

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2022

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

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-3</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>4-5</i>
<i>Debt Service Fund</i>	
<i>Series 2013</i>	<i>6</i>
<i>Series 2018</i>	<i>7</i>
<i>Capital Project Fund</i>	
<i>Series 2018</i>	<i>8</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 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	\$ 125,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,802
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	-	215,028	-	-	-	-	215,028
Series 2013 A-3	-	10,980	-	-	-	-	10,980
Series 2018	-	-	88,219	-	-	-	88,219
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 November 30, 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	-	5,213	6,523	-	-	11,736
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	597,329	597,329
Amount to be Provided by Debt Service Funds	-	-	-	-	9,902,671	9,902,671
Total Assets	<u>\$ 125,802</u>	<u>\$ 597,329</u>	<u>\$ 232,085</u>	<u>\$ 6</u>	<u>\$ 10,500,000</u>	<u>\$ 11,455,222</u>
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	11,736	-	-	-	-	11,736
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>\$ 11,736</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,500,000</u>	<u>\$ 10,511,736</u>

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 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 (Unaudited)	-	736,301	398,066	6	-	1,134,372
Results from Current Operations	-	(138,971)	(165,980)	-	-	(304,951)
Unassigned						
Beginning: October 1, 2021 (Unaudited)	122,450	-	-	-	-	122,450
Results from Current Operations	(8,384)	-	-	-	-	(8,384)
Total Fund Equity and Other Credits	\$ 114,066	\$ 597,329	\$ 232,085	\$ 6	\$ -	\$ 943,487
Total Liabilities, Fund Equity and Other Credits	\$ 125,802	\$ 597,329	\$ 232,085	\$ 6	\$ 10,500,000	\$ 11,455,222

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	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	1,142	79,690	1%
Special Assessments - Off-Roll	-	-	-	-	0%
Developer Contribution			-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 292	\$ 851	\$ 1,142	\$ 80,500	1%
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	-	-	-	3,200	0%
Executive					
Professional Management	1,917	1,917	3,833	23,000	17%
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 November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Bank Service Fees	1	2	3	250	1%
Communications & Freight Services					
Postage, Freight & Messenger	-	-	-	150	0%
Computer Services - Website Development	-	-	-	1,200	0%
Insurance	-	5,415	5,415	5,200	104%
Printing & Binding	-	-	-	500	0%
Subscription & Memberships	-	175	175	175	100%
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	7,509	9,526	80,500	12%
Total Expenditures and Other Uses:	\$ 2,018	\$ 7,509	\$ 9,526	\$ 80,500	12%
Net Increase/ (Decrease) in Fund Balance	(1,726)	(6,658)	(8,384)	-	
Fund Balance - Beginning	122,450	120,724	122,450	-	
Fund Balance - Ending	\$ 120,724	\$ 114,066	114,066	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ -	N/A
Interest Income	1,201	1,602	2,803	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll					
Series 2013 Bonds A-1	962	2,804	3,766	\$ 262,585	1%
Series 2013 Bonds A-2			-	\$ -	N/A
Series 2013 Bonds A-3	370	1,078	1,447	\$ 100,950	1%
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	\$ 8,016	\$ 363,536	2%
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	-	5,000	5,000	-	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	101,569	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
Total Expenditures and Other Uses:	\$ -	\$ 146,988	\$ 146,988	\$ 363,976	40%
Net Increase/ (Decrease) in Fund Balance	2,532	(141,504)	(138,971)	(440)	
Fund Balance - Beginning	736,301	738,833	736,301	-	
Fund Balance - Ending	\$ 738,833	\$ 597,329	597,329	\$ (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 November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	-	N/A
Interest Income					
Interest Account	-	1	1	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	1	1	1	5	23%
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	-	1	5	21%
Capitalized Interest Account	-	-	-	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	1,666	4,857	6,523	454,830	1%
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	\$ 6,526	\$ 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	-	172,506	172,506	345,013	50%
Operating Transfers Out (To Other Funds)					
	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 172,506	172,506	\$ 460,013	38%
Net Increase/ (Decrease) in Fund Balance	1,667	(167,648)	(165,980)	(5,173)	
Fund Balance - Beginning	398,066	399,733	398,066	-	
Fund Balance - Ending	\$ 399,733	\$ 232,085	232,085	\$ (5,173)	

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JPWARD and Associates, LLC

Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	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:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
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	-	-	-	\$ -	N/A
Legal - Series 2018 Bonds	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	-	-	0	-	
Fund Balance - Beginning	6	6	6	\$ -	
Fund Balance - Ending	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ -</u>	

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