

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2021

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 November 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	\$ 253,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253,205
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	-	222,818	-	-	-	-	222,818
Series 2013 A-3	-	16,118	-	-	-	-	16,118
Series 2018	-	-	108,974	-	-	-	108,974
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 November 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	-	47,941	60,462	-	-	108,403
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	655,264	655,264
Amount to be Provided by Debt Service Funds	-	-	-	-	10,029,736	10,029,736
Total Assets	<u>\$ 253,205</u>	<u>\$ 655,264</u>	<u>\$ 306,779</u>	<u>\$ 6</u>	<u>\$ 10,685,000</u>	<u>\$ 11,900,254</u>
Liabilities						
Accounts Payable & Payroll Liabilities	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 800
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	108,403	-	-	-	-	108,403
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>\$ 109,203</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,685,000</u>	<u>\$ 10,794,203</u>

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

	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		
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	-	(112,133)	(114,447)	-	-	(226,580)
Unassigned						
Beginning: October 1, 2021 (Unaudited)	156,788	-	-	-	-	156,788
Results from Current Operations	(12,785)	-	-	-	-	(12,785)
Total Fund Equity and Other Credits	\$ 144,003	\$ 655,264	\$ 306,779	\$ 6	\$ -	\$ 1,106,051
Total Liabilities, Fund Equity and Other Credits	\$ 253,205	\$ 655,264	\$ 306,779	\$ 6	\$ 10,685,000	\$ 11,900,254

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

Description	October	November	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	10,057	77,388	13%
Special Assessments - Off-Roll	-	-	-	-	0%
Developer Contribution					
	-	-	-	-	N/A
Intragovernmental Transfer In					
	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 355	\$ 9,702	\$ 10,057	\$ 77,388	13%
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	-	600	600	1,800	33%
Executive					
Professional Management	1,667	1,667	3,333	20,000	17%
Financial and Administrative					
Audit Services	-	-	-	4,200	0%
Accounting Services	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	1,000	0%
Other Contractual Services					
Legal Advertising	82	-	82	2,500	3%
Trustee Services	5,886	-	5,886	9,725	61%
Dissemination Agent Services	100	-	100	6,000	2%
Property Appraiser Fees	-	-	-	-	N/A
Bank Service Fees	6	7	13	250	5%

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services					
Postage, Freight & Messenger	60	-	60	200	30%
Computer Services - Website Development	-	-	-	2,488	0%
Insurance	5,034	-	5,034	5,500	92%
Printing & Binding	-	221	221	750	29%
Subscription & Memberships	175	-	175	175	100%
Legal Services					
Legal - General Counsel	-	2,648	2,648	12,800	21%
Legal - Boundary Amendment	638	3,736	4,374	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	N/A
Other General Government Services					
Engineering Services	-	318	318	-	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	22,843	77,388	30%
Total Expenditures and Other Uses:	\$ 13,647	\$ 9,196	\$ 22,843	\$ 77,388	30%
Net Increase/ (Decrease) in Fund Balance	(13,292)	506	(12,785)	-	
Fund Balance - Beginning	156,788	143,496	156,788	-	
Fund Balance - Ending	\$ 143,496	\$ 144,003	144,003	\$ -	

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ -	N/A
Interest Income	4	4	7	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll					
Series 2013 Bonds A-1	1,223	33,415	34,638	\$ 266,338	13%
Series 2013 Bonds A-2			-	\$ 102,288	0%
Series 2013 Bonds A-3	470	12,833	13,303	\$ -	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	\$ 47,948	\$ 368,626	13%
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)	(112,133)	-	
Fund Balance - Beginning	767,397	769,093	767,397	-	
Fund Balance - Ending	\$ 769,093	\$ 655,264	655,264	\$ -	

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

Description	October	November	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	5	23%
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	1	2	5	48%
Capitalized Interest Account	-	-	-	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	2,134	58,328	60,462	465,010	13%
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	\$ 60,466	\$ 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)	(114,447)	2,898	
Fund Balance - Beginning	421,226	423,362	421,226	-	
Fund Balance - Ending	\$ 423,362	\$ 306,779	306,779	\$ 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 November 30, 2021

Description	October	November	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	-	-	-	\$ -	N/A
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	-	-	-	\$ -	N/A
Legal Services					
Legal - Series 2018 Bonds	-	-	-	\$ -	N/A
Other General Government Services					
Stormwater Mgmt-Construction	-	-	-	\$ -	N/A
Capital Outlay					
Water-Sewer Combination	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-
Legal - Series 2018 Bonds	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	\$ -	N/A
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	\$ -	-
Fund Balance - Ending	\$ 6	\$ 6	\$ 6	\$ 6	-

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