

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2021

FISCAL YEAR 2021

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

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-3</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>4-5</i>
<i>Debt Service Fund</i>	
<i>Series 2013 Bonds</i>	<i>6</i>
<i>Series 2018 Bonds</i>	<i>7</i>
<i>Capital Projects Fund</i>	
<i>Series 2018 Bonds</i>	<i>8</i>

JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 2021**

	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	\$ 160,436	\$ -	\$ -	\$ -	\$ -		\$ 160,436
Debt Service Fund							
Interest Account							
Series 2013 A-1	-	0	-	-	-		0
Series 2013 A-2	-	-	-	-	-		-
Series 2013 A-3	-	-	-	-	-		-
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	-	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	-	326,749	-	-	-		326,749
Series 2013 A-3	-	7	-	-	-		7
Series 2018	-	-	283,883	-	-		283,883
Prepayment Account							
Series 2013 A-1	-	15,952	-	-	-		15,952
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 September 30, 2021**

	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	-	-	-	-	710,142	710,142
Amount to be Provided by Debt Service Funds	-	-	-	-	9,989,858	9,989,858
Total Assets	<u>\$ 160,436</u>	<u>\$ 710,142</u>	<u>\$ 421,226</u>	<u>\$ 6</u>	<u>\$ 10,700,000</u>	<u>\$ 11,991,809</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					\$3,010,000	3,010,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$1,135,000	1,135,000
Series 2018					\$6,555,000	6,555,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,700,000</u>	<u>\$ 10,700,000</u>

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 2021**

	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	
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2020 (Audited)	-	1,745,465	351,279	-	-	2,096,743
Results from Current Operations	-	(1,035,323)	69,948	6	-	(965,370)
Unassigned						
Beginning: October 1, 2020 (Audited)	133,212	-	-	-	-	133,212
Results from Current Operations	27,223	-	-	-	-	27,223
Total Fund Equity and Other Credits	\$ 160,436	\$ 710,142	\$ 421,226	\$ 6	\$ -	\$ 1,291,809
Total Liabilities, Fund Equity and Other Credits	\$ 160,436	\$ 710,142	\$ 421,226	\$ 6	\$ 10,700,000	\$ 11,991,809

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2021

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	328	3,276	38,580	1,396	1,412	43,066	324	240	343	-	-	-	88,965	78,148	114%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution															
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 328	\$ 3,276	\$ 38,580	\$ 1,396	\$ 1,412	\$ 43,066	\$ 324	\$ 240	\$ 343	\$ -	\$ -	\$ -	\$ 88,965	\$ 78,148	114%
Expenditures and Other Uses															
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	-	-	-	2,500	-	1,600	-	-	-	-	-	-	4,100	4,100	100%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	500	-	-	500	1,000	50%
Other Contractual Services															
Legal Advertising	123	-	-	-	-	-	-	-	-	-	-	-	123	5,000	2%
Trustee Services	5,886	-	-	4,031	-	-	-	-	-	-	-	-	9,917	9,725	102%
Dissemination Agent Services	-	-	-	-	-	-	6,000	-	-	-	-	-	6,000	6,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	9	10	13	-	-	7	-	4	4	6	4	31	87	360	24%
Communications & Freight Services															
Postage, Freight & Messenger	50	-	-	43	54	52	-	39	60	51	-	-	349	750	47%
Computer Services - Website Development															
Insurance	4,864	-	-	-	-	-	-	-	-	-	-	-	4,864	5,000	97%
Printing & Binding															
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	-	1,047	-	365	-	1,638	-	690	50	513	300	4,602	12,800	36%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	925	612	1,537	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	325	-	-	325	-	N/A
Other General Government Services															
Engineering Services	-	-	-	-	-	5,006	360	728	475	-	1,745	-	8,314	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Reserves															
Operational Reserves (Future Years)								-	-	-	-	-	-	10,000	0%
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees								-	-	-	-	-	-	-	
Sub-Total:	12,979	1,726	2,855	8,241	2,198	8,474	9,664	2,618	2,925	2,599	4,853	2,610	61,742	78,148	79%
Total Expenditures and Other Uses:	\$ 12,979	\$ 1,726	\$ 2,855	\$ 8,241	\$ 2,198	\$ 8,474	\$ 9,664	\$ 2,618	\$ 2,925	\$ 2,599	\$ 4,853	\$ 2,610	\$ 61,742	\$ 78,148	79%
Net Increase/ (Decrease) in Fund Balance	(12,651)	1,550	35,726	(6,845)	(787)	34,592	(9,340)	(2,378)	(2,582)	(2,599)	(4,853)	(2,610)	27,223	-	
Fund Balance - Beginning	133,212	120,561	122,111	157,837	150,992	150,205	184,797	175,457	173,079	170,497	167,898	163,046	133,212	-	
Fund Balance - Ending	\$ 120,561	\$ 122,111	\$ 157,837	\$ 150,992	\$ 150,205	\$ 184,797	\$ 175,457	\$ 173,079	\$ 170,497	\$ 167,898	\$ 163,046	\$ 160,436	160,436	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2021

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	5	9	4	3	3	3	4	4	4	3	4	4	49	-	N/A
Special Assessment Revenue															
Special Assessments - On-Roll															
Series 2013 Bonds A-1	1,134	11,322	133,325	4,824	4,878	148,826	1,121	830	1,184	-	-	-	307,443	\$ 270,050	114%
Series 2013 Bonds A-2													-	\$ -	N/A
Series 2013 Bonds A-3													-	\$ -	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	78,639						61,869						140,508	\$ 197,763	71%
Special Assessments - Prepayments															
Series 2013 Bonds A-1									11,258				11,258		N/A
Series 2013 Bonds A-2													-		N/A
Series 2013 Bonds A-3													-		
Intragovernmental Transfer In													-		0%
Total Revenue and Other Sources:	\$ 79,777	\$ 11,331	\$ 133,328	\$ 4,827	\$ 4,881	\$ 148,830	\$ 62,993	\$ 834	\$ 12,446	\$ 3	\$ 4	\$ 4	\$ 459,258	\$ 467,813	98%
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	\$ 35,000	57%
Principal Debt Service - Early Redemptions															
Series 2013 Bonds A-1		45,000											45,000		N/A
Series 2013 Bonds A-2															N/A
Series 2013 Bonds A-3		1,040,000											1,040,000		N/A
Interest Expense															
Series 2013 Bonds A-1		107,350						105,794					213,144	215,050	99%
Series 2013 Bonds A-2															N/A
Series 2013 Bonds A-3		79,569						41,869					121,438	162,763	75%
Operating Transfers Out (To Other Funds)															N/A
Total Expenditures and Other Uses:	\$ -	\$ 1,271,919	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,663	\$ -	\$ -	\$ -	\$ -	\$ 1,494,581	\$ 467,813	319%
Net Increase/ (Decrease) in Fund Balance	79,777	(1,260,588)	133,328	4,827	4,881	148,830	62,993	(221,828)	12,446	3	4	4	(1,035,323)	-	
Fund Balance - Beginning	1,745,465	1,825,242	564,654	697,983	702,810	707,691	856,520	919,513	697,685	710,131	710,134	710,138	1,745,465	-	
Fund Balance - Ending	\$ 1,825,242	\$ 564,654	\$ 697,983	\$ 702,810	\$ 707,691	\$ 856,520	\$ 919,513	\$ 697,685	\$ 710,131	\$ 710,134	\$ 710,138	\$ 710,142	\$ 710,142	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2021

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	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	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	1	2	1	1	1	1	13	200	6%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	200	0%
Special Assessments - Prepayments															
Special Assessments - On Roll	1,952	19,493	229,555	8,306	8,399	256,245	1,929	1,429	2,039	-	-	-	529,347	465,010	114%
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:	\$ 1,954	\$ 19,495	\$ 229,556	\$ 8,307	\$ 8,400	\$ 256,247	1,931	\$ 1,432	\$ 2,041	\$ 2	\$ 2	\$ 2	\$ 529,366	\$ 465,410	N/A
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2018	-	-	-	-	-	-	-	105,000	-	-	-	-	105,000	100,000	105%
Principal Debt Service - Early Redemptions															
Series 2018	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense															
Series 2018	-	177,209	-	-	-	-	-	177,209	-	-	-	-	354,419	343,844	103%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 177,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 282,209	\$ -	\$ -	\$ -	\$ -	\$ 459,419	\$ 443,844	104%
Net Increase/ (Decrease) in Fund Balance	1,954	(157,715)	229,556	8,307	8,400	256,247	1,931	(280,778)	2,041	2	2	2	69,948	21,566	
Fund Balance - Beginning	351,279	353,232	195,518	425,073	433,380	441,780	698,027	699,958	419,180	421,221	421,223	421,224	351,279	-	
Fund Balance - Ending	\$ 353,232	\$ 195,518	\$ 425,073	\$ 433,380	\$ 441,780	\$ 698,027	699,958	419,180	\$ 421,221	\$ 421,223	\$ 421,224	\$ 421,226	421,226	\$ 21,566	

Artisan Lakes Community Development District
 Capital Projects Fund - Series 2018
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through September 30, 2021

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	6	-	-	-	-	-	-	-	-	-	-	-	6	\$ -	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:	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ -	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	6	0	0	0	0	0	0	0	0	0	0	0	6	-	
Fund Balance - Beginning	0	6	6	6	6	6	6	6	6	6	6	6	0	\$ -	
Fund Balance - Ending	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ -	