Bonds	8

JPWard & Associates, LLC 2301 Northeast 37th Street Fort Lauderdale, Florida 33308

Artisan Lakes Community Develoment District Balance Sheet for the Period Ending May 31, 2021

	Govern	mental Funds						
			Deb	t Service Fu	ınds	Capital Project Fund	Account Groups	Totals
	Gen	eral Fund	Series 201	3 S	eries 2018	Series 2018	General Long Term Debt	(Memorandum Only)
ets								
ash and Investments								
General Fund - Invested Cash	\$	173,079	\$	- \$	-	\$ -	\$-	\$ 173,07
Debt Service Fund								
Interest Account								
Series 2013 A-1		-		0	-	-	-	
Series 2013 A-2		-		-	-	-	-	
Series 2013 A-3		-		-	-	-	-	
Series 2018		-		-	0	-	-	
Sinking Account								
Series 2013 A-1		-		-	-	-	-	
Series 2013 A-2		-		-	-	-	-	
Series 2013 A-3		-		-	-	-	-	
Series 2018		-		-	0	-	-	
Reserve Account								
Series 2013 A-1		-	268,	463	-	-	-	268,46
Series 2013 A-2		-		-	-	-	-	
Series 2013 A-3		-	103,	481	-	-	-	103,48
Series 2018				-	137,249	-	-	137,24
Revenue								
Series 2013 A-1 and A-2		-	325,	550	-	-	-	325,55
Series 2013 A-3		-		7	-	-	-	
Series 2018		-		-	281,837	-	-	281,83
Prepayment Account								
Series 2013 A-1		-		-	-	-	-	
Series 2013 A-2		-		-	-	-	-	
Series 2013 A-3		-		184	-	-	-	18
Series 2018		-		-	94	-	-	94
Capitalized Interest Account					-	-		
Construction Account						6		

Artisan Lakes Community Develoment District Balance Sheet for the Period Ending May 31, 2021

		Govern	nmental Funds									
					Debt Serv	vice Fu	nds	Capital P	roject Fund	count Groups		Totals
		Ger	neral Fund	Se	ries 2013	S	eries 2018	Serie	es 2018	eneral Long Ferm Debt	(M)	emorandum Only)
Cost of Issuance Account									-			-
Due from Other Funds												
General Fund			-		-		-		-	-		-
Debt Service Fund(s)			-		-		-		-	-		-
Accounts Receivable			-		-		-		-	-		-
Assessments Receivable			-		-		-		-	-		-
Amount Available in Debt Service Funds			-		-		-		-	697,685		697,685
Amount to be Provided by Debt Service	Funds		-		-		-		-	10,002,315		10,002,315
	Total Assets	\$	173,079	\$	697,685	\$	419,180	\$	6	\$ 10,700,000	\$	11,989,950
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										\$0		-
Long Term												
Series 2013 A-1										\$3,010,000		3,010,000
Series 2013 A-2										\$0		-
Series 2013 A-3										\$1,135,000		1,135,000
Series 2018										\$6,555,000		6,555,000
Тс	otal Liabilities	\$	-	\$	-	\$	-	\$	-	\$ 10,700,000	\$	10,700,000

Artisan Lakes Community Develoment District Balance Sheet for the Period Ending May 31, 2021

	Governmental Funds	;						 		
			Debt Serv	vice Funds		Capital Pr	oject Fund	count Groups neral Long	(Me	Totals morandum
	General Fund	Series	s 2013	Serie	s 2018	Series	2018	erm Debt	(IVIC	Only)
Fund Equity and Other Credits										
Investment in General Fixed Assets	-		-		-		-	-		-
Fund Balance										
Restricted										
Beginning: October 1, 2020 (Audited)	-	1	1,745,465		351,279		-	-		2,096,743
Results from Current Operations	-	(1	1,047,780)		67,902		6	-		(979,872)
Unassigned										
Beginning: October 1, 2020 (Audited)	133,212		-		-		-	-		133,212
Results from Current Operations	39,867		-		-		-	-		39,867
Total Fund Equity and Other Credits	\$ 173,079	\$	697,685	\$	419,180	\$	6	\$ -	\$	1,289,950
- Total Liabilities, Fund Equity and Other Credits	\$ 173,079	\$	697,685	\$	419,180	\$	6	\$ 10,700,000	\$	11,989,950

