

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

DECEMBER 1, 2022

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

November 21, 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, December 1, 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/j.php?MTID=m705653930167af9d3a5ebb3f3fb568b0>

Access Code: **2342 646 1634**, Event password: **Jpward**

Or phone: **408-418-9388** and enter the access code **2342 646 1634** to join the meeting.

Agenda

1. Call to order & roll call.
2. Administration of Oath of Office for Mr. Peter Latessa and Mr. Vincent Sciarra who were elected at the November 8, 2022 General Election.
 - a) Oath of Office.
3. Consideration of Minutes:
 - I. June 2, 2022 – Regular Meeting Minutes.
4. Consideration of **Resolution 2023-1**, a resolution of the Artisan Lakes Community Development District; amending the fiscal year 2023 budget which began on October 1, 2022 and ends on September 30, 2023; providing a severability clause; providing for conflict and providing an effective date.
5. Consideration of **Resolution 2023-2**, a resolution of the Artisan Lakes Community Development District designating the Registered Agent; designating the Registered Office; providing for conflicts and invalid provisions; and providing for an effective date.

6. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) **Important Board Meeting Dates for Balance of Fiscal Year 2023.**
 - i. Submission, Approval of Proposed Budget, and Setting of the Budget Adoption Public Hearing – **February 2, 2023, 3:00 P.M.**
 - ii. Public Hearings:
 1. FY2024 Budget Adoption – **May 4, 2023, 3:00 P.M.**
 - b) Financial Statement for period ending September 30, 2022 (unaudited).
 - c) Financial Statement for period ending October 31, 2022 (unaudited).
7. Supervisor’s Requests and Audience Comments.
8. Adjournment.

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

The second order of business is the administration of the oath of office for Mr. Peter Latessa and Mr. Vincent Sciarrabba who were elected at the November 8, 2022 election.

Each take their seat as a matter of law fourteen (14) days after the election. This form of oath is for Community Development District’s and I will administer this Oath to Mr. Peter Latessa and Mr. Vincent Sciarrabba. You will also be asked to sign an Oath that you receive directly from either the Supervisor of Elections OR from the State – if you do receive, please sign that Oath also, and pay the required fee.

The third order of business is consideration of the Minutes from the Artisan Lakes Board of Supervisors Regular Meeting, held on June 2, 2022.

The fourth order of business is the consideration of **Resolution 2023-1**, a resolution of the Artisan Lakes Community Development District; amending the fiscal year 2023 budget which began on October 1, 2022 and ends on September 30, 2023; providing a severability clause; providing for conflict and providing an effective date.

The fifth order of business is the consideration of **Resolution 2023-2**, a resolution of the Artisan Lakes Community Development District designating the Registered Agent; designating the Registered Office; providing for conflicts and invalid provisions; and providing for an effective date. This resolution is an update only due to a change in the law, which removed an old provision under the Statute for a CDD to maintain an office location in the County where the CDD is located. That provision has been removed from the law, obviously in the age of electronic documents and the ability of the public to request any

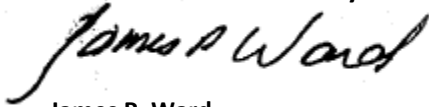
public document by electronic means. My firm maintains a complete electronic database of the District's records that meet the requirements of the law.

The sixth order of business are staff reports by the District Attorney, District Engineer, and the District Manager report notes (i) the projected dates of the Fiscal Year 2023 Budget Considerations, and (ii) Financial Statements (unaudited) for the periods ending September 30, 2022, and October 31, 2022.

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**

The Fiscal Year 2023 schedule is as follows:

December 1, 2022	January 5, 2023
February 2, 2023	March 2, 2023
April 6, 2023	May 4, 2023
June 1, 2023	July 6, 2023
August 3, 2023	September 7, 2023

OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **Artisan Lakes Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Artisan Lakes Community Development District**, Manatee County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) before me by means of () physical presence or () online notarization this ___ day of _____, 2022, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

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9

**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, June 2, 2022, at 3:00 P.M., at the Artisan Lakes Clubhouse, 4725 Los Robles Court,
12 Palmetto, Florida 34221.
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Present and constituting a quorum:

23 Travis Stagnitta	Chairperson
24 Vincent Sciarrabba	Vice Chairperson
25 Dee Zaenglein	Assistant Secretary
26 Peter Latessa	Assistant Secretary
27 Carol Sciarrabba	Assistant Secretary

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Also present were:

40 James P. Ward	District Manager
41 Jere Earlywine	District Counsel
42 Victor Barbosa	District Engineer
43 Kyle Clawson	District Engineer
44 Andrew Gill	

45
46
47

Audience:

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Andrew Gill called the meeting to order at approximately 3:03 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Dee Zaenglein, constituting a quorum. Ms. Dee Zaenglein joined the meeting by video after roll call.

