

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2022

FISCAL YEAR 2022

PREPARED BY:

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

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Artisan Lakes Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending February 28, 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	\$ 456,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456,865
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	-	382,055	-	-	-	-	382,055
Series 2013 A-3	-	77,271	-	-	-	-	77,271
Series 2018	-	-	386,913	-	-	-	386,913
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 February 28, 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	-	119,341	150,511	-	-	269,852
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	947,053	947,053
Amount to be Provided by Debt Service Funds	-	-	-	-	9,737,947	9,737,947
Total Assets	<u>\$ 456,865</u>	<u>\$ 947,053</u>	<u>\$ 674,767</u>	<u>\$ 6</u>	<u>\$ 10,685,000</u>	<u>\$ 12,763,691</u>
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	269,852	-	-	-	-	269,852
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>\$ 269,852</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,685,000</u>	<u>\$ 10,954,852</u>

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending February 28, 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	-	179,656	253,541	-	-	433,197
Unassigned						
Beginning: October 1, 2021 (Unaudited)	156,788	-	-	-	-	156,788
Results from Current Operations	30,225	-	-	-	-	30,225
Total Fund Equity and Other Credits	\$ 187,013	\$ 947,053	\$ 674,767	\$ 6	\$ -	\$ 1,808,839
Total Liabilities, Fund Equity and Other Credits	\$ 456,865	\$ 947,053	\$ 674,767	\$ 6	\$ 10,685,000	\$ 12,763,691

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	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	71,268	77,388	92%
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	\$ 25,036	\$ 71,268	\$ 77,388	92%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	-	600	1,000	-	800	2,400	1,800	133%
Executive								
Professional Management	1,667	1,667	1,667	1,667	1,667	8,333	20,000	42%
Financial and Administrative								
Audit Services	-	-	-	-	1,000	1,000	4,200	24%
Accounting Services	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	1,000	1,000	1,000	100%
Other Contractual Services								
Legal Advertising	82	-	-	-	-	82	2,500	3%
Trustee Services	5,886	-	-	-	4,031	9,917	9,725	102%
Dissemination Agent Services	100	-	-	-	-	100	6,000	2%
Property Appraiser Fees	-	-	-	-	-	-	-	N/A
Bank Service Fees	6	7	8	-	-	20	250	8%

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Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services								
Postage, Freight & Messenger	60	-	125	-	62	247	200	123%
Computer Services - Website Development	-	-	-	-	-	-	2,488	0%
Insurance	5,034	-	-	-	-	5,034	5,500	92%
Printing & Binding	-	221	453	-	114	787	750	105%
Subscription & Memberships	175	-	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	2,648	-	-	3,075	5,723	12,800	45%
Legal - Boundary Amendment	638	3,736	50	-	729	5,152	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering Services	-	318	-	-	755	1,073	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	N/A
Reserves								
Operational Reserves (Future Years)						-	10,000	0%
Other Fees and Charges	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees						-	-	
Sub-Total:	13,647	9,196	3,301	1,667	13,232	41,042	77,388	53%
Total Expenditures and Other Uses:	\$ 13,647	\$ 9,196	\$ 3,301	\$ 1,667	\$ 13,232	\$ 41,042	\$ 77,388	53%
Net Increase/ (Decrease) in Fund Balance	(13,292)	506	26,751	4,455	11,804	30,225	-	
Fund Balance - Beginning	156,788	143,496	144,003	170,754	175,209	156,788	-	
Fund Balance - Ending	\$ 143,496	\$ 144,003	\$ 170,754	\$ 175,209	\$ 187,013	187,013	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	4	4	5	3	4	20	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll								
Series 2013 Bonds A-1	1,223	33,415	103,502	21,084	86,225	245,450	\$ 266,338	92%
Series 2013 Bonds A-2						-	\$ 102,288	0%
Series 2013 Bonds A-3	470	12,833	39,751	8,098	33,116	94,268	\$ -	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	\$ 339,738	\$ 368,626	92%
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	119,345	179,656	-	
Fund Balance - Beginning	767,397	769,093	655,264	798,523	827,708	767,397	-	
Fund Balance - Ending	\$ 769,093	\$ 655,264	\$ 798,523	\$ 827,708	\$ 947,053	947,053	\$ -	

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Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	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	1	3	5	57%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	5	5	98%
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	2,134	58,328	180,669	36,804	150,511	428,446	465,010	92%
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	\$ 428,454	\$ 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	150,513	253,541	2,898	
Fund Balance - Beginning	421,226	423,362	306,779	487,449	524,254	421,226	-	
Fund Balance - Ending	\$ 423,362	\$ 306,779	\$ 487,449	\$ 524,254	\$ 674,767	674,767	\$ 2,898	

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Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

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

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