

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 2023

FISCAL YEAR 2023

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 June 30, 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						
Assets											
Cash and Investments											
General Fund - Invested Cash	\$	144,189		\$	-	\$	-	\$	-	\$	144,189
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	0
Reserve Account											
Series 2013 A-1		-	262,000	-	-	-	-	-	-	262,000	262,000
Series 2013 A-2		-	-	-	-	-	-	-	-	-	-
Series 2013 A-3		-	103,481	-	-	-	-	-	-	103,481	103,481
Series 2018		-	-	137,249	-	-	-	-	-	137,249	137,249
Revenue											
Series 2013 A-1 and A-2		-	340,202	-	-	-	-	-	-	340,202	340,202
Series 2013 A-3		-	57,538	-	-	-	-	-	-	57,538	57,538
Series 2018		-	-	277,299	-	-	-	-	-	277,299	277,299
Prepayment Account											
Series 2013 A-1		-	-	-	-	-	-	-	-	-	-
Series 2013 A-2		-	-	-	-	-	-	-	-	-	-
Series 2013 A-3		-	184	-	-	-	-	-	-	184	184
Series 2018		-	-	1	-	-	-	-	-	1	1
Capitalized Interest Account											
Construction Account							6				6

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending June 30, 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					-	-
Due from Other Funds						
General Fund	-	334	418	-	-	751
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,178,705	1,178,705
Amount to be Provided by Debt Service Funds	-	-	-	-	9,316,295	9,316,295
Total Assets	<u>\$ 144,189</u>	<u>\$ 763,739</u>	<u>\$ 414,966</u>	<u>\$ 6</u>	<u>\$ 10,495,000</u>	<u>\$ 11,817,900</u>
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	751	-	-	-	-	751
Bonds Payable						
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
Total Liabilities	<u>\$ 751</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,495,000</u>	<u>\$ 10,495,751</u>

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending June 30, 2023**

	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, 2022 (Unaudited)	-	736,301	398,066	6	-	1,134,372
Results from Current Operations	-	27,438	16,900	0	-	44,339
Unassigned						
Beginning: October 1, 2022 (Unaudited)	122,450	-	-	-	-	122,450
Results from Current Operations	20,987	-	-	-	-	20,987
Total Fund Equity and Other Credits	\$ 143,438	\$ 763,739	\$ 414,966	\$ 6	\$ -	\$ 1,322,148
Total Liabilities, Fund Equity and Other Credits	\$ 144,189	\$ 763,739	\$ 414,966	\$ 6	\$ 10,495,000	\$ 11,817,900

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2023

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810	N/A
Interest												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	292	851	55,392	10,921	14,352	412	920	171	73	83,383	79,690	105%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution												
	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In												
	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 292	\$ 851	\$ 55,392	\$ 10,921	\$ 14,352	\$ 412	\$ 920	\$ 171	\$ 73	\$ 83,383	\$ 80,500	104%
Expenditures and Other Uses												
Legislative												
Board of Supervisor's Fees	-	-	800	-	-	1,800	-	1,000	-	3,600	3,200	113%
Executive												
Professional Management	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	17,250	23,000	75%
Financial and Administrative												
Audit Services	-	-	-	6,300	-	-	-	-	-	6,300	4,300	147%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	500	-	-	500	1,000	50%
Other Contractual Services												
Legal Advertising	-	-	-	-	-	-	-	350	-	350	2,000	18%
Trustee Services	-	-	4,246	4,246	-	-	-	-	-	8,493	9,725	87%
Dissemination Agent Services	-	-	-	-	-	-	-	6,000	-	6,000	6,000	100%
Bond Amortization Schedules	100	-	-	-	-	-	-	200	-	300	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	1	2	4	-	-	-	-	115	-	122	250	49%
Communications & Freight Services												
Postage, Freight & Messenger	-	-	-	-	65	-	-	845	-	910	150	606%
Computer Services - Website Development												
	-	-	-	-	-	-	-	-	-	-	1,200	0%
Insurance												
	-	5,415	-	-	-	-	-	-	-	5,415	5,200	104%