SECOND ORDER OF BUSINESS

Consideration of Minutes

April 7, 2022 – Regular Meeting Minutes

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

On MOTION made by Ms. Carol Sciarrabba, seconded by Mr. Vincent Sciarrabba, and with all in favor, the April 7, 2022, Regular Meeting Minutes were approved.

48 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2022-11

49

50 **Consideration of Resolution 2022-11, a resolution of the board of Supervisors ratifying, confirming,**
51 **and approving the execution of the plat for Esplanade North at Artisan Lakes Subphases IA, IB, and II**

52

53 Mr. Gill asked if there were any questions.

54

55 *Ms. Carol Sciarrabba: In this plot it shows number 77. Is that going to be because it's a totally separate*
56 *unit? Because that's the same plot number as the house that we are in now and when you do an ARC*
57 *consideration, is that going to be confusing to whoever is doing the reviews?*

58

59 *Mr. Latessa: There will be a plot number (indecipherable).*

60

61 *Mr. Ward: I see that frequently in plats and the reason is, it might be two plats next to each other and*
62 *they might all have the same – they don't go in consecutive numbers. They start them over at one based*
63 *on each plat.*

64

65 *Mr. Vincent Sciarrabba: In Phase 4 they added a phase number in front of the plot number.*

66

67 *Discussion ensued regarding how the plats would be numbered to prevent confusion.*

68

69 *Mr. Ward: The only reason this is before you, this is the result of the boundary amendment we did*
70 *between the Artisan Lakes and Artisan Lakes East CDD, more than a year ago. Now we are just*
71 *correcting this plat to make sure that it's consistent with both boundary lines.*

72

73 **On MOTION made by Mr. Vincent Sciarrabba, seconded by Mr. Travis**
74 **Stagnitta, and with all in favor, Resolution 2022-11 was adopted as**
75 **amended, and the Chair was authorized to sign.**

76

77 **FOURTH ORDER OF BUSINESS**

Staff Reports

78

79 **I. District Attorney**

80

81 **a) Update - Project completion timeline**

82

83 *Mr. Jere Earlywine: I've got documents that are drafted, and I know I said in April I would have*
84 *them for this meeting. I don't have them just yet. We should have them later this month for the*
85 *next summer meeting.*

86

87 **II. District Engineer**

88

89 **a) Stormwater 20-Year Needs Analysis Reporting Requirements – Completed**

90

91 *Mr. Victor Barbosa: The Stormwater Needs Analysis Report was submitted. That's been*
92 *completed at this time. Otherwise, there is nothing else unless you have questions. There were*
93 *none.*

94

95 **III. District Manager**
96

- 97 a) **Report on Number of Registered Voters as of April 15, 2022**
98 b) **Notice of Qualified Elector Election – Seat 1, Travis Stagnitta, Seat 4, Peter Latessa, and Seat 5,**
99 **Vincent Sciarrabba; qualifying period: Noon, June 13, 2022 – Noon, June 17, 2022; election**
100 **date: November 8, 2022**
101 c) **Financial Statement for period ending March 31, 2022 (unaudited)**
102 d) **Financial Statement for period ending April 30, 2022 (unaudited)**
103

104 *Mr. Ward: You have 1,277 registered voters in Artisan Lakes, so the fifth seat, Travis's Seat,*
105 *comes up for election this year, so that seat will be transitioned to a qualified elector, along with*
106 *Peter, your seat, and Vince, your seat. You will have to qualify with the County Election Office.*
107

108 *Mr. Vince Sciarrabba: We just received that in the mail yesterday.*
109

110 *Mr. Ward: You received a Form 1. You still have to go down and qualify. We will send you the*
111 *candidacy information. Basically, you have to go down and fill out another Form 1 beyond the*
112 *one you just got in the mail, and you have to sign an oath and pay a \$25 dollar fee or go collect*
113 *signatures if you don't want to pay.*
114

115 *Discussion ensued regarding qualifying with the County to serve on the Board.*
116

117 *Mr. Ward: You can qualify June 13th to June 17th. You can only qualify between those dates. I*
118 *think the early qualifying is over. This has everything you need to know what to do. If you don't*
119 *understand it, you can call me and I will help you, or when you go down there, the qualifying*
120 *individuals who work at the Supervisor of Elections Office will sit with you, walk you through it,*
121 *and tell you where to sign and what to do. You don't need to make an appointment.*
122

123 *Discussion ensued regarding where the Supervisor of Elections Office was located.*
124

125 *Mr. Vince Sciarrabba: What happens if we don't go qualify?*
126

127 *Mr. Earlywine: If no one qualifies for that Seat, and you get to November, the Seat arguably*
128 *becomes vacant, or can be declared vacant, but if you holdover in the seat, there is case law that*
129 *says you can hold over. You really should go through the election process though. But what*
130 *would happen is you would have a vacancy and the rest of the Board would need to appoint*
131 *someone to that seat. But it's better to go through the qualifying process.*
132

133 *Mr. Latessa: Is there actually going to be an election this time?*
134

135 *Mr. Ward: Only if there is more than one candidate for a seat. You are Seat 4, so when you go*
136 *down, you are going to want to qualify for Seat 4, and Vince, you are Seat 5, so when you go*
137 *down, you are going to want to qualify for Seat 5. If two of you qualify for the same seat, you*
138 *are in an election and the other seat stays vacant, so you want to make sure you only sign up for*
139 *the individual seat that you want to. For Travis's Seat, any qualified elector within the District, if*
140 *they go down and do the same thing that you're going to do within those periods, and they are*
141 *the only ones, they will automatically become a member in November. If no one qualifies, then*

142 *arguably what will Jere said will happen, and Travis will stay on the Board, until the remaining*
143 *Board Members fill that Seat, or he vacates it.*

144
145 *Discussion ensued regarding Travis’s Seat on the Board.*

146
147 **FIFTH ORDER OF BUSINESS** **Audience Comments and Supervisor’s Requests**

148
149 Mr. Gill asked if there were any members of the audience present in person or by audio or video with
150 any questions or comments; there were none. He asked if there were any Supervisor’s requests; there
151 were none.

152
153 **SIXTH ORDER OF BUSINESS** **Adjournment**

154
155 Mr. Gill adjourned the meeting at approximately 3:15 p.m.

156
157 **On MOTION made by Mr. Vincent Sciarabba, seconded by Mr. Peter**
158 **Latessa, and with all in favor, the meeting was adjourned.**

159
160 Artisan Lakes Community Development District

161
162
163
164
165 _____
James P. Ward, Secretary

Travis Stagnitta, Chairperson

RESOLUTION 2023-1

THE RESOLUTION OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AMENDING THE FISCAL YEAR 2023 BUDGET WHICH BEGAN ON OCTOBER 1, 2022, AND ENDS ON SEPTEMBER 30, 2023; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District previously adopted the Fiscal Year 2023 Budget; and

WHEREAS, the District desires to amend the Adopted Budget in accordance with Exhibit A attached hereto;

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

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

SECTION 2. AMENDMENT OF FISCAL YEAR 2023 BUDGET. The previously adopted Budget of the District is hereby amended in accordance with Exhibit A attached hereto and incorporated herein as if written into this Section.

SECTION 3. 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.

SECTION 4. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. 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 DECEMBER 2022.

ATTEST:

**ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Name: _____
Chairperson, Vice- Chairperson

Artisan Lakes Community Development District
General Fund - Budget (AMENDMENT 1)
Fiscal Year 2023

Description	Fiscal Year 2023 Budget	AMENDMENT #1	REVISED BUDGET	Notes
Revenues and Other Sources				
Carryforward	\$ -	\$ 809.73	\$ 809.73	Cash to Balance
Interest Income - General Account	\$ -	\$ -	\$ -	
Assessment Revenue			\$ -	
Assessments - On-Roll	\$ 86,135	\$ (809.73)	\$ 85,325.27	Unit Count Reduction from 851 to 843
Assessments - Off-Roll	\$ -	\$ -	\$ -	
Contributions - Private Sources			\$ -	
Taylor Morrison		\$ -	\$ -	
Total Revenue & Other Sources	\$ 86,135	\$ -	\$ 86,135	
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ 3,200	\$ -	\$ 3,200.00	
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	
Executive				
Professional - Management	\$ 23,000	\$ -	\$ 23,000.00	
Financial and Administrative				
Audit Services	\$ 4,300	\$ -	\$ 4,300.00	
Accounting Services	\$ -	\$ -	\$ -	
Assessment Roll Preparation	\$ -	\$ -	\$ -	
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000.00	
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	
Legal Advertising	\$ 2,000	\$ -	\$ 2,000.00	
Trustee Services	\$ 9,725	\$ -	\$ 9,725.00	
Dissemination Agent Services	\$ 6,000	\$ -	\$ 6,000.00	
Property Appraiser Fees	\$ -	\$ -	\$ -	
Bank Service Fees	\$ 250	\$ -	\$ 250.00	
Travel and Per Diem	\$ -	\$ -	\$ -	
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 150	\$ -	\$ 150.00	
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 1,200	\$ -	\$ 1,200.00	
Insurance	\$ 5,200	\$ -	\$ 5,200.00	
Subscriptions and Memberships	\$ 175	\$ -	\$ 175.00	
Printing and Binding	\$ 500	\$ -	\$ 500.00	
Office Supplies	\$ -	\$ -	\$ -	
Legal Services				
General Counsel	\$ 12,800	\$ -	\$ 12,800.00	
Boundary Amendment		\$ -	\$ -	
Other General Government Services				
Engineering Services	\$ 1,000	\$ -	\$ 1,000.00	
Contingencies		\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	

Artisan Lakes Community Development District
General Fund - Budget (AMENDMENT 1)
Fiscal Year 2023

Description	Fiscal Year 2023 Budget	AMENDMENT #1	REVISED BUDGET	Notes
Reserves				
Operational Reserve (Future Years)	\$ 10,000	\$ -	\$ 10,000.00	
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 5,635	\$ -	\$ 5,635.00	
Total Appropriations	\$ 86,135	\$ -	\$ 86,135	

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

Description	Fiscal Year 2023 Budget	AMENDMENT #1
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	\$ 273,757	\$ 281,046.79
Series 2013 A-3	\$ 111,457	\$ 108,257.24
Special Assessment - Prepayment		
Series 2013 A-1		
Series 2013 A-3	\$ -	
Total Revenue & Other Sources	\$ 385,214	\$ 389,304
Expenditures and Other Uses		
Debt Service		
Principal Debt Service - Mandatory		
Series 2013 A-1	\$ 60,000	\$ 60,000
Series 2013 A-3	\$ 20,000	\$ 20,000
Principal Debt Service - Early Redemptions		
Series 2013 A-1	\$ -	\$ -
Series 2013 A-3	\$ -	\$ -
Interest Expense		
Series 2013 A-1	\$ 203,138	\$ 203,138
Series 2013 A-3	\$ 80,838	\$ 80,838
Other Fees and Charges		
Discounts for Early Payment	\$ 21,239	\$ 25,768
Total Expenditures and Other Uses	\$ 385,214	\$ 389,743

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

Description	Fiscal Year	
	2023 Budget	AMENDMENT #1
Revenues and Other Sources		
Carryforward	\$ -	\$ -
Interest Income		
Revenue Account	\$ 5	\$ 5
Reserve Account	\$ 5	\$ 5
Interest Account	\$ -	\$ -
Prepayment Account	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -
Special Assessment Revenue		
Special Assessment - On-Roll	\$500,011	\$ 486,667.72
Special Assessment - Off-Roll	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -
Debt Proceeds		
Series 2018 Issuance Proceeds	\$ -	\$ -
Total Revenue & Other Sources	\$ 500,021	\$ 486,678
Expenditures and Other Uses		
Debt Service		
Principal Debt Service - Mandatory	\$ 115,000	\$ 115,000
Principal Debt Service - Early	\$ -	
Redemptions		
Interest Expense	\$ 345,013	\$ 345,013
Other Fees and Charges		
Discounts for Early Payment	\$ 35,001	\$ 31,838
Transfers Out	\$ -	
Total Expenditures and Other Uses	\$ 495,013	\$ 491,851

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

Description	Fiscal Year	
	2023 Budget	AMENDMENT #1
Revenues and Other Sources		
Carryforward	\$ -	\$ -
Interest Income		
Revenue Account	\$ 5	\$ 5
Reserve Account	\$ 5	\$ 5
Interest Account	\$ -	\$ -
Prepayment Account	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -
Special Assessment Revenue		
Special Assessment - On-Roll	\$500,011	\$ 486,667.72
Special Assessment - Off-Roll	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -
Debt Proceeds		
Series 2018 Issuance Proceeds	\$ -	\$ -
Total Revenue & Other Sources	\$ 500,021	\$ 486,678
Expenditures and Other Uses		
Debt Service		
Principal Debt Service - Mandatory	\$ 115,000	\$ 115,000
Principal Debt Service - Early	\$ -	
Redemptions		
Interest Expense	\$ 345,013	\$ 345,013
Other Fees and Charges		
Discounts for Early Payment	\$ 35,001	\$ 31,838
Transfers Out	\$ -	
Total Expenditures and Other Uses	\$ 495,013	\$ 491,851

RESOLUTION 2023-2

A RESOLUTION DESIGNATING THE REGISTERED AGENT; DESIGNATING THE REGISTERED OFFICE; PROVIDING FOR CONFLICTS AND INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, Artisan Lakes Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the Artisan Lakes Community Development District desire to appoint James P. Ward as the Registered Agent and designate the offices of JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, as the Registered Office.

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

SECTION 1. DESIGNATION OF REGISTERED AGENT: James P. Ward is hereby appointed as the Registered Agent.

SECTION 2. DESIGNATION OF REGISTERED OFFICE. The offices of JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 is hereby designated as the Registered Office.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. 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.

SECTION 4. CONFLICT: That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED this 1st day of December 2022.

ATTEST:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Name: _____
Chairperson / Vice Chairperson

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2022

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 September 30, 2022**

	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	\$ 122,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,648
Debt Service Fund							
Interest Account							
Series 2013 A-1	-	0	-	-	-	-	0
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	0	-	-	-	-	0
Series 2018	-	-	0	-	-	-	0
Sinking Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	0	-	-	-	0
Reserve Account							
Series 2013 A-1	-	262,444	-	-	-	-	262,444
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	-	316,712	-	-	-	-	316,712
Series 2013 A-3	-	51,203	-	-	-	-	51,203
Series 2018	-	-	260,722	-	-	-	260,722
Prepayment Account							
Series 2013 A-1	-	2,277	-	-	-	-	2,277
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 September 30, 2022**

	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	-	-	-	-	736,301	736,301
Amount to be Provided by Debt Service Funds	-	-	-	-	9,763,699	9,763,699
Total Assets	<u>\$ 122,648</u>	<u>\$ 736,301</u>	<u>\$ 398,066</u>	<u>\$ 6</u>	<u>\$ 10,500,000</u>	<u>\$ 11,757,020</u>
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					\$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>\$ 10,500,000</u>	<u>\$ 10,500,000</u>

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 2022**

	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 (Audited)	-	767,397	421,226	6	-	1,188,629
Results from Current Operations	-	(31,096)	(23,161)	-	-	(54,257)
Unassigned						
Beginning: October 1, 2021 (Audited)	151,729	-	-	-	-	151,729
Results from Current Operations	(29,081)	-	-	-	-	(29,081)
Total Fund Equity and Other Credits	\$ 122,648	\$ 736,301	\$ 398,066	\$ 6	\$ -	\$ 1,257,020
Total Liabilities, Fund Equity and Other Credits	\$ 122,648	\$ 736,301	\$ 398,066	\$ 6	\$ 10,500,000	\$ 11,757,020

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	6,122	25,036	456	350	145	413	-	-	-	72,631	77,388	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution															
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 355	\$ 9,702	\$ 30,053	\$ 6,122	\$ 25,036	\$ 456	\$ 350	\$ 145	\$ 413	\$ -	\$ -	\$ -	\$ 72,631	\$ 77,388	94%
Expenditures and Other Uses															
Legislative															
Board of Supervisor's Fees	-	600	1,000	-	800	-	800	-	800	-	-	-	4,000	1,800	222%
Executive															
Professional Management	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000	20,000	100%
Financial and Administrative															
Audit Services	-	-	-	-	1,000	-	4,200	-	1,000	-	-	-	6,200	4,200	148%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	1,000	-	-	-	-	500	-	-	1,500	1,000	150%
Other Contractual Services															
Legal Advertising	82	-	-	-	-	-	350	-	64	-	-	91	588	2,500	24%
Trustee Services	5,886	-	-	-	4,031	-	-	-	-	-	-	5,886	15,803	9,725	162%
Dissemination Agent Services	100	-	-	-	-	-	6,000	-	-	-	-	-	6,100	6,000	102%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	6	7	8	-	-	-	-	-	-	0	-	-	20	250	8%
Communications & Freight Services															
Postage, Freight & Messenger	60	-	125	-	62	-	68	(0)	61	-	19	-	394	200	197%
Computer Services - Website Development															
Insurance	5,034	-	-	-	-	-	-	-	-	-	-	-	5,034	5,500	92%
Printing & Binding															
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	1,214	-	-	3,075	-	3,571	552	-	-	638	136	9,185	12,800	72%
Legal - Boundary Amendment	638	111	50	-	729	-	374	-	-	-	-	-	1,901	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services															
Engineering Services	-	318	-	-	755	-	-	6,590	602	-	194	297	8,756	-	N/A

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Stormwater Needs Analysis	-	-	-	-	-	-	-	16,000	4,000	-	-	-	20,000.00	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserves															
Operational Reserves (Future Years)								-	-	-	-	-	-	10,000	0%
Other Fees and Charges															
Discounts/Collection Fees								-	-	-	-	-	-	-	N/A
Sub-Total:	13,647	4,137	3,301	1,667	13,232	1,667	17,294	24,809	8,349	2,167	3,367	8,077	101,712	77,388	131%
Total Expenditures and Other Uses:	\$ 13,647	\$ 4,137	\$ 3,301	\$ 1,667	\$ 13,232	\$ 1,667	\$ 17,294	\$ 24,809	\$ 8,349	\$ 2,167	\$ 3,367	\$ 8,077	\$ 101,712	\$ 77,388	131%
Net Increase/ (Decrease) in Fund Balance	(13,292)	5,565	26,751	4,455	11,804	(1,211)	(16,944)	(24,664)	(7,936)	(2,167)	(3,367)	(8,077)	(29,081)	-	
Fund Balance - Beginning	151,729	138,437	144,003	170,754	175,209	187,013	185,802	168,859	144,195	136,259	134,092	130,725	151,729	-	
Fund Balance - Ending	\$ 138,437	\$ 144,003	\$ 170,754	\$ 175,209	\$ 187,013	\$ 185,802	\$ 168,859	\$ 144,195	\$ 136,259	\$ 134,092	\$ 130,725	\$ 122,648	122,648	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	4	4	5	3	4	4	4	4	166	399	686	1,053	2,335	-	N/A
Special Assessment Revenue															
Special Assessments - On-Roll															
Series 2013 Bonds A-1	1,223	33,415	103,502	21,084	86,225	1,570	1,207	499	1,421	-	-	-	250,147	\$ 266,338	94%
Series 2013 Bonds A-2													-	\$ 102,288	0%
Series 2013 Bonds A-3	470	12,833	39,751	8,098	33,116	603	464	192	546	-	-	-	96,072	\$ -	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	\$ 29,185	\$ 119,345	\$ 2,176	\$ 1,675	\$ 695	\$ 2,132	\$ 399	\$ 686	\$ 1,053	\$ 348,554	\$ 368,626	95%
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	\$ 20,000	100%
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	-	-	-	-	-	103,425	-	-	-	-	207,363	211,338	98%
Series 2013 Bonds A-2														-	N/A
Series 2013 Bonds A-3		41,144						41,144					82,288	82,288	100%
Operating Transfers Out (To Other Funds)															N/A
Total Expenditures and Other Uses:	\$ -	\$ 160,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 219,569	\$ -	\$ -	\$ -	\$ -	\$ 379,650	\$ 368,626	103%
Net Increase/ (Decrease) in Fund Balance	1,696	(113,829)	143,259	29,185	119,345	2,176	1,675	(218,874)	2,132	399	686	1,053	(31,096)	-	
Fund Balance - Beginning	767,397	769,093	655,264	798,523	827,708	947,053	949,230	950,905	732,031	734,163	734,562	735,247	767,397	-	
Fund Balance - Ending	\$ 769,093	\$ 655,264	\$ 798,523	\$ 827,708	\$ 947,053	\$ 949,230	\$ 950,905	\$ 732,031	\$ 734,163	\$ 734,562	\$ 735,247	\$ 736,301	\$ 736,301	\$ -	

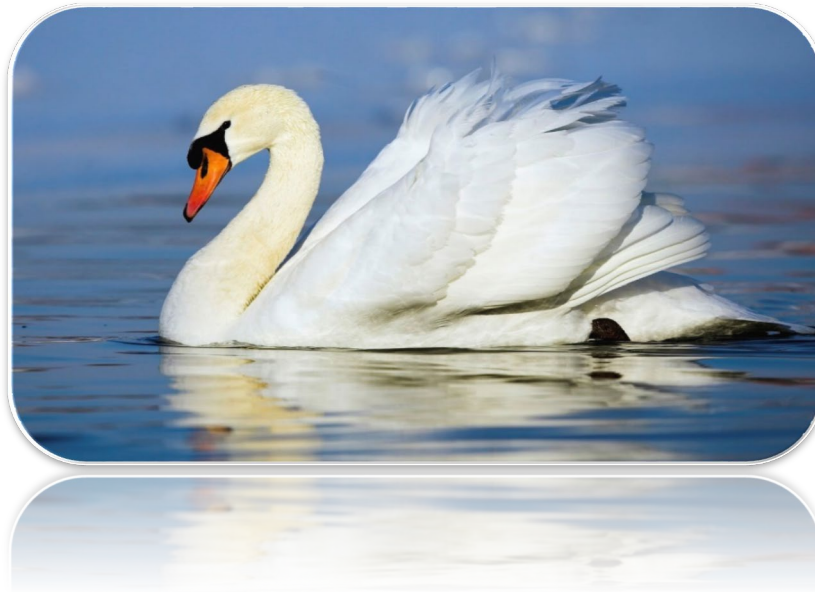
Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income															
Interest Account	-	-	-	-	-	-	-	0	0	-	-	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	-	-	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	1	1	1	1	7	5	137%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	2	2	1	1	1	1	13	5	265%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments															
Special Assessments - On Roll	2,134	58,328	180,669	36,804	150,511	2,740	2,107	871	2,480	-	-	-	436,644	465,010	94%
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	\$ 36,805	\$ 150,513	\$ 2,742	\$ 2,109	\$ 873	\$ 2,481	\$ 2	\$ 2	\$ 2	\$ 436,664	\$ 465,020	N/A
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2018	-	-	-	-	-	-	-	110,000	-	-	-	-	110,000	110,000	100%
Principal Debt Service - Early Redemptions															
Series 2018	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense															
Series 2018	-	174,913	-	-	-	-	-	174,913	-	-	-	-	349,825	352,122	99%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 174,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 284,913	\$ -	\$ -	\$ -	\$ -	\$ 459,825	\$ 462,122	100%
Net Increase/ (Decrease) in Fund Balance	2,136	(116,583)	180,670	36,805	150,513	2,742	2,109	(284,039)	2,481	2	2	2	(23,161)	2,898	
Fund Balance - Beginning	421,226	423,362	306,779	487,449	524,254	674,767	677,509	679,619	395,579	398,061	398,062	398,064	421,226	-	
Fund Balance - Ending	\$ 423,362	\$ 306,779	\$ 487,449	\$ 524,254	\$ 674,767	\$ 677,509	\$ 679,619	\$ 395,579	\$ 398,061	\$ 398,062	\$ 398,064	\$ 398,066	\$ 398,066	\$ 2,898	

Artisan Lakes Community Development District
 Capital Projects Fund - Series 2018
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through September 30, 2022

Description	October	November	December	January	February	March	April	May	June	July	August	September	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															
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															
Legal Services	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other General Government Services															
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capital Outlay															
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount															
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	0	-	
Fund Balance - Beginning	6	6	6	6	6	6	6	6	6	6	6	6	6	\$ -	
Fund Balance - Ending	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ -	

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

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

Artisan Lakes Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending October 31, 2022**

	Governmental Funds					Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund			
		Series 2013	Series 2018	Series 2018			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 123,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,722
Debt Service Fund							
Interest Account							
Series 2013 A-1	-	0	-	-	-	-	0
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	0	-	-	-	-	0
Series 2018	-	-	0	-	-	-	0
Sinking Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	0	-	-	-	0
Reserve Account							
Series 2013 A-1	-	262,444	-	-	-	-	262,444
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	-	317,829	-	-	-	-	317,829
Series 2013 A-3	-	51,286	-	-	-	-	51,286
Series 2018	-	-	260,724	-	-	-	260,724
Prepayment Account							
Series 2013 A-1	-	2,277	-	-	-	-	2,277
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 October 31, 2022**

	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	-	1,331	1,666	-	-	2,997
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	738,833	738,833
Amount to be Provided by Debt Service Funds	-	-	-	-	9,761,167	9,761,167
Total Assets	<u>\$ 123,722</u>	<u>\$ 738,833</u>	<u>\$ 399,733</u>	<u>\$ 6</u>	<u>\$ 10,500,000</u>	<u>\$ 11,762,293</u>
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-					-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	2,997	-	-	-	-	2,997
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					\$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>\$ 2,997</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,500,000</u>	<u>\$ 10,502,997</u>

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending October 31, 2022**

	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 (Audited)	-	736,301	398,066	6	-	1,134,372
Results from Current Operations	-	2,532	1,667	-	-	4,200
Unassigned						
Beginning: October 1, 2021 (Audited)	122,450	-	-	-	-	122,450
Results from Current Operations	(1,726)	-	-	-	-	(1,726)
Total Fund Equity and Other Credits	\$ 120,724	\$ 738,833	\$ 399,733	\$ 6	\$ -	\$ 1,259,296
Total Liabilities, Fund Equity and Other Credits	\$ 123,722	\$ 738,833	\$ 399,733	\$ 6	\$ 10,500,000	\$ 11,762,293

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ 810	N/A
Interest				
Interest - General Checking	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	292	292	79,690	0%
Special Assessments - Off-Roll	-	-	-	0%
Developer Contribution		-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 292	\$ 292	\$ 80,500	0%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	3,200	0%
Executive				
Professional Management	1,917	1,917	23,000	8%
Financial and Administrative				
Audit Services	-	-	4,300	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	-	-	-	N/A
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	-	-	2,000	0%
Trustee Services	-	-	9,725	0%
Dissemination Agent Services	-	-	6,000	0%
Bond Amortization Schedules	100	100	-	N/A
Property Appraiser Fees	-	-	-	N/A

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Bank Service Fees	1	1	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	150	0%
Computer Services - Website Development	-	-	1,200	0%
Insurance	-	-	5,200	0%
Printing & Binding	-	-	500	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	12,800	0%
Legal - Boundary Amendment	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	N/A
Other General Government Services				
Engineering Services	-	-	1,000	0%
Stormwater Needs Analysis	-	-	-	N/A
Contingencies	-	-	-	N/A
Other Current Charges	-	-	-	N/A
Reserves				
Operational Reserves (Future Years)		-	10,000	0%
Other Fees and Charges	-	-	-	N/A
Discounts/Collection Fees		-	-	
Sub-Total:	2,018	2,018	80,500	3%
Total Expenditures and Other Uses:	\$ 2,018	\$ 2,018	\$ 80,500	3%
Net Increase/ (Decrease) in Fund Balance	(1,726)	(1,726)	-	
Fund Balance - Beginning	122,450	122,450	-	
Fund Balance - Ending	\$ 120,724	120,724	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income	1,201	1,201	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll				
Series 2013 Bonds A-1	962	962	\$ 262,585	0%
Series 2013 Bonds A-2		-	\$ -	N/A
Series 2013 Bonds A-3	370	370	\$ 100,950	0%
Special Assessments - Off-Roll				
Series 2013 Bonds A-1	-	-	\$ -	N/A
Series 2013 Bonds A-2	-	-	\$ -	N/A
Series 2013 Bonds A-3	-	-	\$ -	N/A
Special Assessments - Prepayments				
Series 2013 Bonds A-1		-		N/A
Series 2013 Bonds A-2	-	-		N/A
Series 2013 Bonds A-3	-	-		
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,532	\$ 2,532	\$ 363,536	1%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 Bonds A-1	\$ -	\$ -	\$ 60,000	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	-	-	-	N/A
Series 2013 Bonds A-2	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	N/A
Interest Expense				
Series 2013 Bonds A-1	-	-	203,138	0%
Series 2013 Bonds A-2		-	-	N/A
Series 2013 Bonds A-3		-	80,838	0%
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 363,976	0%
Net Increase/ (Decrease) in Fund Balance	2,532	2,532	(440)	
Fund Balance - Beginning	736,301	736,301	-	
Fund Balance - Ending	\$ 738,833	738,833	\$ (440)	

Prepared by:

JPWARD and Associates, LLC

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	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	5	11%
Prepayment Account	-	-	-	N/A
Revenue Account	1	1	5	21%
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	1,666	1,666	454,830	0%
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:	\$ 1,667	\$ 1,667	\$ 454,840	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2018	-	-	115,000	0%
Principal Debt Service - Early Redemptions				
Series 2018	-	-	-	N/A
Interest Expense				
Series 2018	-	-	345,013	0%
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ 460,013	0%
Net Increase/ (Decrease) in Fund Balance	1,667	1,667	(5,173)	
Fund Balance - Beginning	398,066	398,066	-	
Fund Balance - Ending	\$ 399,733	399,733	\$ (5,173)	

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 October 31, 2022

Description	October	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>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>N/A</u>
Net Increase/ (Decrease) in Fund Balance	-	0	-	
Fund Balance - Beginning	6	6	\$ -	
Fund Balance - Ending	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ -</u>	

Prepared by:

JPWARD and Associates, LLC