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

										Total Annual	% of
Description	October	November	December	January	February	March	April	May	Year to Date	Budget	Budget
Revenue and Other Sources											
Carryforward	\$-	\$-	\$-	\$-	\$-	\$-	\$ - \$	\$-	\$-	\$-	N/A
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	328	3,276	38,580	1,396	1,412	43,066	324	240	88,622	78,148	113%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution							-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 328	\$ 3,276	\$ 38,580	\$ 1,396	\$ 1,412	\$ 43,066	\$ 324 \$	\$ 240	\$ 88,622	\$ 78,148	113%
Expenditures and Other Uses											
Executive											
Professional Management	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	13,333	20,000	67%
Financial and Administrative											
Audit Services	-	-	-	2,500	-	1,600	-	-	4,100	4,100	100%
Accounting Services	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	1,000	0%
Other Contractual Services											
Legal Advertising	123	-	-	-	-	-	-	-	123	5,000	2%
Trustee Services	5,886	-	-	4,031	-	-	-	-	9,917	9,725	102%
Dissemination Agent Services	-	-	-	-	-	-	6,000	-	6,000	6,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	9	10	13	-	-	7	-	4	42	360	12%
Communications & Freight Services											
Postage, Freight & Messenger	50	-	-	43	54	52	-	39	238	750	32%
Computer Services - Website Development	50	50	-	-	-	-	-	-	100	2,488	4%
Insurance	4,864	-	-	-	-	-	-	-	4,864	5,000	97%
Printing & Binding	156	-	128		113	143	-	181	721	750	96%
Subscription & Memberships	175	-	-	-	-	-	-	-	175	175	100%

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

										Total Annual	% of
Description	October	November	December	January	February	March	April	May	Year to Date	Budget	Budget
Legal Services											
Legal - General Counsel	-	-	1,047	-	365	-	1,638	-	3,049	12,800	24%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services											
Engineering Services	-	-	-	-	-	5,006	360	728	6,094	-	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:	12,979	1,726	2,855	8,241	2,198	8,474	9,664	2,618	48,756	78,148	62%
Total Expenditures and Other Uses:	\$ 12,979	\$ 1,726	\$ 2,855	\$ 8,241	\$ 2,198	\$ 8,474	\$ 9,664	\$ 2,618	\$ 48,756	\$ 78,148	62%
Net Increase/ (Decrease) in Fund Balance	(12,651)	1,550	35,726	(6,845)	(787)	34,592	(9,340)	(2,378)	39,867	-	
Fund Balance - Beginning	133,212	120,561	122,111	157,837	150,992	150,205	184,797	175,457	133,212	-	
Fund Balance - Ending	\$ 120,561	\$ 122,111	\$ 157,837	\$ 150,992	\$ 150,205	\$ 184,797	\$ 175,457	\$ 173,079	173,079	\$ -	

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

													No.		tal Annual	% of
Description	0	ctober	November	D	ecember	Jan	lary	Febru	iry	March	April	May	Year to Date		Budget	Budge
Revenue and Other Sources																
Carryforward	\$		•	\$	-	\$	-	\$	- \$	- \$	- \$	-	-	\$	-	N/A
Interest Income		5	9		4		3		3	3	4	4	35		-	N/A
Special Assessment Revenue																
Special Assessments - On-Roll							-		-	-	-	-				
Series 2013 Bonds A-1		1,134	11,322		133,325		4,824	4	,878	148,826	1,121	830	306,259	\$	270,050	113%
Series 2013 Bonds A-2											-	-	-	\$	-	N/A
Series 2013 Bonds A-3											-	-	-	\$	-	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		78,639									61,869	-	140,508	\$	197,763	71%
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:	\$	79,777	\$ 11,331	\$	133,328	Ś	4,827	\$ 4	,881 \$	148,830 \$	62,993 \$	834	\$ 446,802	Ś	467,813	- 96%
Expenditures and Other Uses Debt Service																
Principal Debt Service - Mandatory																
Series 2013 Bonds A-1	\$	-	\$-	\$	-	\$	- :	\$	- \$	- \$	- \$	55,000	\$ 55,000	\$	55,000	100%
Series 2013 Bonds A-2											-	-	-	\$	-	N/A
Series 2013 Bonds A-3											-	20,000	20,000	\$	35,000	57%
Principal Debt Service - Early Redemptions												-				
Series 2013 Bonds A-1		-	45,000		-		-		-	-	-	-	45,000		-	N/A
Series 2013 Bonds A-2		-	-		-		-		-	-	-	-	-		-	N/A
Series 2013 Bonds A-3		-	1,040,000		-		-		-	-	-	-	1,040,000		-	N/A
Interest Expense												-				
Series 2013 Bonds A-1		-	107,350		-		-		-	-	-	105,794	213,144		215,050	99%
Series 2013 Bonds A-2			-								-	-	-		-	N/A
Series 2013 Bonds A-3			79,569								-	41,869	121,438		162,763	75%
Operating Transfers Out (To Other Funds)		-	-		-		-		-	-	-	-	-		-	N/A
Total Expenditures and Other Uses:	\$	-	\$ 1,271,919	\$	-	\$	-	\$	- \$	- \$	- \$	222,663	\$ 1,494,581	\$	467,813	319%
Net Increase/ (Decrease) in Fund Balance		79,777	(1,260,588)		133,328		4,827	4	881	148,830	62,993	(221,828)	(1,047,780)		-	
Fund Balance - Beginning	1	,745,465	1,825,242		564,654	69	97,983		810	707,691	856,520	919,513	1,745,465		-	
Fund Balance - Ending		,825,242					02,810		,691 \$	856,520	919,513	697,685	697,685	\$		

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

Description	October	N	ovember	D	ecember	January	February	March	April	May	Year to Date	tal Annual Budget	% of Budget
Revenue and Other Sources										inay			
Carryforward	\$ -	\$	-	\$	-	\$ - \$	-	\$ - \$	- \$	-	-	-	N/A
Interest Income						-	-	-	-	-			
Interest Account	-		0		0	-				0	0	-	N/A
Sinking Fund Account	-		-		-	-	-	-	-	0	0	-	N/A
Reserve Account	1		1		1	1	1	1	1	1	5	-	N/A
Prepayment Account	-		-		-				-	-	-	-	N/A
Revenue Account	1		1		0	0	1	1	1	2	8	200	4%
Capitalized Interest Account	-		-		-	-	-	-	-	-	-	200	0%
Special Assessments - Prepayments						-	-	-	-	-			
Special Assessments - On Roll	1,952		19,493		229,555	8,306	8,399	256,245	1,929	1,429	527,308	465,010	113%
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:	\$ 1,954	\$	19,495	\$	229,556	\$ 8,307 \$	8,400	\$ 256,247	1,931 \$	1,432	\$ 527,320	\$ 465,410	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2018	-		-		-	-	-	-	-	105,000	105,000	100,000	105%
Principal Debt Service - Early Redemptions													
Series 2018	-		-		-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2018	-		177,209		-	-	-	-	-	177,209	354,419	343,844	103%
Operating Transfers Out (To Other Funds)	-		-		-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$	177,209	\$	-	\$ - \$	-	\$ -	- \$	282,209	459,419	\$ 443,844	104%
Net Increase/ (Decrease) in Fund Balance	1,954		(157,715)		229,556	8,307	8,400	256,247	1,931	(280,778)	67,902	21,566	
Fund Balance - Beginning	351,279		353,232		195,518	425,073	433,380	441,780	698,027	699,958	351,279	-	
Fund Balance - Ending	\$ 353,232	\$		\$	425,073	\$ 433,380 \$	441,780	698,027	699,958	419,180	419,180	\$ 21,566	

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

Description	October	November	December	January	February	М	arch April		May	Year t	o Date	Total Annua Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$	- \$ -	\$-	\$	-\$.	- \$	- \$	- \$	-	\$	-	\$ ·	N/A
Interest Income													
Construction Account	6		-			-	-	-	-		6	\$.	N/A
Cost of Issuance	-		-			-	-	-	-		-	\$.	N/A
Debt Proceeds			-			-	-	-	-		-	\$ ·	N/A
Contributions - Tyalor Morrison			-			-	-	-	-		-	\$ -	N/A
Operating Transfers In (From Other Funds)			-			-	-	-	-		-	\$ -	N/A
Total Revenue and Other Sources:	\$ 6	5\$-	\$-	\$	-\$.	- \$	- \$	- \$	-	\$	6	\$ -	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	e	5 0	0	(o c)	0	0	0		6		
Fund Balance - Beginning	C) 6	6	(5 θ	5	6	6	6		0	\$ ·	
Fund Balance - Ending	\$ 6	5\$6	\$ 6	\$ (5\$ 6	5\$	6\$	6\$	6	\$	6	\$ -	-