

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 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 July 31, 2023**

	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	\$ 140,857		\$ -	\$ -	\$ -	\$ -	\$ 140,857
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	-	262,000	-	-	-	-	262,000
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	-	343,156	-	-	-	-	343,156
Series 2013 A-3	-	57,852	-	-	-	-	57,852
Series 2018	-	-	279,011	-	-	-	279,011
Prepayment Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	184	-	-	-	-	184
Series 2018	-	-	1	-	-	-	1
Capitalized Interest Account							
Construction Account					6		6

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending July 31, 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	-				-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,182,934	1,182,934
Amount to be Provided by Debt Service Funds	-	-	-	-	9,312,066	9,312,066
Total Assets	<u>\$ 140,857</u>	<u>\$ 766,674</u>	<u>\$ 416,260</u>	<u>\$ 6</u>	<u>\$ 10,495,000</u>	<u>\$ 11,818,797</u>
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-					-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)		-	-	-	-	-
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>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,495,000</u>	<u>\$ 10,495,000</u>

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending July 31, 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	
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	-	30,373	18,195	0	-	48,568
Unassigned						
Beginning: October 1, 2022 (Unaudited)	122,450	-	-	-	-	122,450
Results from Current Operations	18,407	-	-	-	-	18,407
Total Fund Equity and Other Credits	\$ 140,857	\$ 766,674	\$ 416,260	\$ 6	\$ -	\$ 1,323,797
Total Liabilities, Fund Equity and Other Credits	\$ 140,857	\$ 766,674	\$ 416,260	\$ 6	\$ 10,495,000	\$ 11,818,797

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	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													
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In													
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	1,917	19,167	23,000	83%
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													
Computer Services - Website Development	-	-	-	-	-	-	-	-	-	-	-	1,200	0%
Insurance													
Insurance	-	5,415	-	-	-	-	-	-	-	-	5,415	5,200	104%
Printing & Binding													
Printing & Binding	-	-	68	-	282	1,515	-	-	-	-	1,866	500	373%
Subscription & Memberships													
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%

**Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Legal Services													
Legal - General Counsel	-	-	1,668	3,197	-	-	-	288	-	664	5,817	12,800	45%
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													
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	2,018	7,509	11,141	16,629	2,264	5,232	3,828	11,859	1,917	2,581	64,976	80,500	81%
Total Expenditures and Other Uses:	\$ 2,018	\$ 7,509	\$ 11,141	\$ 16,629	\$ 2,264	\$ 5,232	\$ 3,828	\$ 11,859	\$ 1,917	\$ 2,581	\$ 64,976	\$ 80,500	81%
Net Increase/ (Decrease) in Fund Balance	(1,726)	(6,658)	44,251	(5,708)	12,088	(4,820)	(2,908)	(11,688)	(1,844)	(2,581)	18,407	-	
Fund Balance - Beginning	122,450	120,724	114,066	158,317	152,609	164,697	159,877	156,969	145,281	143,438	122,450	-	
Fund Balance - Ending	\$ 120,724	\$ 114,066	\$ 158,317	\$ 152,609	\$ 164,697	\$ 159,877	\$ 156,969	\$ 145,281	\$ 143,438	\$ 140,857	140,857	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	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	2,934	23,646	-	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	-	-	-	-	-	-	-	-	-	1	1		
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	\$ 2,935	\$ 404,180	\$ 363,536	111%
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	2,935	30,373	(440)	
Fund Balance - Beginning	736,301	738,833	597,329	851,706	903,356	971,317	975,845	983,070	760,432	763,739	736,301	-	
Fund Balance - Ending	\$ 738,833	\$ 597,329	\$ 851,706	\$ 903,356	\$ 971,317	\$ 975,845	\$ 983,070	\$ 760,432	\$ 763,739	\$ 766,674	\$ 766,674	\$ (440)	

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 July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	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	429	3,243	5	64856%
Prepayment Account	-	-	-	-		\$ 0	0	0		-	1	-	N/A
Revenue Account	1	-	0	0	54	-	433	1,612	860	865	3,826	5	76525%
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	-	-	-	-	-	-	-	-	-	-	-	-	N/A
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	\$ 1,294	\$ 483,207	\$ 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)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
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	1,294	18,195	(5,173)	
Fund Balance - Beginning	398,066	399,733	232,085	548,389	610,752	692,777	696,117	702,759	413,257	414,966	398,066	-	
Fund Balance - Ending	\$ 399,733	\$ 232,085	\$ 548,389	\$ 610,752	\$ 692,777	\$ 696,117	702,759	413,257	\$ 414,966	\$ 416,260	416,260	\$ (5,173)	

Artisan Lakes Community Development District
 Capital Projects Fund - Series 2018
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through July 31, 2023

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