

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 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 September 30, 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			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 122,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,648
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	-	316,712	-	-	-	-	316,712
Series 2013 A-3	-	51,203	-	-	-	-	51,203
Series 2018	-	-	260,722	-	-	-	260,722
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 September 30, 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	-	-	-	-	736,301	736,301
Amount to be Provided by Debt Service Funds	-	-	-	-	9,763,699	9,763,699
Total Assets	<u>\$ 122,648</u>	<u>\$ 736,301</u>	<u>\$ 398,066</u>	<u>\$ 6</u>	<u>\$ 10,500,000</u>	<u>\$ 11,757,020</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 September 30, 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	
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	-	(31,096)	(23,161)	-	-	(54,257)
Unassigned						
Beginning: October 1, 2021 (Audited)	151,729	-	-	-	-	151,729
Results from Current Operations	(29,081)	-	-	-	-	(29,081)
Total Fund Equity and Other Credits	\$ 122,648	\$ 736,301	\$ 398,066	\$ 6	\$ -	\$ 1,257,020
Total Liabilities, Fund Equity and Other Credits	\$ 122,648	\$ 736,301	\$ 398,066	\$ 6	\$ 10,500,000	\$ 11,757,020

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

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	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	1,667	20,000	20,000	100%
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	-	-	91	588	2,500	24%
Trustee Services	5,886	-	-	-	4,031	-	-	-	-	-	-	5,886	15,803	9,725	162%
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															
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	1,214	-	-	3,075	-	3,571	552	-	-	638	136	9,185	12,800	72%
Legal - Boundary Amendment	638	111	50	-	729	-	374	-	-	-	-	-	1,901	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services															
Engineering Services	-	318	-	-	755	-	-	6,590	602	-	194	297	8,756	-	N/A

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
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															N/A
Discounts/Collection Fees															
Sub-Total:	13,647	4,137	3,301	1,667	13,232	1,667	17,294	24,809	8,349	2,167	3,367	8,077	101,712	77,388	131%
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	\$ 8,077	\$ 101,712	\$ 77,388	131%
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)	(8,077)	(29,081)	-	
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	130,725	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	\$ 122,648	122,648	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

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	4	4	5	3	4	4	4	4	166	399	686	1,053	2,335	-	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	\$ 1,053	\$ 348,554	\$ 368,626	95%	
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	1,053	(31,096)	-		
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	735,247	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	\$ 736,301	\$ 736,301	\$ -		

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

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	-	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	5	137%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	2	2	1	1	1	1	13	5	265%
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	\$ 2	\$ 436,664	\$ 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	2	(23,161)	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	398,064	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	\$ 398,066	\$ 398,066	\$ 2,898	

Artisan Lakes Community Development District
 Capital Projects Fund - Series 2018
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through September 30, 2022

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	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	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
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	6	\$ -	
Fund Balance - Ending	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ -	