

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2022

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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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 August 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	\$ 130,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,725
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	-	315,731	-	-	-	-	315,731
Series 2013 A-3	-	51,130	-	-	-	-	51,130
Series 2018	-	-	260,720	-	-	-	260,720
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 August 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	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	735,247	735,247
Amount to be Provided by Debt Service Funds	-	-	-	-	9,764,753	9,764,753
Total Assets	<u>\$ 130,725</u>	<u>\$ 735,247</u>	<u>\$ 398,064</u>	<u>\$ 6</u>	<u>\$ 10,500,000</u>	<u>\$ 11,764,042</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 August 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)	-	767,397	421,226	6	-	1,188,629
Results from Current Operations	-	(32,150)	(23,162)	-	-	(55,312)
Unassigned						
Beginning: October 1, 2021 (Audited)	151,729	-	-	-	-	151,729
Results from Current Operations	(21,004)	-	-	-	-	(21,004)
Total Fund Equity and Other Credits	\$ 130,725	\$ 735,247	\$ 398,064	\$ 6	\$ -	\$ 1,264,042
Total Liabilities, Fund Equity and Other Credits	\$ 130,725	\$ 735,247	\$ 398,064	\$ 6	\$ 10,500,000	\$ 11,764,042

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	18,333	20,000	92%
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	-	-	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%
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	-	221	453	-	114	-	265	-	155	-	-	1,206	750	161%
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services														
Legal - General Counsel	-	1,214	-	-	3,075	-	3,571	552	-	-	638	9,049	12,800	71%
Legal - Boundary Amendment	638	111	50	-	729	-	374	-	-	-	-	1,901	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Other General Government Services														
Engineering Services	-	318	-	-	755	-	-	6,590	602	-	194	8,459	-	N/A
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	93,635	77,388	121%
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	\$ 93,635	\$ 77,388	121%
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)	(21,004)	-	
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	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	130,725	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	1,282	-	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														N/A
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	\$ 347,500	\$ 368,626	94%
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	(32,150)	-	
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	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	\$ 735,247	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	6	5	125%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	2	2	1	1	1	12	5	244%
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	\$ 436,663	\$ 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	(23,162)	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	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	398,064	\$ 2,898	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	6	6	6	6	6	6	\$ -	-
Fund Balance - Ending	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ -	-