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2023

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Printing & Binding	-	-	68		282	1,515	-	-	-	1,866	500	373%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	175	175	100%
Legal Services												
Legal - General Counsel	-	-	1,668	3,197	-	-	-	288	-	5,153	12,800	40%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services												
Engineering Services	-	-	2,439	969	-	-	1,411	1,144	-	5,963	1,000	596%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	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:	2,018	7,509	11,141	16,629	2,264	5,232	3,828	11,859	1,917	62,395	80,500	78%
Total Expenditures and Other Uses:	\$ 2,018	\$ 7,509	\$ 11,141	\$ 16,629	\$ 2,264	\$ 5,232	\$ 3,828	\$ 11,859	\$ 1,917	\$ 62,395	\$ 80,500	78%
Net Increase/ (Decrease) in Fund Balance	(1,726)	(6,658)	44,251	(5,708)	12,088	(4,820)	(2,908)	(11,688)	(1,844)	20,987	-	
Fund Balance - Beginning	122,450	120,724	114,066	158,317	152,609	164,697	159,877	156,969	145,281	122,450	-	
Fund Balance - Ending	\$ 120,724	\$ 114,066	\$ 158,317	\$ 152,609	\$ 164,697	\$ 159,877	\$ 156,969	\$ 145,281	\$ 143,438	143,438	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2023

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	1,201	1,602	1,585	1,808	2,464	2,648	3,028	3,401	2,973	20,712	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll												
Series 2013 Bonds A-1	962	2,804	182,600	36,002	47,311	1,357	3,032	563	241	274,871	\$ 262,585	105%
Series 2013 Bonds A-2											\$ -	N/A
Series 2013 Bonds A-3	370	1,078	70,192	13,839	18,186	522	1,165	217	93	105,662	\$ 100,950	105%
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:	\$ 2,532	\$ 5,484	\$ 254,377	\$ 51,649	\$ 67,961	\$ 4,528	\$ 7,225	\$ 4,181	\$ 3,307	\$ 401,245	\$ 363,536	110%
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	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		5,000						5,000		10,000		N/A
Series 2013 Bonds A-2												N/A
Series 2013 Bonds A-3												N/A
Interest Expense												
Series 2013 Bonds A-1		101,569						101,400		202,969	203,138	100%
Series 2013 Bonds A-2												N/A
Series 2013 Bonds A-3		40,419						40,419		80,838	80,838	100%
Operating Transfers Out (To Other Funds)												N/A
Total Expenditures and Other Uses:	\$ -	\$ 146,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,819	\$ -	\$ 373,806	\$ 363,976	103%
Net Increase/ (Decrease) in Fund Balance	2,532	(141,504)	254,377	51,649	67,961	4,528	7,225	(222,638)	3,307	27,438	(440)	
Fund Balance - Beginning	736,301	738,833	597,329	851,706	903,356	971,317	975,845	983,070	760,432	736,301	-	
Fund Balance - Ending	\$ 738,833	\$ 597,329	\$ 851,706	\$ 903,356	\$ 971,317	\$ 975,845	\$ 983,070	\$ 760,432	\$ 763,739	\$ 763,739	\$ (440)	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2023

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income												
Interest Account	-	1	-	-	0	-	-	-	-	1	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	18	989	957	417	431	2,814	5	56282%
Prepayment Account	-	-	-	-	-	\$ 0	0	0	-	1	-	N/A
Revenue Account	1	-	0	0	54	-	433	1,612	860	2,961	5	59216%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments												
Special Assessments - On Roll	1,666	4,857	316,302	62,363	81,952	2,351	5,252	976	418	476,136	454,830	105%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds												
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,667	\$ 4,859	\$ 316,303	\$ 62,364	\$ 82,024	\$ 3,340	6,643	\$ 3,004	\$ 1,709	\$ 481,913	\$ 454,840	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2018	-	-	-	-	-	-	-	115,000	-	115,000	115,000	100%
Principal Debt Service - Early Redemptions												
Series 2018	-	-	-	-	-	-	-	5,000	-	5,000	-	N/A
Interest Expense												
Series 2018	-	172,506	-	-	-	-	-	172,506	-	345,013	345,013	100%
Operating Transfers Out (To Other Funds)												
Total Expenditures and Other Uses:	\$ -	\$ 172,506	\$ -	\$ -	\$ -	\$ -	-	\$ 292,506	\$ -	465,013	\$ 460,013	101%
Net Increase/ (Decrease) in Fund Balance	1,667	(167,648)	316,303	62,364	82,024	3,340	6,643	(289,502)	1,709	16,900	(5,173)	
Fund Balance - Beginning	398,066	399,733	232,085	548,389	610,752	692,777	696,117	702,759	413,257	398,066	-	
Fund Balance - Ending	\$ 399,733	\$ 232,085	\$ 548,389	\$ 610,752	\$ 692,777	\$ 696,117	702,759	413,257	\$ 414,966	414,966	\$ (5,173)	

Artisan Lakes Community Development District
 Capital Projects Fund - Series 2018
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through June 30, 2023

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Construction Account	-	-	-	-	-	0	0	0	0	0	\$ -	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:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	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	0	0	0	0	-	
Fund Balance - Beginning	6	6	6	6	6	6	6	6	6	6	\$ -	
Fund Balance - Ending	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ -	