

JPWard and Associates, LLC

**ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

REGULAR MEETING

AGENDA

May 2, 2019



James P. Ward
District Manager
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Oakland Park, FL. 33334

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Prepared by:
JPWard and Associates, LLC
TOTAL Commitment to Excellence

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

April 23, 2019

Board of Supervisors
Artisan Lakes Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Artisan Lakes Community Development District will be held on **Thursday, May 2, 2019 at 3:30 P.M.**, at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**. The agenda is as follows:

1. Call to Order & Roll Call
2. Consideration of Minutes
 - I. March 7, 2019 Regular Meeting
3. Consideration of Resolution 2019-17 Approving the Proposed Fiscal Year 2020 Budget and setting the Public Hearing on **Thursday, August 1, 2019 at 3:30 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**
4. Staff Reports
 - I. Attorney
 - II. Engineer
 - III. Manager
 - a. Financial Statements – March 2019 (Unaudited)
 - b. Report on the Number of Registered Voters as of April 15, 2019.
5. Audience Comments and Supervisor's Requests
5. Adjournment

The second order of business is consideration of the March 7, 2019 Regular Meeting minutes.

The third order of business is consideration of Resolution 2019-17 which approves the proposed budget for Fiscal Year 2020 and set the public hearing date, time and location.

The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing

Artisan Lakes Community Development District

scheduled for the Thursday, August 1, 2019, at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to the Assessment Rates for the general fund contemplated as a result of the preparation of the Budget.

The public hearing is scheduled for Thursday, August 1, 2019, 3:30 P. M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

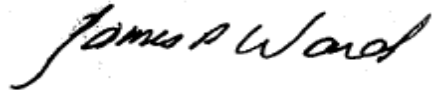
Under my report is the statutory requirement that the District determine as of April 15th of each year the number of registered voter's residing with the District. The Statute provides that the Supervisor of Elections in the County where the District is located (Manatee County) provides that information from the voter rolls of the County. The significance of the report is based on the transition date and number of qualified electors residing in the District which are enumerated in the Statute for the District to begin the transition from a landowner's election to a qualified elector based election.

The two thresholds are six years from the date of establishment which for the District is August 7, 2007, and accordingly the District has met this first threshold, and the second is at least 250 qualified electors. There is no required action of the Board for this item, it is provided as a matter of law and placed into the District's records.

The remainder of the Agenda is standard in nature, and in the meantime, if you have any questions or comments; please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,

Artisan Lakes Community Development District



James P. Ward
District Manager

Enclosures

**MINUTES OF MEETING
ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Artisan Lakes Community Development District was held on Thursday, March 7, 2019 at 3:30 P.M., at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

Present and constituting a quorum:

Scott Himelhoch	Chairperson
Tracy Briones	Vice Chairperson
Cheri Bass	Assistant Secretary
Vincent Sciarabba	Assistant Secretary

Absent:

JD Humpherys	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel

Audience:

Jeff Deason

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James P. Ward called the meeting to order at approximately 3:30 p.m., and all Members of the Board were present at roll call, with the exception of JD Humpherys who joined the meeting via telephone at approximately 3:37 p.m.

SECOND ORDER OF BUSINESS

Consideration of Resolution 2019-15

Consideration of Resolution 2019-15 appointing a qualified elector, Mr. Vincent Sciarabba, to fill the vacancy in Seat (5) on the Board of Supervisors pursuant to Section 190.004 (4) Florida Statutes.

Mr. Ward stated two seats, Seat 4 and Seat 5, came up to qualified elector election and there was no one qualified during the June period and no one has come forward since that time in order to be a qualified elector. He stated there was one resident interested in the position of Seat 5. He stated a simple motion to adopt the revised resolution with the name of the individual in Section 1, Seat 5, would be in order.

On MOTION made by Ms. Tracy Briones, seconded by Ms. Cheri Bass, and with all in favor, Resolution 2019-15 was adopted and the Chair was authorized to sign.

I. Administration of the Oath of Office.

Mr. Ward, as a Notary Public of the State of Florida, administered the Oath of Office to Mr. Vincent Sciarrabba. Following Administration of the Oath, Mr. Ward asked Mr. Sciarrabba to sign a copy of the Oath and return the signed copy to him for notarization.

II. Guide to the Sunshine Amendment and Code of Ethics for Public Employees.

District Counsel Jere Earlywine explained the Sunshine Law indicated any matter which may potentially come before the Board could only be discussed with other Board Supervisors during a publically noticed meeting. He stated it was considered a second degree misdemeanor and up to \$500 would be fined for a violation of the Sunshine Law. He explained Board Members were also subject to Public Record Laws which indicated Public Records were required to be made available to the public upon request and were required to be preserved for certain amounts of time. He stated if Mr. Sciarrabba received a request for public information he should forward the request to Mr. Ward's office for fulfillment. He indicated Mr. Ward was the records custodian and all records should be submitted to him for safekeeping. Mr. Earlywine briefly explained the Ethics Laws including disclosure requirements and prohibition requirements.

III. Form 1 – Statement of Financial Interests.

Mr. Ward indicated Form 1 was required to be filed with the Supervisor of Elections within 30 days of today's date. He explained if Form 1 was filed late the Supervisor of Elections had the right to charge a daily fine. He strongly recommended filing Form 1 in a timely manner and keeping a copy of the filing, receipt, and/or the transmittal letter.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2019-16

Mr. Ward noted this was an add-on item to the Agenda. He stated Mr. Sciarrabba had been added to the Board in Seat 5. He indicated Mr. Himelhoch served as Chair, Ms. Briones as Vice Chair, Mr. Ward as Secretary/Treasurer, and Mr. Humpherys and Ms. Bass as Assistant Secretaries. He explained Resolution 2019-16 added Mr. Sciarrabba as an Assistant Secretary; however, the Board had the right to change Mr. Sciarrabba's position or adopt the Resolution as presented.

On MOTION made by Ms. Tracy Briones, seconded by Ms. Cheri Bass, and with all in favor, Resolution 2019-16 was adopted as presented and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Minutes

Consideration of Minutes

I. December 6, 2018 Landowner Meeting

Mr. Ward called for a motion to approve the December 6, 2018 Landowner Meeting Minutes for purposes of inclusion in the record only.

On MOTION made by Mr. Scott Himelhoch, seconded by Ms. Tracy Briones, and with all in favor, the December 6, 2018 Landowner Meeting Minutes were approved.

II. February 7, 2019 Regular Meeting

Mr. Ward asked if there were any additions, corrections or deletions to the Minutes. Hearing none, he called for a motion to approve the February 7, 2019 Regular Meeting Minutes.

On MOTION made by Ms. Cheri Bass, seconded by Mr. Vincent Sciarrabba, and with all in favor, the February 7, 2019 Landowner Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

I. Attorney

There was no report from the Attorney.

II. Engineer

There was no report from the Engineer.

III. Manager

There was no report from the Manager.

SIXTH ORDER OF BUSINESS

Audience Comments and Supervisor's Requests

There were no Audience Comments or Supervisor's Requests. There were no Audience Members present.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 3:42 p.m.

On MOTION made by Mr. Scott Himelhoch, seconded by Ms. Cheri Bass, and with all in favor, the meeting was adjourned.

Artisan Lakes Community Development District

James P. Ward, Secretary

Scott Himelhoch, Chairman

RESOLUTION 2019-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Artisan Lakes Community Development District (the "Board"), a proposed Budget for Fiscal Year 2020; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. The proposed Budget submitted by the District Manager for Fiscal Year 2020 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE:	Thursday, August 1, 2019
HOUR:	3:30 P.M.
LOCATION:	Artisan Lakes Clubhouse 4725 Los Robles Court Palmetto, Florida 34221

SECTION 4. The District Manager is hereby directed to submit a copy of the proposed budget to Manatee County at least 60 days prior to the hearing set above. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the proposed budget on the District's website at least two days before the budget hearing date.

SECTION 5. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

RESOLUTION 2019-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 7. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 8. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 2nd day of May, 2019.

ATTEST:

**ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

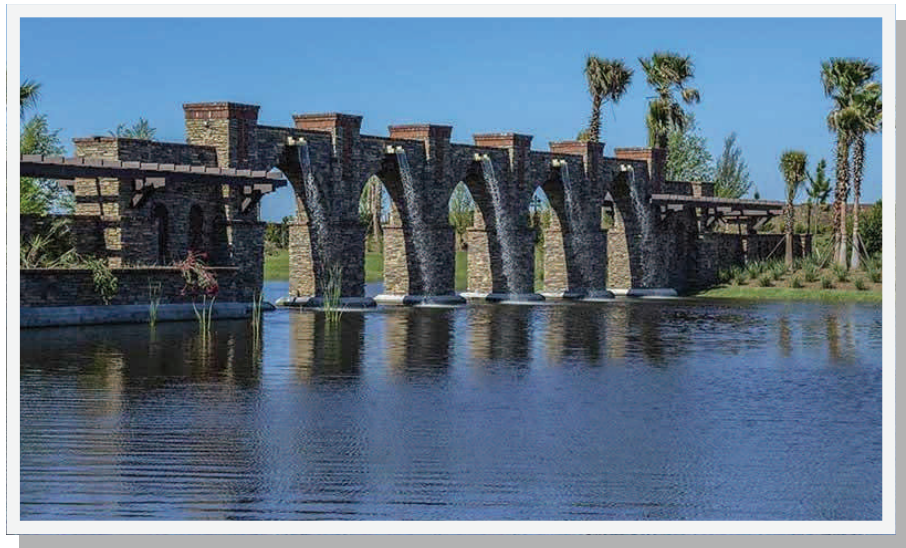
Scott Himelhoch, Chairman

JPWard and Associates, LLC

**ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

PROPOSED BUDGET

FISCAL YEAR 2020



James P. Ward
District Manager
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Prepared by:
JPWard and Associates, LLC
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DEBT SERVICE FUND

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Artisan Lakes Community Development District

General Fund - Budget

Fiscal Year 2020

Description	Fiscal Year	Actual at	Anticipated	Fiscal Year
	2019 Budget	02/28/2019	Year End 09/30/2019	2020 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Assessment Revenue				
Assessments - On-Roll	\$ 79,378	\$ 73,172	\$ 79,378	\$ 83,725
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Taylor Morrison		\$ -	\$ -	
Total Revenue & Other Sources	\$ 79,379	\$ 73,172	\$ 79,378	\$ 83,725
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -
Executive				
Professional - Management	\$ 20,000	\$ 8,333	\$ 20,000	\$ 20,000
Financial and Administrative				
Audit Services	\$ 4,200	\$ 4,000	\$ 4,000	\$ 4,200
Accounting Services	\$ -	\$ -	\$ -	\$ -
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ -
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 1,000
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 5,000	\$ 2,309	\$ 4,000	\$ 5,000
Trustee Services	\$ 5,725	\$ 5,886	\$ 5,886	\$ 9,725
Dissemination Agent Services	\$ 5,000	\$ 1,000	\$ 1,000	\$ 6,000
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -
Bank Service Fees	\$ 360	\$ 77	\$ 360	\$ 360
Travel and Per Diem	\$ -			\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 750	\$ 309	\$ 750	\$ 750
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 875	\$ 1,100	\$ 2,500	\$ 2,488
Insurance	\$ 5,000	\$ 4,512	\$ 4,512	\$ 5,000
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Printing and Binding	\$ 750	\$ 1,045	\$ 1,300	\$ 750
Office Supplies	\$ -	\$ -	\$ -	\$ -
Legal Services				
General Counsel	\$ 13,000	\$ 6,987	\$ 13,000	\$ 12,800
Other General Government Services				
Engineering Services	\$ 2,850	\$ -	\$ -	\$ -
Contingencies		\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -

Artisan Lakes Community Development District

General Fund - Budget

Fiscal Year 2020

Description	Fiscal Year 2019 Budget	Actual at 02/28/2019	Anticipated Year End 09/30/2019	Fiscal Year 2020 Budget
Reserves				
Operational Reserve (Future Years)	\$ 10,000	\$ -	\$ -	\$ 10,000
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 1,467	\$ -	\$ -	\$ 5,477
Total Appropriations	\$ 75,652	\$ 35,734	\$ 57,983	\$ 83,725
Fund Balances:				
Change from Current Year Operations	\$ -	\$ 37,437	\$ 21,395	\$ -
Fund Balance - Beginning				
Restricted for Future Operations	\$ 40,000	\$ 40,000	\$ 40,000	\$ 50,000
Unassigned	\$ 49,703	\$ 49,703	\$ 49,703	\$ 49,703
Total Fund Balance	\$ 89,703	\$ 127,140	\$ 89,703	\$ 99,703
Assessment Rate	\$ 98.36			\$ 98.38

Artisan Lakes Community Development District

General Fund - Budget

Fiscal Year 2020

Revenues and Other Sources

Carryforward	\$	-
Interest Income - General Account	\$	-

Appropriations

Legislative

Board of Supervisor's Fees	\$	-
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The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District. The current Board has waived the statutory authorized fees.

Executive

Professional - Management	\$	20,000
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The District retains the services of a professional management company - **JPWard and Associates, LLC** - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to the District.

Financial and Administrative

Audit Services	\$	4,200
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures, if it's Revenues or Expenditures reach a certain threshold.

Accounting Services	\$	-
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For the Maintenance of the District's books and records on a daily basis.

Assessment Roll Preparation	\$	-
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For the preparation by the Financial Advisor of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Collier County Property Appraiser.

Arbitrage Rebate Fees	\$	1,000
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For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.

Other Contractual Services \$ -

Recording and Transcription	\$	-
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Legal Advertising	\$	5,000
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Trustee Services	\$	9,725
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With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.

Dissemination Agent Services	\$	6,000
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With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.

Property Appraiser Fees	\$	-
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Bank Service Fees	\$	360
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Artisan Lakes Community Development District

General Fund - Budget

Fiscal Year 2020

Travel and Per Diem	\$ -
Communications and Freight Services	
Telephone	\$ -
Postage, Freight & Messenger	\$ 750
Rentals and Leases	
Miscellaneous Equipment	\$ -
Computer Services (Web Site Maintenance)	\$ 2,488
Insurance	\$ 5,000
Subscriptions and Memberships	\$ 175
Printing and Binding	\$ 750
Office Supplies	\$ -
Legal Services	
General Counsel	\$ 12,800
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".	
Other General Government Services	
Engineering Services	\$ -
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Contingencies	\$ -
Reserves	
Operational Reserve (Future Years)	\$ 10,000
The District has established an operational reserve to cover expenses that occur before assessment monies are received, and/or other expenses that may arise that are not anticipated in the Budget.	
Other Fees and Charges	
Discounts and Tax Collector Fees	\$ 5,477
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee	
Total Appropriations:	\$ 83,725

Artisan Lakes Community Development District

**Debt Service Fund - Series 2013 Bonds - Budget
Fiscal Year 2020**

Description	Fiscal Year 2019 Budget	Actual at 02/28/2019	Anticipated Year End 09/30/2019	Fiscal Year 2020 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 2,418	\$ 5,000	\$ -
Reserve Account	\$ -	\$ 4,150	\$ 8,000	\$ -
Interest Account	\$ -	\$ 58	\$ 120	\$ -
Prepayment Account	\$ -	\$ 1,131	\$ 2,200	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll				
Series 2013 A-1	\$ 292,057	\$ 269,232	\$ 269,232	\$ 284,821
Series 2013 A-2			\$ -	
Series 2013 A-3			\$ -	
Special Assessment - Off-Roll				
Series 2013 A-1	\$ -	\$ 80,000	\$ 80,000	\$ -
Series 2013 A-2	\$ 99,313	\$ -	\$ -	\$ 14,113
Series 2013 A-3	\$ 205,450	\$ -	\$ -	\$ 199,650
Special Assessment - Prepayment				
Series 2013 A-1		\$ 7,881	\$ 7,881	
Series 2013 A-2	\$ -	\$ 157,777	\$ 157,777	\$ -
Series 2013 A-3		\$ 19,777		
Debt Proceeds				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 596,820	\$ 542,423	\$ 530,210	\$ 498,583
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 A-1	\$ 45,000	\$ -	\$ 50,000	\$ 45,000
Series 2013 A-2	\$ 20,000	\$ -	\$ 10,000	\$ 5,000
Series 2013 A-3	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Principal Debt Service - Early Redemptions				
Series 2013 A-1	\$ -	\$ -	\$ 5,000	\$ -
Series 2013 A-2	\$ -	\$ 325,000	\$ 515,000	\$ -
Series 2013 A-3	\$ -	\$ -	\$ 20,000	\$ -
Interest Expense				
Series 2013 A-1	\$ 227,950	\$ 112,456	\$ 227,950	\$ 221,188
Series 2013 A-2	\$ 79,313	\$ 22,275	\$ 22,275	\$ 9,113
Series 2013 A-3	\$ 175,450	\$ 86,637	\$ 175,450	\$ 169,650
Other Fees and Charges				
Discounts for Early Payment	\$ 19,107	\$ -	\$ -	\$ 18,633
Total Expenditures and Other Uses	\$ 596,820	\$ 546,368	\$ 1,055,675	\$ 498,583
Net Increase/(Decrease) in Fund	\$ -	\$ (3,945)	\$ (525,465)	\$ -
Fund Balance - Beginning	\$ 1,181,700	\$ 1,181,700	\$ 1,181,700	\$ 656,235
Fund Balance - Ending	\$ 984,675	\$ 1,177,755	\$ 656,235	\$ 656,235

Restricted Fund Balance:

Reserve Account Requirement	\$ 19,113
Restricted for November 1, 2019 Interest Payment	\$ 4,388
Total - Restricted Fund Balance:	\$ 23,500

Artisan Lakes Community Development District

Debt Service Fund - Series 2013 A-1

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 3,430,000	6.75%		
11/1/2014				\$ 118,200.00	
5/1/2015		\$ 35,000	6.75%	\$ 118,200.00	\$ 271,400
11/1/2015				\$ 117,018.75	
5/1/2016		\$ 40,000	6.75%	\$ 117,018.75	\$ 269,038
11/1/2016				\$ 115,668.75	
5/1/2017	\$ 10,000.00	\$ 40,000	6.75%	\$ 115,668.75	\$ 271,338
11/1/2017				\$ 113,975.00	
5/1/2018		\$ 45,000	6.75%	\$ 113,975.00	\$ 267,950
11/1/2018				\$ 112,456.25	
5/1/2019	\$ 5,000.00	\$ 50,000	6.75%	\$ 112,456.25	\$ 269,913
11/1/2019				\$ 110,593.75	
5/1/2020		\$ 50,000	6.75%	\$ 110,593.75	\$ 271,188
11/1/2020				\$ 108,906.25	
5/1/2021		\$ 55,000	6.75%	\$ 108,906.25	\$ 267,813
11/1/2021				\$ 107,050.00	
5/1/2022		\$ 60,000	6.75%	\$ 107,050.00	\$ 269,100
11/1/2022				\$ 105,025.00	
5/1/2023		\$ 60,000	6.75%	\$ 105,025.00	\$ 270,050
11/1/2023				\$ 103,000.00	
5/1/2024		\$ 65,000	6.75%	\$ 103,000.00	\$ 266,000
11/1/2024				\$ 100,806.25	
5/1/2025		\$ 70,000	6.75%	\$ 100,806.25	\$ 266,613
11/1/2025				\$ 98,443.75	
5/1/2026		\$ 75,000	6.75%	\$ 98,443.75	\$ 266,888
11/1/2026				\$ 95,912.50	
5/1/2027		\$ 80,000	6.75%	\$ 95,912.50	\$ 266,825
11/1/2027				\$ 93,212.50	
5/1/2028		\$ 85,000	6.75%	\$ 93,212.50	\$ 266,425
11/1/2028				\$ 90,343.75	
5/1/2029		\$ 95,000	6.75%	\$ 90,343.75	\$ 265,688
11/1/2029				\$ 87,137.50	
5/1/2030		\$ 100,000	6.75%	\$ 87,137.50	\$ 269,275
11/1/2030				\$ 83,762.50	
5/1/2031		\$ 105,000	6.75%	\$ 83,762.50	\$ 267,525
11/1/2031				\$ 80,218.75	
5/1/2032		\$ 115,000	6.75%	\$ 80,218.75	\$ 265,438
11/1/2032				\$ 73,337.50	
5/1/2033		\$ 120,000	6.75%	\$ 73,337.50	\$ 261,675
11/1/2033				\$ 72,287.50	
5/1/2034		\$ 130,000	6.75%	\$ 72,287.50	\$ 264,575
11/1/2034				\$ 67,900.00	
5/1/2035		\$ 140,000	7.00%	\$ 67,900.00	\$ 265,800
11/1/2035				\$ 63,000.00	
5/1/2036		\$ 150,000	7.00%	\$ 63,000.00	\$ 266,000
11/1/2036				\$ 57,750.00	

Artisan Lakes Community Development District

Debt Service Fund - Series 2013 A-1

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2037		\$ 160,000	7.00%	\$ 57,750.00	\$ 265,500
11/1/2037				\$ 52,150.00	
5/1/2038		\$ 170,000	7.00%	\$ 52,150.00	\$ 264,300
11/1/2038				\$ 46,200.00	
5/1/2039		\$ 185,000	7.00%	\$ 46,200.00	\$ 262,400
11/1/2039				\$ 39,725.00	
5/1/2040		\$ 195,000	7.00%	\$ 39,725.00	\$ 264,450
11/1/2040				\$ 32,900.00	
5/1/2041		\$ 210,000	7.00%	\$ 32,900.00	\$ 260,800
11/1/2041				\$ 25,550.00	
5/1/2042		\$ 225,000	7.00%	\$ 25,550.00	\$ 261,100
11/1/2042				\$ 17,675.00	
5/1/2043		\$ 245,000	7.00%	\$ 17,675.00	\$ 260,350
11/1/2043				\$ 9,100.00	
5/1/2044		\$ 260,000		\$ 9,100.00	\$ 263,200

**Artisan Lakes Community Development District
Series 2013 A-2 Amortization Schedule**

Description	Principal Prepayments	Principal Mandatory	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 2,585,000	6.75%		
11/1/2014				\$ 87,243.75	
5/1/2015		\$ 30,000	6.75%	\$ 87,243.75	\$ 204,488
11/1/2015	\$ 410,000			\$ 86,231.25	
5/1/2016	\$ 170,000	\$ 25,000	6.75%	\$ 86,231.25	\$ 202,463
11/1/2016	\$ 255,000			\$ 65,812.50	
5/1/2017	\$ 290,000	\$ 30,000	6.75%	\$ 65,812.50	\$ 156,625
11/1/2017	\$ 400,000			\$ 46,406.25	
5/1/2018	\$ 300,000	\$ 15,000	6.75%	\$ 32,906.25	\$ 109,313
11/1/2018	\$ 325,000			\$ 32,231.25	
5/1/2019	\$ 190,000	\$ 10,000	6.75%	\$ 11,306.25	\$ 58,538
11/1/2019				\$ 4,556.25	
5/1/2020		\$ 5,000	6.75%	\$ 4,556.25	\$ 19,113
11/1/2020				\$ 4,387.50	
5/1/2021		\$ 5,000	6.75%	\$ 4,387.50	\$ 13,775
11/1/2021				\$ 4,218.75	
5/1/2022		\$ 5,000	6.75%	\$ 4,218.75	\$ 13,438
11/1/2022				\$ 4,050.00	
5/1/2023		\$ 5,000	6.75%	\$ 4,050.00	\$ 13,100
11/1/2023				\$ 3,881.25	
5/1/2024		\$ 5,000	6.75%	\$ 3,881.25	\$ 12,763
11/1/2024				\$ 3,712.50	
5/1/2025		\$ 5,000	6.75%	\$ 3,712.50	\$ 12,425
11/1/2025				\$ 3,543.75	
5/1/2026		\$ 5,000	6.75%	\$ 3,543.75	\$ 12,088
11/1/2026				\$ 3,375.00	
5/1/2027		\$ 5,000	6.75%	\$ 3,375.00	\$ 11,750
11/1/2027				\$ 3,206.25	
5/1/2028		\$ 5,000	6.75%	\$ 3,206.25	\$ 11,413
11/1/2028				\$ 3,037.50	
5/1/2029		\$ 5,000	6.75%	\$ 3,037.50	\$ 11,075
11/1/2029				\$ 2,868.75	
5/1/2030		\$ 5,000	6.75%	\$ 2,868.75	\$ 10,738
11/1/2030				\$ 2,700.00	
5/1/2031		\$ 5,000	6.75%	\$ 2,700.00	\$ 10,400
11/1/2031				\$ 2,531.25	
5/1/2032		\$ 5,000	6.75%	\$ 2,531.25	\$ 10,063
11/1/2032				\$ 2,362.50	
5/1/2033		\$ 5,000	6.75%	\$ 2,362.50	\$ 9,725
11/1/2033				\$ 2,193.75	
5/1/2034		\$ 5,000	6.75%	\$ 2,193.75	\$ 9,388
11/1/2034				\$ 2,025.00	
5/1/2035		\$ 5,000	6.75%	\$ 2,025.00	\$ 9,050
11/1/2035				\$ 1,856.25	
5/1/2036		\$ 5,000	6.75%	\$ 1,856.25	\$ 8,713
11/1/2036				\$ 1,687.50	
5/1/2037		\$ 5,000	6.75%	\$ 1,687.50	\$ 8,375
11/1/2037				\$ 1,518.75	
5/1/2038		\$ 5,000	6.75%	\$ 1,518.75	\$ 8,038
11/1/2038				\$ 1,350.00	
5/1/2039		\$ 5,000	6.75%	\$ 1,350.00	\$ 7,700
11/1/2039				\$ 1,181.25	
5/1/2040		\$ 5,000	6.75%	\$ 1,181.25	\$ 7,363
11/1/2040				\$ 1,012.50	

**Artisan Lakes Community Development District
Series 2013 A-2 Amortization Schedule**

Description	Principal Prepayments	Principal Mandatory	Coupon Rate	Interest	Annual Debt Service
5/1/2041		\$ 5,000	6.75%	\$ 1,012.50	\$ 7,025
11/1/2041				\$ 2,531.25	
5/1/2042	\$	5,000	6.75%	\$ 2,531.25	\$ 10,063
11/1/2042				\$ 843.75	
5/1/2043	\$	10,000	6.75%	\$ 843.75	\$ 6,688
11/1/2043				\$ 337.50	
5/1/2044	\$	10,000	6.750%	\$ 337.50	\$ 10,675

Artisan Lakes Community Development District

Debt Service Fund - Series 2013 A-3

Description	Principal Prepayments	Principal Mandatory	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 2,500,000	7.25%		
11/1/2014				\$ 90,625.00	
5/1/2015		\$ 25,000	7.25%	\$ 90,625.00	\$ 206,250
11/1/2015				\$ 89,718.75	
5/1/2016		\$ 25,000	7.25%	\$ 89,718.75	\$ 204,438
11/1/2016				\$ 88,812.50	
5/1/2017		\$ 30,000	7.25%	\$ 88,812.50	\$ 202,625
11/1/2017				\$ 87,725.00	
5/1/2018		\$ 30,000	7.25%	\$ 87,725.00	\$ 205,450
11/1/2018				\$ 86,637.50	
5/1/2019	\$ 20,000	\$ 30,000	7.25%	\$ 86,637.50	\$ 203,275
11/1/2019				\$ 84,825.00	
5/1/2020		\$ 35,000	7.25%	\$ 84,825.00	\$ 199,650
11/1/2020				\$ 53,556.25	
5/1/2021		\$ 35,000	7.25%	\$ 53,556.25	\$ 142,113
11/1/2021				\$ 82,287.50	
5/1/2022		\$ 40,000	7.25%	\$ 82,287.50	\$ 199,575
11/1/2022				\$ 850,837.50	
5/1/2023		\$ 45,000	7.25%	\$ 850,837.50	\$ 1,741,675
11/1/2023				\$ 79,206.25	
5/1/2024		\$ 45,000	7.25%	\$ 79,206.25	\$ 203,413
11/1/2024				\$ 77,575.00	
5/1/2025		\$ 50,000	7.25%	\$ 77,575.00	\$ 200,150
11/1/2025				\$ 75,762.50	
5/1/2026		\$ 55,000	7.25%	\$ 75,762.50	\$ 201,525
11/1/2026				\$ 73,768.75	
5/1/2027		\$ 60,000	7.25%	\$ 73,768.75	\$ 202,538
11/1/2027				\$ 71,593.75	
5/1/2028		\$ 60,000	7.25%	\$ 71,593.75	\$ 203,188
11/1/2028				\$ 69,418.75	
5/1/2029		\$ 65,000	7.25%	\$ 69,418.75	\$ 198,838
11/1/2029				\$ 67,062.50	
5/1/2030		\$ 70,000	7.25%	\$ 67,062.50	\$ 199,125
11/1/2030				\$ 64,525.00	
5/1/2031		\$ 75,000	7.25%	\$ 64,525.00	\$ 199,050
11/1/2031				\$ 61,806.25	
5/1/2032		\$ 80,000	7.25%	\$ 61,806.25	\$ 198,613
11/1/2032				\$ 58,906.25	
5/1/2033		\$ 90,000	7.25%	\$ 58,906.25	\$ 197,813
11/1/2033				\$ 55,643.75	
5/1/2034		\$ 95,000	7.25%	\$ 55,643.75	\$ 201,288
11/1/2034				\$ 52,200.00	
5/1/2035		\$ 105,000	7.25%	\$ 52,200.00	\$ 199,400
11/1/2035				\$ 48,575.00	
5/1/2036		\$ 110,000	7.25%	\$ 48,575.00	\$ 202,150
11/1/2036				\$ 44,587.50	

Artisan Lakes Community Development District

Debt Service Fund - Series 2013 A-3

Description	Principal Prepayments	Principal Mandatory	Coupon Rate	Interest	Annual Debt Service
5/1/2037		\$ 120,000	7.25%	\$ 44,587.50	\$ 199,175
11/1/2037				\$ 40,237.50	
5/1/2038		\$ 130,000	7.25%	\$ 40,237.50	\$ 200,475
11/1/2038				\$ 35,706.25	
5/1/2039		\$ 135,000	7.25%	\$ 35,706.25	\$ 201,413
11/1/2039				\$ 30,812.50	
5/1/2040		\$ 145,000	7.25%	\$ 30,812.50	\$ 196,625
11/1/2040				\$ 25,556.25	
5/1/2041		\$ 160,000	7.25%	\$ 25,556.25	\$ 196,113
11/1/2041				\$ 19,756.25	
5/1/2042		\$ 170,000	7.25%	\$ 19,756.25	\$ 199,513
11/1/2042				\$ 13,593.75	
5/1/2043		\$ 185,000	7.25%	\$ 13,593.75	\$ 197,188
11/1/2043				\$ 7,068.75	
5/1/2044		\$ 195,000	7.25%	\$ 7,068.75	\$ 199,138

Artisan Lakes Community Development District

Debt Service Fund - Series 2018 Bonds - Budget

Fiscal Year 2020

Description	Fiscal Year 2019 Budget	Actual at 02/28/2019	Anticipated Year End 09/30/2019	Fiscal Year 2020 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 87	\$ 180	\$ 200
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 218	\$ 400	\$ 200
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 500,011
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	
Debt Proceeds				
Series 2018 Issuance Proceeds	\$ -	\$ 481,093	\$ 481,093	\$ -
Total Revenue & Other Sources	\$ -	\$ 481,398	\$ 481,673	\$ 500,411
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				\$ 100,000
Principal Debt Service - Early Redemptions				
Interest Expense			\$ 164,447	\$ 343,844
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 35,001
Total Expenditures and Other Uses	\$ -	\$ -	\$ 164,447	\$ 478,845
Net Increase/(Decrease) in Fund	\$ -	\$ 481,398	\$ 481,398	\$ 21,566
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 481,398
Fund Balance - Ending	\$ 984,675	\$ 481,398	\$ 481,398	\$ 502,964
Restricted Fund Balance:				
Reserve Account Requirement			\$ 137,249	
Restricted for November 1, 2020 Interest Payment			\$ 179,397	
Total - Restricted Fund Balance:			\$ 316,646	

Artisan Lakes Community Development District

Debt Service Fund - Series 2018 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 6,760,000	Varies		
5/1/2019				\$ 164,447.14	
11/1/2019				\$ 164,447.14	\$ 328,894
5/1/2020		\$ 100,000	Varies	\$ 179,396.88	
11/1/2020				\$ 179,396.88	\$ 358,794
5/1/2021		\$ 105,000	Varies	\$ 177,209.38	
11/1/2021				\$ 177,209.38	\$ 354,419
5/1/2022		\$ 110,000	Varies	\$ 174,912.50	
11/1/2022				\$ 174,912.50	\$ 349,825
5/1/2023		\$ 115,000	Varies	\$ 172,506.25	
11/1/2023				\$ 172,506.25	\$ 345,013
5/1/2024		\$ 120,000	Varies	\$ 169,990.63	
11/1/2024				\$ 169,990.63	\$ 339,981
5/1/2025		\$ 125,000	Varies	\$ 167,365.63	
11/1/2025				\$ 167,365.63	\$ 334,731
5/1/2026		\$ 130,000	Varies	\$ 164,318.75	
11/1/2026				\$ 164,318.75	\$ 328,638
5/1/2027		\$ 135,000	Varies	\$ 161,150.00	
11/1/2027				\$ 161,150.00	\$ 322,300
5/1/2028		\$ 145,000	Varies	\$ 157,859.38	
11/1/2028				\$ 157,859.38	\$ 315,719
5/1/2029		\$ 150,000	Varies	\$ 154,325.00	
11/1/2029				\$ 154,325.00	\$ 308,650
5/1/2030		\$ 160,000	Varies	\$ 150,668.75	
11/1/2030				\$ 150,668.75	\$ 301,338
5/1/2031		\$ 165,000	Varies	\$ 146,368.75	
11/1/2031				\$ 146,368.75	\$ 292,738
5/1/2032		\$ 175,000	Varies	\$ 141,934.38	
11/1/2032				\$ 141,934.38	\$ 283,869
5/1/2033		\$ 185,000	Varies	\$ 137,231.25	
11/1/2033				\$ 137,231.25	\$ 274,463
5/1/2034		\$ 195,000	Varies	\$ 132,259.38	
11/1/2034				\$ 132,259.38	\$ 264,519
5/1/2035		\$ 205,000	Varies	\$ 127,018.75	
11/1/2035				\$ 127,018.75	\$ 254,038
5/1/2036		\$ 220,000	Varies	\$ 121,509.38	
11/1/2036				\$ 121,509.38	\$ 243,019
5/1/2037		\$ 230,000	Varies	\$ 115,596.88	
11/1/2037				\$ 115,596.88	\$ 231,194
5/1/2038		\$ 240,000	Varies	\$ 109,415.63	
11/1/2038				\$ 109,415.63	\$ 218,831
5/1/2039		\$ 255,000	Varies	\$ 102,965.63	

11/1/2039			\$	102,965.63	\$	205,931
5/1/2040	\$	270,000	Varies	\$	96,112.50	
11/1/2040				\$	96,112.50	\$ 192,225
5/1/2041	\$	285,000	Varies	\$	88,687.50	
11/1/2041				\$	88,687.50	\$ 177,375
5/1/2042	\$	300,000	Varies	\$	80,850.00	
11/1/2042				\$	80,850.00	\$ 161,700
5/1/2043	\$	320,000	Varies	\$	72,600.00	
11/1/2043				\$	72,600.00	\$ 145,200
5/1/2044	\$	335,000	Varies	\$	63,800.00	
11/1/2044				\$	63,800.00	\$ 127,600
5/1/2045	\$	355,000	Varies	\$	54,587.50	
11/1/2045				\$	54,587.50	\$ 109,175
5/1/2046	\$	375,000	Varies	\$	44,825.00	
11/1/2046				\$	44,825.00	\$ 89,650
5/1/2047	\$	395,000	Varies	\$	34,512.50	
11/1/2047				\$	34,512.50	\$ 69,025
5/1/2048	\$	420,000	Varies	\$	23,650.00	
11/1/2048				\$	23,650.00	\$ 47,300
5/1/2049	\$	440,000	Varies	\$	12,100.00	
11/1/2049				\$	12,100.00	\$ 464,200

Artisan Lakes Community Development District

Assessment Comparison - Budget
Fiscal Year 2020

Lot Size	Number of Units Assessed				Allocation of O&M Assessment					Total				Per Lot Annual Assessment				
	O&M (1)	Series 2013 A-1 Debt Service (1)	Series 2013 A-2 Debt Service	Series 2013 A-3 Debt Service	Series 2018 Debt Service	EAU Factor	Total EAU's	On Roll Units	% Total EAU's	Total O&M Budget	Series 2013 A-1 Debt Service Assessment (7)	Series 2013A-2 Debt Service Assessment	Series 2013A-3 Debt Service Assessment	Series 2018 Debt Service Assessments	General Fund (All On Roll)	Series 2013A-1 Debt Service (3)	Series 2018 Debt Servoc	Total
Single Family 40' (Phases 1-1 / 1-2	128	128				1	128	128	15.04%	\$ 12,593.24	\$ 90,726.40				\$ 98.38	\$ 708.80		\$ 807.18
Single Family 50' (Phases 1-1 / 1-2 (5) (6)	110	109				1	110	110	12.93%	\$ 10,822.31	\$ 93,302.91				\$ 98.38	\$ 855.99		\$ 954.37
Single Family 60' (Phases 1-1 / 1-2	81	81				1	81	81	9.52%	\$ 7,969.16	\$ 86,118.39				\$ 98.38	\$ 1,063.19		\$ 1,161.57
Single Family 70' (Phases 1-1 / 1-2	16	16				1	16	16	1.88%	\$ 1,574.15	\$ 19,846.24				\$ 98.38	\$ 1,240.39		\$ 1,338.77
Single Family 30' - 39' (Phase 1-3)	92				92	1	92	92	10.81%	\$ 9,051.39				\$ 98.38			\$ 724.05	\$ 822.44
Single Family 40' (Phase 1-3)	158				158	1	158	158	18.57%	\$ 15,544.78			\$66,612.97	\$ 98.38			\$827.49	\$ 925.87
Single Family 50' (Phase 1-3)	145				145	1	145	145	17.04%	\$ 14,265.78			\$130,743.46	\$ 98.38			\$1,034.36	\$ 1,132.75
Single Family 60' (Phase 1-3)	109				109	1	109	109	12.81%	\$ 10,723.93			\$149,982.61	\$ 98.38			\$1,241.24	\$ 1,339.62
Single Family 70' (Phase 1-3)	12				12	1	12	12	1.41%	\$ 1,180.62			\$135,294.66	\$ 98.38			\$1,448.11	\$ 1,546.49
Single Family 40' Future Development													\$17,377.30	\$ 98.38				
Single Family 50' Future Development																		
Single Family 60' Future Development																		
Single Family 70' Future Development																		
Clubhouse - (Phase 1)																		
Clubhouse - (Future Dev)																		
Unplatted units Assigned for GF Assessment	0						0	0	0.00%	\$ -					N/A			
Debt Service - billed for Series 2013 A-2 and A-3 bonds directly													\$ 14,112.50	\$ 204,650.00				
Total:	851	334	N/A	N/A	516		851	851	100.00%	\$ 83,725.36	\$ 289,993.94	\$ 14,112.50	\$ 204,650.00	\$ 500,011.00				

- (1) - Reflects the total number of units subject to assessment -- All general fund and Series 2013 A-1 assessments are on-roll. The number of units corresponds to units assigned A-1 debt and the Serie 2018 Debt.. There is (1) prepayment on the A-1 bonds - as such total 50; units for A-1 bonds is 74
- (3) Reflects the adopted assessment per lots in connection with the issuance of the Series 2013 A-1 Bonds, including the discounts/collections costs - and the Series 2013 A-2 and A-3 Bonds, the rate does NOT include the discounts and collection costs
- (4) - There are 851 units PLANNED for the Series 11-1, 1-2 and 1-3 Phases - all units are now platted and assigned Series 2013 and series 2018 Debt
- (5) - All units for the Series 2013 A-1 Bonds are fully allocated with the Plat of Phase 3, as such the levies the assessment at MADS
- (6) - Their was a 50' lot prepayment in 2018 - reduced unit count from 75 to 74
- (7) - The District levies Debt Service at MADS - as such, the amount collected is slightly more then budgeted Revenue for the Series 2013 A-1 bonds

Artisan Lakes Community Development District

Financial Statements

March 31, 2019



Prepared by:

JPWARD AND ASSOCIATES LLC

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Artisan Lakes Community Development District

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JPWard & Associates, LLC
2900 Northeast 12th Terrace
Suite 1
Oakland Park, Florida 33334

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending March 31, 2019**

	Governmental Funds				Capital Project Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Series 2013	Series 2018	Series 2018			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 125,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,288
Debt Service Fund							
Interest Account							
Series 2013 A-1	-	28	-	-	-	-	28
Series 2013 A-2	-	4	-	-	-	-	4
Series 2013 A-3	-	26	-	-	-	-	26
Series 2018	-	-	-	-	-	-	-
Sinking Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-	-
Reserve Account							
Series 2013 A-1	-	273,913	-	-	-	-	273,913
Series 2013 A-2	-	56,344	-	-	-	-	56,344
Series 2013 A-3	-	206,981	-	-	-	-	206,981
Series 2018	-	-	137,249	-	-	-	137,249
Revenue							
Series 2013 A-1 and A-2	-	455,923	-	-	-	-	455,923
Series 2013 A-3	-	831	-	-	-	-	831
Series 2018	-	-	-	-	-	-	-
Prepayment Account							
Series 2013 A-1	-	7,881	-	-	-	-	7,881
Series 2013 A-2	-	190,488	-	-	-	-	190,488
Series 2013 A-3	-	23,732	-	-	-	-	23,732
Series 2018	-	-	-	-	-	-	-
Capitalized Interest Account			344,259	-	-	-	344,259
Construction Account				1,521,180	-	-	1,521,180
Cost of Issuance Account				-	-	-	-

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending March 31, 2019**

	Governmental Funds					
	General Fund	Debt Service Funds Series 2013	Debt Service Funds Series 2018	Capital Project Fund Series 2018	Account Groups General Long Term Debt	Totals (Memorandum Only)
Due from Other Funds						
General Fund	-	1,419	-	-	-	1,419
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,217,569	1,217,569
Amount to be Provided by Debt Service Funds	-	-	-	-	11,337,431	11,337,431
Total Assets	\$ 125,288	\$ 1,217,569	\$ 481,508	\$ 1,521,180	\$ 12,555,000	\$ 15,900,547
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-					-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	1,419	-	-	-	-	1,419
Bonds Payable						
Current Portion						
Series 2013 A-1					\$45,000	45,000
Series 2013 A-2					\$10,000	10,000
Series 2013 A-3					\$30,000	30,000
Series 2018					\$0	-
Long Term						
Series 2013 A-1					\$3,215,000	3,215,000
Series 2013 A-2					\$135,000	135,000
Series 2013 A-3					\$2,360,000	2,360,000
Series 2018					\$6,760,000	6,760,000
Total Liabilities	\$ 1,419	\$ -	\$ -	\$ -	\$ 12,555,000	\$ 12,556,419

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending March 31, 2019**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds	Capital Project Fund	General Fund	Series 2013		
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2018 (Audited)	-	1,181,700	-	-	-	1,181,700
Results from Current Operations	-	35,869	481,508	1,521,180	-	2,038,558
Unassigned						
Beginning: October 1, 2018 (Audited)	89,703	-	-	-	-	89,703
Results from Current Operations	34,165	-	-	-	-	34,165
Total Fund Equity and Other Credits	\$ 123,868	\$ 1,217,569	\$ 481,508	\$ 1,521,180	\$ -	\$ 3,344,126
Total Liabilities, Fund Equity and Other Credits	\$ 125,288	\$ 1,217,569	\$ 481,508	\$ 1,521,180	\$ 12,555,000	\$ 15,900,547

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2019

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest									
Interest - General Checking	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	-	8,404	60,416	3,363	988	386	73,557	74,185	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Developer Contribution									
	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In									
	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 8,404	\$ 60,416	\$ 3,363	\$ 988	\$ 386	73,557	\$ 74,185	99%
Expenditures and Other Uses									
Executive									
Professional Management	1,667	1,667	1,667	1,667	1,667	1,667	10,000	20,000	50%
Financial and Administrative									
Audit Services	-	-	-	-	4,000	-	4,000	4,200	95%
Accounting Services	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	500	500	100%
Other Contractual Services									
Legal Advertising	-	2,230	80	-	-	(162)	2,148	5,000	43%
Trustee Services	5,886	-	-	-	-	-	5,886	5,725	103%
Dissemination Agent Services	-	-	-	-	1,000	-	1,000	5,000	20%
Property Appraiser Fees	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	15	30	18	5	9	11	88	360	24%
Communications & Freight Services									
Postage, Freight & Messenger	100	10	89	35	77	89	399	750	53%

Prepared by:

JPWARD and Associates, LLC

Unaudited

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2019

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	900	50	50	50	1,150	875	131%
Insurance	4,512	-	-	-	-	-	4,512	5,000	90%
Printing & Binding		351	464		231	97	1,142	750	152%
Subscription & Memberships	175	-	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	2,487	4,500	-	1,404	8,392	13,000	65%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	N/A
Other General Government Services									
Engineering Services	-	-	-	-	-	-	-	2,850	0%
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:	12,404	4,337	5,705	6,256	7,033	3,657	39,391	74,185	53%
Total Expenditures and Other Uses:	\$ 12,404	\$ 4,337	\$ 5,705	\$ 6,256	\$ 7,033	\$ 3,657	\$ 39,391	\$ 74,185	53%
Net Increase/ (Decrease) in Fund Balance	(12,404)	4,067	54,711	(2,892)	(6,044)	(3,271)	34,166	-	
Fund Balance - Beginning	89,703	77,299	81,366	136,077	133,184	127,140	89,703	-	
Fund Balance - Ending	\$ 77,299	\$ 81,366	\$ 136,077	\$ 133,184	\$ 127,140	\$ 123,869	123,869	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2019

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	1,475	1,860	1,249	1,354	1,819	1,729	9,486	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll									
Series 2013 Bonds A-1	\$ -	\$ 30,922	\$ 222,297	\$ 12,376	\$ 3,637	\$ 1,419	270,651	\$ 272,950	99%
Series 2013 Bonds A-2							-	\$ -	N/A
Series 2013 Bonds A-3							-	\$ -	N/A
Special Assessments - Off-Roll									
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Series 2013 Bonds A-2							-	\$ 99,313	0%
Series 2013 Bonds A-3	\$ 80,000						80,000	\$ 205,450	39%
Special Assessments - Prepayments									
Series 2013 Bonds A-1				88,922	7,881		96,803		N/A
Series 2013 Bonds A-2	40,506				28,349	32,711	101,566		0%
Series 2013 Bonds A-3					19,777	3,955	23,732		
Intragovernmental Transfer In									0%
Total Revenue and Other Sources:	\$ 121,981	\$ 32,782	\$ 223,546	\$ 102,651	\$ 61,463	\$ 39,815	582,238	\$ 577,713	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 45,000	0%
Series 2013 Bonds A-2							-	\$ 20,000	0%
Series 2013 Bonds A-3							-	\$ 30,000	0%
Principal Debt Service - Early Redemptions									
Series 2013 Bonds A-1							-		N/A
Series 2013 Bonds A-2		325,000					325,000		N/A
Series 2013 Bonds A-3							-		N/A
Interest Expense									
Series 2013 Bonds A-1		112,456					112,456	227,950	49%
Series 2013 Bonds A-2		22,275					22,275	79,313	28%
Series 2013 Bonds A-3		86,638					86,638	175,450	49%
Operating Transfers Out (To Other Funds)									N/A
Total Expenditures and Other Uses:	\$ -	\$ 546,369	\$ -	\$ -	\$ -	\$ -	546,369	\$ 577,713	N/A
Net Increase/ (Decrease) in Fund Balance	121,981	(513,586)	223,546	102,651	61,463	39,815	35,869	-	
Fund Balance - Beginning	1,181,700	1,303,682	790,095	1,013,641	1,116,292	1,177,755	1,181,700	-	
Fund Balance - Ending	\$ 1,303,682	\$ 790,095	\$ 1,013,641	\$ 1,116,292	\$ 1,177,755	\$ 1,217,569	1,217,569	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2019

Description	October	November	December	January	February	March	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	-	-	17	35	35	32	118	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	42	88	88	79	297	-	N/A
Special Assessments - Prepayments									
Special Assessments - On Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	481,093	-	-	-	-	481,093	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 481,093	\$ 59	\$ 123	\$ 123	\$ 111	\$ 481,508	\$ -	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2018	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions									
Series 2018	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2018	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	481,093	59	123	123	111	481,508	-	
Fund Balance - Beginning	-	-	481,093	481,152	481,275	481,398	-	-	
Fund Balance - Ending	\$ -	\$ 481,093	\$ 481,152	\$ 481,275	\$ 481,398	\$ 481,508	481,508	\$ -	

Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2019

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income									
Construction Account	-	-	186	385	385	348	1,306	\$ -	N/A
Cost of Issuance	-	-	1	2	2	2	7	\$ -	N/A
Debt Proceeds	-	6,278,907	-	-	-	-	6,278,907	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ 6,278,907	\$ 188	\$ 387	\$ 387	\$ 350	\$ 6,280,219	\$ -	N/A
Expenditures and Other Uses									
Executive									
Professional Management	-	40,000	-	-	-	-	40,000	\$ -	N/A
Other Contractual Services									
Trustee Services	-	11,150	-	-	-	-	11,150	\$ -	N/A
Printing & Binding	-	1,500	-	-	-	-	1,500	\$ -	N/A
Legal Services									
Legal - Series 2018 Bonds	-	99,500	-	460	-	-	99,960	\$ -	N/A
Other General Government Services									
Stormwater Mgmt-Construction	-	4,431,229	-	-	-	-	4,431,229	\$ -	N/A
Capital Outlay									
Construction in Progress									
Cost of Issuance									
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	175,200	-	-	-	-	175,200	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ 4,758,579	\$ -	\$ 460	\$ -	\$ -	\$ 4,759,039	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	0	1,520,328	188	(72)	387	350	1,521,180	-	
Fund Balance - Beginning	0	0	1,520,328	1,520,515	1,520,443	1,520,830	0	\$ -	
Fund Balance - Ending	\$ -	\$ 1,520,328	\$ 1,520,515	\$ 1,520,443	\$ 1,520,830	\$ 1,521,180	\$ 1,521,180	\$ -	