

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

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 October 31, 2022**

	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	\$ 123,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,722
Debt Service Fund							
Interest Account							
Series 2013 A-1	-	0	-	-	-	-	0
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	0	-	-	-	-	0
Series 2018	-	-	0	-	-	-	0
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	-	317,829	-	-	-	-	317,829
Series 2013 A-3	-	51,286	-	-	-	-	51,286
Series 2018	-	-	260,724	-	-	-	260,724
Prepayment Account							
Series 2013 A-1	-	2,277	-	-	-	-	2,277
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 October 31, 2022**

	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	-	1,331	1,666	-	-	2,997
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	738,833	738,833
Amount to be Provided by Debt Service Funds	-	-	-	-	9,761,167	9,761,167
Total Assets	<u>\$ 123,722</u>	<u>\$ 738,833</u>	<u>\$ 399,733</u>	<u>\$ 6</u>	<u>\$ 10,500,000</u>	<u>\$ 11,762,293</u>
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-					-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	2,997	-	-	-	-	2,997
Bonds Payable						
Current Portion						
Series 2013 A-1					\$0	-
Series 2013 A-2					\$0	-
Series 2013 A-3					\$0	-
Series 2018					\$0	-
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>\$ 2,997</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,500,000</u>	<u>\$ 10,502,997</u>

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending October 31, 2022**

	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, 2021 (Audited)	-	736,301	398,066	6	-	1,134,372
Results from Current Operations	-	2,532	1,667	-	-	4,200
Unassigned						
Beginning: October 1, 2021 (Audited)	122,450	-	-	-	-	122,450
Results from Current Operations	(1,726)	-	-	-	-	(1,726)
Total Fund Equity and Other Credits	\$ 120,724	\$ 738,833	\$ 399,733	\$ 6	\$ -	\$ 1,259,296
Total Liabilities, Fund Equity and Other Credits	\$ 123,722	\$ 738,833	\$ 399,733	\$ 6	\$ 10,500,000	\$ 11,762,293

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	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	292	79,690	0%
Special Assessments - Off-Roll	-	-	-	0%
Developer Contribution		-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 292	\$ 292	\$ 80,500	0%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	3,200	0%
Executive				
Professional Management	1,917	1,917	23,000	8%
Financial and Administrative				
Audit Services	-	-	4,300	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	-	-	-	N/A
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	-	-	2,000	0%
Trustee Services	-	-	9,725	0%
Dissemination Agent Services	-	-	6,000	0%
Bond Amortization Schedules	100	100	-	N/A
Property Appraiser Fees	-	-	-	N/A

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Bank Service Fees	1	1	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	150	0%
Computer Services - Website Development	-	-	1,200	0%
Insurance	-	-	5,200	0%
Printing & Binding	-	-	500	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	12,800	0%
Legal - Boundary Amendment	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	N/A
Other General Government Services				
Engineering Services	-	-	1,000	0%
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	2,018	80,500	3%
Total Expenditures and Other Uses:	\$ 2,018	\$ 2,018	\$ 80,500	3%
Net Increase/ (Decrease) in Fund Balance	(1,726)	(1,726)	-	
Fund Balance - Beginning	122,450	122,450	-	
Fund Balance - Ending	\$ 120,724	120,724	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income	1,201	1,201	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll				
Series 2013 Bonds A-1	962	962	\$ 262,585	0%
Series 2013 Bonds A-2		-	\$ -	N/A
Series 2013 Bonds A-3	370	370	\$ 100,950	0%
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	\$ 2,532	\$ 363,536	1%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 Bonds A-1	\$ -	\$ -	\$ 60,000	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	-	-	-	N/A
Series 2013 Bonds A-2	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	N/A
Interest Expense				
Series 2013 Bonds A-1	-	-	203,138	0%
Series 2013 Bonds A-2		-	-	N/A
Series 2013 Bonds A-3		-	80,838	0%
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 363,976	0%
Net Increase/ (Decrease) in Fund Balance	2,532	2,532	(440)	
Fund Balance - Beginning	736,301	736,301	-	
Fund Balance - Ending	\$ 738,833	738,833	\$ (440)	

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Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	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	5	11%
Prepayment Account	-	-	-	N/A
Revenue Account	1	1	5	21%
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	1,666	1,666	454,830	0%
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	\$ 1,667	\$ 454,840	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2018	-	-	115,000	0%
Principal Debt Service - Early Redemptions				
Series 2018	-	-	-	N/A
Interest Expense				
Series 2018	-	-	345,013	0%
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ 460,013	0%
Net Increase/ (Decrease) in Fund Balance	1,667	1,667	(5,173)	
Fund Balance - Beginning	398,066	398,066	-	
Fund Balance - Ending	\$ 399,733	399,733	\$ (5,173)	

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Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	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	\$ -	
Fund Balance - Ending	\$ 6	\$ 6	\$ -	

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