

# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JULY 2022

FISCAL YEAR 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> 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 July 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			
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 140,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,101
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	-	313,173	-	-	-	-	313,173
Series 2013 A-3	-	50,345	-	-	-	-	50,345
Series 2018	-	-	257,367	-	-	-	257,367
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 July 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					-	-
<b>Due from Other Funds</b>						
General Fund	-	2,657	3,351	-	-	6,009
Debt Service Fund(s)	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	734,562	734,562
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	9,765,438	9,765,438
<b>Total Assets</b>	<u>\$ 140,101</u>	<u>\$ 734,562</u>	<u>\$ 398,062</u>	<u>\$ 6</u>	<u>\$ 10,500,000</u>	<u>\$ 11,772,730</u>
<b>Liabilities</b>						
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>	-					-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	6,009	-	-	-	-	6,009
<b>Bonds Payable</b>						
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
<b>Total Liabilities</b>	<u>\$ 6,009</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,500,000</u>	<u>\$ 10,506,009</u>

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

	Governmental Funds					Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		Account Groups	
	General Fund	Series 2013	Series 2018	Series 2018	General Long Term Debt	
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	-	-	-	-	-	-
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2021 (Audited)	-	767,397	421,226	6	-	1,188,629
Results from Current Operations	-	(32,835)	(23,164)	-	-	(55,999)
<b>Unassigned</b>						
Beginning: October 1, 2021 (Audited)	151,729	-	-	-	-	151,729
Results from Current Operations	(17,637)	-	-	-	-	(17,637)
<b>Total Fund Equity and Other Credits</b>	<b>\$ 134,092</b>	<b>\$ 734,562</b>	<b>\$ 398,062</b>	<b>\$ 6</b>	<b>\$ -</b>	<b>\$ 1,266,722</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 140,101</b>	<b>\$ 734,562</b>	<b>\$ 398,062</b>	<b>\$ 6</b>	<b>\$ 10,500,000</b>	<b>\$ 11,772,730</b>

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>													
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%
<b>Developer Contribution</b>													
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>													
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 355</b>	<b>\$ 9,702</b>	<b>\$ 30,053</b>	<b>\$ 6,122</b>	<b>\$ 25,036</b>	<b>\$ 456</b>	<b>\$ 350</b>	<b>\$ 145</b>	<b>\$ 413</b>	<b>\$ -</b>	<b>\$ 72,631</b>	<b>\$ 77,388</b>	<b>94%</b>

**Expenditures and Other Uses**

<b>Legislative</b>													
Board of Supervisor's Fees	-	600	1,000	-	800	-	800	-	800	-	4,000	1,800	222%
<b>Executive</b>													
Professional Management	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	16,667	20,000	83%
<b>Financial and Administrative</b>													
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%
<b>Other Contractual Services</b>													
Legal Advertising	82	-	-	-	-	-	350	-	64	-	496	2,500	20%
Trustee Services	5,886	-	-	-	4,031	-	-	-	-	-	9,917	9,725	102%
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%
<b>Communications &amp; Freight Services</b>													
Postage, Freight & Messenger	60	-	125	-	62	-	68	(0)	61	-	375	200	188%
<b>Computer Services - Website Development</b>													
Computer Services - Website Development	-	-	-	-	-	-	-	-	-	-	-	2,488	0%
<b>Insurance</b>													
Insurance	5,034	-	-	-	-	-	-	-	-	-	5,034	5,500	92%
<b>Printing &amp; Binding</b>													
Printing & Binding	-	221	453	-	114	-	265	-	155	-	1,206	750	161%
<b>Subscription &amp; Memberships</b>													
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>													
Legal - General Counsel	-	1,214	-	-	3,075	-	3,571	552	-	-	8,411	12,800	66%

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Legal - Boundary Amendment	638	111	50	-	729	-	374	-	-	-	1,901	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>													
Engineering Services	-	318	-	-	755	-	-	6,590	602	-	8,265	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	-	16,000	4,000	-	20,000.00	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Reserves</b>													
Operational Reserves (Future Years)												10,000	0%
<b>Other Fees and Charges</b>													
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>13,647</b>	<b>4,137</b>	<b>3,301</b>	<b>1,667</b>	<b>13,232</b>	<b>1,667</b>	<b>17,294</b>	<b>24,809</b>	<b>8,349</b>	<b>2,167</b>	<b>90,268</b>	<b>77,388</b>	<b>117%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 13,647</b>	<b>\$ 4,137</b>	<b>\$ 3,301</b>	<b>\$ 1,667</b>	<b>\$ 13,232</b>	<b>\$ 1,667</b>	<b>\$ 17,294</b>	<b>\$ 24,809</b>	<b>\$ 8,349</b>	<b>\$ 2,167</b>	<b>\$ 90,268</b>	<b>\$ 77,388</b>	<b>117%</b>
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)	(17,637)	-	
Fund Balance - Beginning	151,729	138,437	144,003	170,754	175,209	187,013	185,802	168,859	144,195	136,259	151,729	-	
<b>Fund Balance - Ending</b>	<b>\$ 138,437</b>	<b>\$ 144,003</b>	<b>\$ 170,754</b>	<b>\$ 175,209</b>	<b>\$ 187,013</b>	<b>\$ 185,802</b>	<b>\$ 168,859</b>	<b>\$ 144,195</b>	<b>\$ 136,259</b>	<b>\$ 134,092</b>	<b>134,092</b>	<b>\$ -</b>	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	4	4	5	3	4	4	4	4	166	399	596	-	N/A
<b>Special Assessment Revenue</b>													
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%
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,696</b>	<b>\$ 46,252</b>	<b>\$ 143,259</b>	<b>\$ 29,185</b>	<b>\$ 119,345</b>	<b>\$ 2,176</b>	<b>\$ 1,675</b>	<b>\$ 695</b>	<b>\$ 2,132</b>	<b>\$ 399</b>	<b>\$ 346,815</b>	<b>\$ 368,626</b>	<b>94%</b>
<b>Expenditures and Other Uses</b>													
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
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%
<b>Principal Debt Service - Early Redemptions</b>													
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
<b>Interest Expense</b>													
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
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 160,081</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 219,569</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 379,650</b>	<b>\$ 368,626</b>	<b>103%</b>
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	(32,835)	-	
Fund Balance - Beginning	767,397	769,093	655,264	798,523	827,708	947,053	949,230	950,905	732,031	734,163	767,397	-	
<b>Fund Balance - Ending</b>	<b>\$ 769,093</b>	<b>\$ 655,264</b>	<b>\$ 798,523</b>	<b>\$ 827,708</b>	<b>\$ 947,053</b>	<b>\$ 949,230</b>	<b>\$ 950,905</b>	<b>\$ 732,031</b>	<b>\$ 734,163</b>	<b>\$ 734,562</b>	<b>\$ 734,562</b>	<b>\$ -</b>	

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 July 31, 2022

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>													
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	6	5	113%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	2	2	1	1	11	5	222%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>													
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
<b>Debt Proceeds</b>													
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,136</b>	<b>\$ 58,330</b>	<b>\$ 180,670</b>	<b>\$ 36,805</b>	<b>\$ 150,513</b>	<b>\$ 2,742</b>	<b>2,109</b>	<b>\$ 873</b>	<b>\$ 2,481</b>	<b>\$ 2</b>	<b>\$ 436,661</b>	<b>\$ 465,020</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>													
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
Series 2018	-	-	-	-	-	-	-	110,000	-	-	110,000	110,000	100%
<b>Principal Debt Service - Early Redemptions</b>													
Series 2018	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>													
Series 2018	-	174,913	-	-	-	-	-	174,913	-	-	349,825	352,122	99%
<b>Operating Transfers Out (To Other Funds)</b>													
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 174,913</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 284,913</b>	<b>\$ -</b>	<b>\$ -</b>	<b>459,825</b>	<b>\$ 462,122</b>	<b>100%</b>
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	(23,164)	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	421,226	-	
<b>Fund Balance - Ending</b>	<b>\$ 423,362</b>	<b>\$ 306,779</b>	<b>\$ 487,449</b>	<b>\$ 524,254</b>	<b>\$ 674,767</b>	<b>\$ 677,509</b>	<b>679,619</b>	<b>395,579</b>	<b>\$ 398,061</b>	<b>\$ 398,062</b>	<b>398,062</b>	<b>\$ 2,898</b>	

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

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