

# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - FEBRUARY 2023

FISCAL YEAR 2023

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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 February 28, 2023**

	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			
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 424,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 424,350
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	-	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	-	407,001	-	-	-	-	407,001
Series 2013 A-3	-	82,869	-	-	-	-	82,869
Series 2018	-	-	411,118	-	-	-	411,118
Prepayment Account							
Series 2013 A-1	-	-	-	-	-	-	-
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 February 28, 2023**

	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	-	115,338	144,315	-	-	259,653
Debt Service Fund(s)	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	971,317	971,317
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	9,523,683	9,523,683
<b>Total Assets</b>	<u>\$ 424,350</u>	<u>\$ 971,317</u>	<u>\$ 692,777</u>	<u>\$ 6</u>	<u>\$ 10,495,000</u>	<u>\$ 12,583,449</u>
<b>Liabilities</b>						
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>	-					-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	259,653	-	-	-	-	259,653
<b>Bonds Payable</b>						
Current Portion						
Series 2013 A-1					\$60,000	60,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$20,000	20,000
Series 2018					\$115,000	115,000
Long Term						
Series 2013 A-1					\$2,875,000	2,875,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$1,095,000	1,095,000
Series 2018					\$6,330,000	6,330,000
<b>Total Liabilities</b>	<u>\$ 259,653</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,495,000</u>	<u>\$ 10,754,653</u>

**Artisan Lakes Community Development District  
Balance Sheet  
for the Period Ending February 28, 2023**

	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	
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	-	-	-	-	-	-
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2022 (Unaudited)	-	736,301	398,066	6	-	1,134,372
Results from Current Operations	-	235,017	294,711	-	-	529,728
<b>Unassigned</b>						
Beginning: October 1, 2022 (Unaudited)	122,450	-	-	-	-	122,450
Results from Current Operations	42,247	-	-	-	-	42,247
<b>Total Fund Equity and Other Credits</b>	<b>\$ 164,697</b>	<b>\$ 971,317</b>	<b>\$ 692,777</b>	<b>\$ 6</b>	<b>\$ -</b>	<b>\$ 1,828,797</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 424,350</b>	<b>\$ 971,317</b>	<b>\$ 692,777</b>	<b>\$ 6</b>	<b>\$ 10,495,000</b>	<b>\$ 12,583,449</b>

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810	N/A
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	292	851	55,392	10,921	14,352	81,807	79,690	103%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	0%
<b>Developer Contribution</b>								
	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>								
	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 292</b>	<b>\$ 851</b>	<b>\$ 55,392</b>	<b>\$ 10,921</b>	<b>\$ 14,352</b>	<b>\$ 81,807</b>	<b>\$ 80,500</b>	<b>102%</b>
<b>Expenditures and Other Uses</b>								
<b>Legislative</b>								
Board of Supervisor's Fees	-	-	800	-	-	800	3,200	25%
<b>Executive</b>								
Professional Management	1,917	1,917	1,917	1,917	1,917	9,583	23,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	-	6,300	-	6,300	4,300	147%
Accounting Services	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	1,000	0%
<b>Other Contractual Services</b>								
Legal Advertising	-	-	-	-	-	-	2,000	0%
Trustee Services	-	-	4,246	4,246	-	8,493	9,725	87%
Dissemination Agent Services	-	-	-	-	-	-	6,000	0%
Bond Amortization Schedules	100	-	-	-	-	100	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	N/A

Prepared by:

**JWARD and Associates, LLC**

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Bank Service Fees	1	2	4	-	-	7	250	3%
<b>Communications &amp; Freight Services</b>								
Postage, Freight & Messenger	-	-	-	-	65	65	150	43%
<b>Computer Services - Website Development</b>	-	-	-	-	-	-	1,200	0%
<b>Insurance</b>	-	5,415	-	-	-	5,415	5,200	104%
<b>Printing &amp; Binding</b>	-	-	68	-	282	351	500	70%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	-	1,668	3,197	-	4,865	12,800	38%
Legal - Boundary Amendment	-	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>								
Engineering Services	-	-	2,439	969	-	3,408	1,000	341%
Stormwater Needs Analysis	-	-	-	-	-	-	-	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>	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees						-	-	
<b>Sub-Total:</b>	<b>2,018</b>	<b>7,509</b>	<b>11,141</b>	<b>16,629</b>	<b>2,264</b>	<b>39,560</b>	<b>80,500</b>	<b>49%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 2,018</b>	<b>\$ 7,509</b>	<b>\$ 11,141</b>	<b>\$ 16,629</b>	<b>\$ 2,264</b>	<b>\$ 39,560</b>	<b>\$ 80,500</b>	<b>49%</b>
Net Increase/ (Decrease) in Fund Balance	(1,726)	(6,658)	44,251	(5,708)	12,088	42,247	-	
Fund Balance - Beginning	122,450	120,724	114,066	158,317	152,609	122,450	-	
<b>Fund Balance - Ending</b>	<b>\$ 120,724</b>	<b>\$ 114,066</b>	<b>\$ 158,317</b>	<b>\$ 152,609</b>	<b>\$ 164,697</b>	<b>164,697</b>	<b>\$ -</b>	

**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	1,201	1,602	1,585	1,808	2,464	8,661	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll								
Series 2013 Bonds A-1	962	2,804	182,600	36,002	47,311	269,678	\$ 262,585	103%
Series 2013 Bonds A-2						-	\$ -	N/A
Series 2013 Bonds A-3	370	1,078	70,192	13,839	18,186	103,665	\$ 100,950	103%
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>\$ 2,532</b>	<b>\$ 5,484</b>	<b>\$ 254,377</b>	<b>\$ 51,649</b>	<b>\$ 67,961</b>	<b>\$ 382,004</b>	<b>\$ 363,536</b>	<b>105%</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000	0%
Series 2013 Bonds A-2							\$ -	N/A
Series 2013 Bonds A-3							\$ 20,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2013 Bonds A-1	-	5,000	-	-	-	5,000	-	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	-	101,569	-	-	-	101,569	203,138	50%
Series 2013 Bonds A-2							-	N/A
Series 2013 Bonds A-3		40,419				40,419	80,838	50%
Operating Transfers Out (To Other Funds)								N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 146,988</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 146,988</b>	<b>\$ 363,976</b>	<b>40%</b>
Net Increase/ (Decrease) in Fund Balance	2,532	(141,504)	254,377	51,649	67,961	235,017	(440)	
Fund Balance - Beginning	736,301	738,833	597,329	851,706	903,356	736,301	-	
<b>Fund Balance - Ending</b>	<b>\$ 738,833</b>	<b>\$ 597,329</b>	<b>\$ 851,706</b>	<b>\$ 903,356</b>	<b>\$ 971,317</b>	<b>971,317</b>	<b>\$ (440)</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 February 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>								
Interest Account	-	1	-	-	0	1	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	18	21	5	410%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	-	0	0	54	56	5	1118%
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	1,666	4,857	316,302	62,363	81,952	467,140	454,830	103%
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,667</b>	<b>\$ 4,859</b>	<b>\$ 316,303</b>	<b>\$ 62,364</b>	<b>\$ 82,024</b>	<b>\$ 467,217</b>	<b>\$ 454,840</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2018	-	-	-	-	-	-	115,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2018	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2018	-	172,506	-	-	-	172,506	345,013	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 172,506</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>172,506</b>	<b>\$ 460,013</b>	<b>38%</b>
Net Increase/ (Decrease) in Fund Balance	1,667	(167,648)	316,303	62,364	82,024	294,711	(5,173)	
Fund Balance - Beginning	398,066	399,733	232,085	548,389	610,752	398,066	-	
<b>Fund Balance - Ending</b>	<b>\$ 399,733</b>	<b>\$ 232,085</b>	<b>\$ 548,389</b>	<b>\$ 610,752</b>	<b>\$ 692,777</b>	<b>692,777</b>	<b>\$ (5,173)</b>	

Prepared by:

**JPWARD and Associates, LLC**

**Artisan Lakes Community Development District**  
**Capital Projects Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2023**

Description	October	November	December	January	February	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>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>N/A</b>
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	0	-	-
Fund Balance - Beginning	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>\$ -</b>	<b>-</b>

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