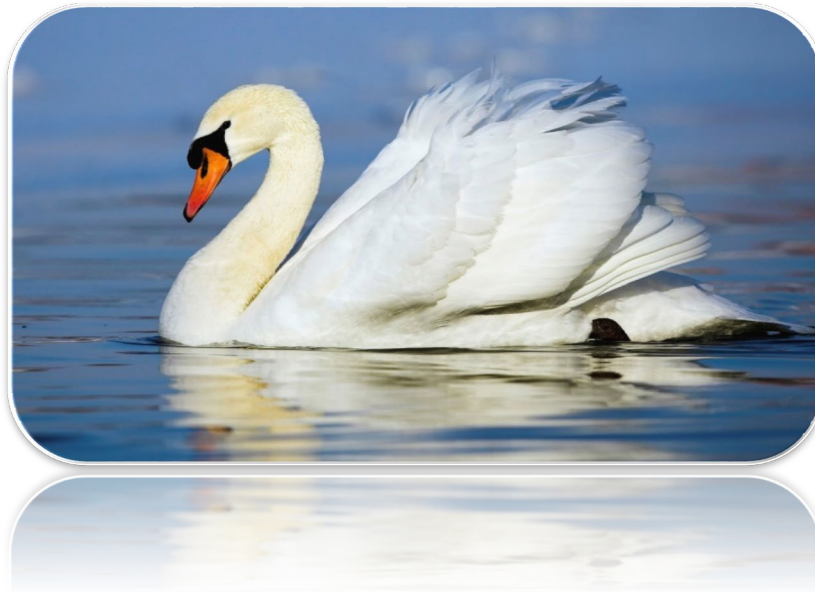


ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 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 January 31, 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 | \$ 241,195 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 241,195 |
| Debt Service Fund | | | | | | | |
| Interest Account | | | | | | | |
| Series 2013 A-1 | - | - | - | - | - | - | - |
| Series 2013 A-2 | - | - | - | - | - | - | - |
| Series 2013 A-3 | - | - | - | - | - | - | - |
| Series 2018 | - | - | - | - | - | - | - |
| Sinking Account | | | | | | | |
| Series 2013 A-1 | - | - | - | - | - | - | - |
| Series 2013 A-2 | - | - | - | - | - | - | - |
| Series 2013 A-3 | - | - | - | - | - | - | - |
| Series 2018 | - | - | 0 | - | - | - | 0 |
| Reserve Account | | | | | | | |
| Series 2013 A-1 | - | 263,769 | - | - | - | - | 263,769 |
| Series 2013 A-2 | - | - | - | - | - | - | - |
| Series 2013 A-3 | - | 103,481 | - | - | - | - | 103,481 |
| Series 2018 | - | - | 137,249 | - | - | - | 137,249 |
| Revenue | | | | | | | |
| Series 2013 A-1 and A-2 | - | 360,967 | - | - | - | - | 360,967 |
| Series 2013 A-3 | - | 69,173 | - | - | - | - | 69,173 |
| Series 2018 | - | - | 350,107 | - | - | - | 350,107 |
| Prepayment Account | | | | | | | |
| Series 2013 A-1 | - | 952 | - | - | - | - | 952 |
| Series 2013 A-2 | - | - | - | - | - | - | - |
| Series 2013 A-3 | - | 184 | - | - | - | - | 184 |
| Series 2018 | - | - | 94 | - | - | - | 94 |
| Capitalized Interest Account | | | | | | | |
| Construction Account | | | | | 6 | | 6 |

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending January 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 | - | 29,182 | 36,804 | - | - | 65,986 |
| Debt Service Fund(s) | - | - | - | - | - | - |
| Accounts Receivable | - | - | - | - | - | - |
| Assessments Receivable | - | - | - | - | - | - |
| Amount Available in Debt Service Funds | - | - | - | - | 827,708 | 827,708 |
| Amount to be Provided by Debt Service Funds | - | - | - | - | 9,857,292 | 9,857,292 |
| Total Assets | <u>\$ 241,195</u> | <u>\$ 827,708</u> | <u>\$ 524,254</u> | <u>\$ 6</u> | <u>\$ 10,685,000</u> | <u>\$ 12,278,163</u> |
| Liabilities | | | | | | |
| Accounts Payable & Payroll Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Due to Other Funds | - | | | | | - |
| General Fund | - | - | - | - | - | - |
| Debt Service Fund(s) | 65,986 | - | - | - | - | 65,986 |
| Bonds Payable | | | | | | |
| Current Portion | | | | | | |
| Series 2013 A-1 | | | | | \$55,000 | 55,000 |
| Series 2013 A-2 | | | | | \$0 | - |
| Series 2013 A-3 | | | | | \$20,000 | 20,000 |
| Series 2018 | | | | | \$110,000 | 110,000 |
| Long Term | | | | | | |
| Series 2013 A-1 | | | | | \$2,940,000 | 2,940,000 |
| Series 2013 A-2 | | | | | \$0 | - |
| Series 2013 A-3 | | | | | \$1,115,000 | 1,115,000 |
| Series 2018 | | | | | \$6,445,000 | 6,445,000 |
| Total Liabilities | <u>\$ 65,986</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 10,685,000</u> | <u>\$ 10,750,986</u> |

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending January 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 (Unaudited) | - | 767,397 | 421,226 | 6 | - | 1,188,629 |
| Results from Current Operations | - | 60,311 | 103,028 | - | - | 163,339 |
| Unassigned | | | | | | |
| Beginning: October 1, 2021 (Unaudited) | 156,788 | - | - | - | - | 156,788 |
| Results from Current Operations | 18,421 | - | - | - | - | 18,421 |
| Total Fund Equity and Other Credits | \$ 175,209 | \$ 827,708 | \$ 524,254 | \$ 6 | \$ - | \$ 1,527,177 |
| Total Liabilities, Fund Equity and Other Credits | \$ 241,195 | \$ 827,708 | \$ 524,254 | \$ 6 | \$ 10,685,000 | \$ 12,278,163 |

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

| Description | October | November | December | January | 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 | 46,232 | 77,388 | 60% |
| Special Assessments - Off-Roll | - | - | - | - | - | - | 0% |
| Developer Contribution | - | - | - | - | - | - | N/A |
| Intragovernmental Transfer In | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 355 | \$ 9,702 | \$ 30,053 | \$ 6,122 | \$ 46,232 | \$ 77,388 | 60% |
| Expenditures and Other Uses | | | | | | | |
| Legislative | | | | | | | |
| Board of Supervisor's Fees | - | 600 | 1,000 | - | 1,600 | 1,800 | 89% |
| Executive | | | | | | | |
| Professional Management | 1,667 | 1,667 | 1,667 | 1,667 | 6,667 | 20,000 | 33% |
| Financial and Administrative | | | | | | | |
| Audit Services | - | - | - | - | - | 4,200 | 0% |
| Accounting Services | - | - | - | - | - | - | N/A |
| Assessment Roll Services | - | - | - | - | - | - | N/A |
| Arbitrage Rebate Services | - | - | - | - | - | 1,000 | 0% |
| Other Contractual Services | | | | | | | |
| Legal Advertising | 82 | - | - | - | 82 | 2,500 | 3% |
| Trustee Services | 5,886 | - | - | - | 5,886 | 9,725 | 61% |
| Dissemination Agent Services | 100 | - | - | - | 100 | 6,000 | 2% |
| Property Appraiser Fees | - | - | - | - | - | - | N/A |
| Bank Service Fees | 6 | 7 | 8 | - | 20 | 250 | 8% |

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

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|--|-------------------|-------------------|-------------------|-------------------|------------------|---------------------|-------------|
| Communications & Freight Services | | | | | | | |
| Postage, Freight & Messenger | 60 | - | 125 | - | 185 | 200 | 92% |
| Computer Services - Website Development | - | - | - | - | - | 2,488 | 0% |
| Insurance | 5,034 | - | - | - | 5,034 | 5,500 | 92% |
| Printing & Binding | - | 221 | 453 | - | 673 | 750 | 90% |
| Subscription & Memberships | 175 | - | - | - | 175 | 175 | 100% |
| Legal Services | | | | | | | |
| Legal - General Counsel | - | 2,648 | - | - | 2,648 | 12,800 | 21% |
| Legal - Boundary Amendment | 638 | 3,736 | 50 | - | 4,424 | - | N/A |
| Legal - Series 2021 Bonds | - | - | - | - | - | - | N/A |
| Other General Government Services | | | | | | | |
| Engineering Services | - | 318 | - | - | 318 | - | N/A |
| Contingencies | - | - | - | - | - | - | N/A |
| Other Current Charges | - | - | - | - | - | - | N/A |
| Reserves | | | | | | | |
| Operational Reserves (Future Years) | - | - | - | - | - | 10,000 | 0% |
| Other Fees and Charges | | | | | | | |
| Discounts/Collection Fees | - | - | - | - | - | - | N/A |
| Sub-Total: | 13,647 | 9,196 | 3,301 | 1,667 | 27,811 | 77,388 | 36% |
| <hr/> | | | | | | | |
| Total Expenditures and Other Uses: | \$ 13,647 | \$ 9,196 | \$ 3,301 | \$ 1,667 | \$ 27,811 | \$ 77,388 | 36% |
| <hr/> | | | | | | | |
| Net Increase/ (Decrease) in Fund Balance | (13,292) | 506 | 26,751 | 4,455 | 18,421 | - | |
| Fund Balance - Beginning | 156,788 | 143,496 | 144,003 | 170,754 | 156,788 | - | |
| Fund Balance - Ending | \$ 143,496 | \$ 144,003 | \$ 170,754 | \$ 175,209 | 175,209 | \$ - | |

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

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | - | \$ - | N/A |
| Interest Income | 4 | 4 | 5 | 3 | 16 | - | N/A |
| Special Assessment Revenue | | | | | | | |
| Special Assessments - On-Roll | | | | | | | |
| Series 2013 Bonds A-1 | 1,223 | 33,415 | 103,502 | 21,084 | 159,224 | \$ 266,338 | 60% |
| Series 2013 Bonds A-2 | | | | | - | \$ 102,288 | 0% |
| Series 2013 Bonds A-3 | 470 | 12,833 | 39,751 | 8,098 | 61,152 | \$ - | 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 | \$ 220,392 | \$ 368,626 | 60% |
| Expenditures and Other Uses | | | | | | | |
| Debt Service | | | | | | | |
| Principal Debt Service - Mandatory | | | | | | | |
| Series 2013 Bonds A-1 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 55,000 | 0% |
| Series 2013 Bonds A-2 | | | | | | \$ - | N/A |
| Series 2013 Bonds A-3 | | | | | | \$ 20,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | | | |
| Series 2013 Bonds A-1 | - | 15,000 | - | - | 15,000 | - | N/A |
| Series 2013 Bonds A-2 | - | - | - | - | - | - | N/A |
| Series 2013 Bonds A-3 | - | - | - | - | - | - | N/A |
| Interest Expense | | | | | | | |
| Series 2013 Bonds A-1 | - | 103,938 | - | - | 103,938 | 211,338 | 49% |
| Series 2013 Bonds A-2 | | | | | | - | N/A |
| Series 2013 Bonds A-3 | | 41,144 | | | 41,144 | 82,288 | 50% |
| Operating Transfers Out (To Other Funds) | | | | | | | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ 160,081 | \$ - | \$ - | \$ 160,081 | \$ 368,626 | 43% |
| Net Increase/ (Decrease) in Fund Balance | 1,696 | (113,829) | 143,259 | 29,185 | 60,311 | - | |
| Fund Balance - Beginning | 767,397 | 769,093 | 655,264 | 798,523 | 767,397 | - | |
| Fund Balance - Ending | \$ 769,093 | \$ 655,264 | \$ 798,523 | \$ 827,708 | 827,708 | \$ - | |

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

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | - | - | N/A |
| Interest Income | | | | | | | |
| Interest Account | - | - | - | - | - | - | N/A |
| Sinking Fund Account | - | - | - | - | - | - | N/A |
| Reserve Account | 1 | 1 | 1 | 1 | 2 | 5 | 46% |
| Prepayment Account | - | - | - | - | - | - | N/A |
| Revenue Account | 1 | 1 | 0 | 1 | 3 | 5 | 68% |
| Capitalized Interest Account | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | | | | | | | |
| Special Assessments - On Roll | 2,134 | 58,328 | 180,669 | 36,804 | 277,935 | 465,010 | 60% |
| 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 | \$ 277,941 | \$ 465,020 | N/A |
| Expenditures and Other Uses | | | | | | | |
| Debt Service | | | | | | | |
| Principal Debt Service - Mandatory | | | | | | | |
| Series 2018 | - | - | - | - | - | 110,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | | | |
| Series 2018 | - | - | - | - | - | - | N/A |
| Interest Expense | | | | | | | |
| Series 2018 | - | 174,913 | - | - | 174,913 | 352,122 | 50% |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ 174,913 | \$ - | \$ - | 174,913 | \$ 462,122 | 38% |
| Net Increase/ (Decrease) in Fund Balance | 2,136 | (116,583) | 180,670 | 36,805 | 103,028 | 2,898 | |
| Fund Balance - Beginning | 421,226 | 423,362 | 306,779 | 487,449 | 421,226 | - | |
| Fund Balance - Ending | \$ 423,362 | \$ 306,779 | \$ 487,449 | \$ 524,254 | 524,254 | \$ 2,898 | |

Prepared by:

JPWARD and Associates, LLC

Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2022

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|--|-------------|-------------|-------------|-------------|--------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | | | |
| Construction Account | - | - | - | - | - | \$ - | N/A |
| Cost of Issuance | - | - | - | - | - | \$ - | N/A |
| Debt Proceeds | - | - | - | - | - | \$ - | N/A |
| Contributions - Tylor Morrison | - | - | - | - | - | \$ - | N/A |
| Operating Transfers In (From Other Funds) | - | - | - | - | - | \$ - | N/A |
| Total Revenue and Other Sources: | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>N/A</u> |
| Expenditures and Other Uses | | | | | | | |
| Executive | | | | | | | |
| Professional Management | - | - | - | - | - | \$ - | N/A |
| Other Contractual Services | | | | | | | |
| Trustee Services | - | - | - | - | - | \$ - | N/A |
| Printing & Binding | - | - | - | - | - | \$ - | N/A |
| Legal Services | | | | | | | |
| Legal - Series 2018 Bonds | - | - | - | - | - | \$ - | N/A |
| Other General Government Services | | | | | | | |
| Stormwater Mgmt-Construction | - | - | - | - | - | \$ - | N/A |
| Capital Outlay | | | | | | | |
| Water-Sewer Combination | - | - | - | - | - | \$ - | N/A |
| Stormwater Management | - | - | - | - | - | \$ - | N/A |
| Legal - Series 2018 Bonds | - | - | - | - | - | \$ - | N/A |
| Underwriter's Discount | - | - | - | - | - | \$ - | N/A |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | \$ - | N/A |
| Total Expenditures and Other Uses: | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>N/A</u> |
| Net Increase/ (Decrease) in Fund Balance | - | - | - | - | 0 | - | |
| Fund Balance - Beginning | 6 | 6 | 6 | 6 | 6 | \$ - | |
| Fund Balance - Ending | <u>\$ 6</u> | <u>\$ 6</u> | <u>\$ 6</u> | <u>\$ 6</u> | <u>\$ 6</u> | <u>\$ -</u> | |

Prepared by:

JPWARD and Associates, LLC