

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 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 September 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	\$	125,599		\$	-	\$	-	\$	-	\$	125,599
Debt Service Fund											
Interest Account											
Sinking Account											
Reserve Account											
Revenue											
Prepayment Account											
Capitalized Interest Account											
Construction Account											

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending September 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	-				-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,201,635	1,201,635
Amount to be Provided by Debt Service Funds	-	-	-	-	9,293,365	9,293,365
Total Assets	<u>\$ 125,599</u>	<u>\$ 772,980</u>	<u>\$ 428,655</u>	<u>\$ 6</u>	<u>\$ 10,495,000</u>	<u>\$ 11,822,240</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 September 30, 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	-	36,679	30,589	0	-	67,269
Unassigned						
Beginning: October 1, 2022 (Unaudited)	122,450	-	-	-	-	122,450
Results from Current Operations	3,149	-	-	-	-	3,149
Total Fund Equity and Other Credits	\$ 125,599	\$ 772,980	\$ 428,655	\$ 6	\$ -	\$ 1,327,240
Total Liabilities, Fund Equity and Other Credits	\$ 125,599	\$ 772,980	\$ 428,655	\$ 6	\$ 10,495,000	\$ 11,822,240

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

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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	1,917	1,917	23,000	23,000	100%
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	-	-	-	-	1,000	1,500	1,000	150%
Other Contractual Services															
Legal Advertising	-	-	-	-	-	-	-	350	-	-	-	118	468	2,000	23%
Trustee Services	-	-	4,246	4,246	-	-	-	-	-	-	-	5,886	14,378	9,725	148%
Dissemination Agent Services	-	-	-	-	-	-	-	6,000	-	-	-	100	6,100	6,000	102%
Bond Amortization Schedules	100	-	-	-	-	-	-	200	-	-	-	-	300	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	1	2	4	-	-	-	-	115	-	-	70	50	243	250	97%
Communications & Freight Services															
Postage, Freight & Messenger	-	-	-	-	65	-	-	845	-	-	9	11	930	150	620%
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%
Legal Services															
Legal - General Counsel	-	-	1,668	3,197	-	-	-	288	-	664	3,760	-	9,576	12,800	75%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Other General Government Services															
Engineering Services	-	-	2,439	969	-	-	1,411	1,144	-	-	420	-	6,383	1,000	638%
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	6,176	9,082	80,233	80,500	100%
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	\$ 6,176	\$ 9,082	\$ 80,233	\$ 80,500	100%
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)	(6,176)	(9,082)	3,149	-	
Fund Balance - Beginning	122,450	120,724	114,066	158,317	152,609	164,697	159,877	156,969	145,281	143,438	140,857	134,681	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	\$ 134,681	\$ 125,599	125,599	\$ -	

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

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	1,201	1,602	1,585	1,808	2,464	2,648	3,028	3,401	2,973	2,934	3,085	3,220	29,951	-	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	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	\$ 3,085	\$ 3,221	\$ 410,486	\$ 363,536	113%
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	3,085	3,221	36,679	(440)	
Fund Balance - Beginning	736,301	738,833	597,329	851,706	903,356	971,317	975,845	983,070	760,432	763,739	766,674	769,759	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	\$ 769,759	\$ 772,980	\$ 772,980	\$ (440)	

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

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	-	1	-	-	0	-	-	-	-	-	-	-	1	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	18	989	957	417	431	429	474	624	4,341	5	86812%
Prepayment Account	-	-	-	-	-	\$ 0	0	0	-	-	9,051	9	9,061	-	N/A
Revenue Account	1	-	0	0	54	-	433	1,612	860	865	962	1,274	6,063	5	121254%
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	\$ 1,294	\$ 10,488	\$ 1,907	\$ 495,602	\$ 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	1,294	10,488	1,907	30,589	(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	416,260	426,748	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	\$ 426,748	\$ 428,655	\$ 428,655	\$ (5,173)	

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

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	-	-	-	-	-	0	0	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	\$ 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	0	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	\$ -	