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*Artisan Lakes Community Development District*

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*Financial Statements*

*January 31, 2020*



*Prepared by:*

***JPWARD AND ASSOCIATES LLC***

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SUITE 1***

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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 January 31, 2020**

	Governmental Funds				Capital Project Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Series 2013	Series 2018	Series 2018			
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 199,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199,334
Debt Service Fund							
Interest Account							
Series 2013 A-1	-	28	-	-	-	-	28
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	0	-	-	-	-	0
Series 2018	-	-	-	-	-	-	-
Sinking Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-	-
Reserve Account							
Series 2013 A-1	-	272,481	-	-	-	-	272,481
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	206,981	-	-	-	-	206,981
Series 2018	-	-	137,301	-	-	-	137,301
Revenue							
Series 2013 A-1 and A-2	-	280,998	-	-	-	-	280,998
Series 2013 A-3	-	547	-	-	-	-	547
Series 2018	-	-	139,541	-	-	-	139,541
Prepayment Account							
Series 2013 A-1	-	1,173	-	-	-	-	1,173
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	11,866	-	-	-	-	11,866
Series 2018	-	-	-	-	-	-	-
Capitalized Interest Account							
Construction Account					1,525,097		1,525,097
Cost of Issuance Account							

**Artisan Lakes Community Development District  
Balance Sheet  
for the Period Ending January 31, 2020**

	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		
<b>Due from Other Funds</b>						
General Fund	-	32,732	57,165	-	-	89,897
Debt Service Fund(s)	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	806,806	806,806
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	11,398,194	11,398,194
<b>Total Assets</b>	<b>\$ 199,334</b>	<b>\$ 806,806</b>	<b>\$ 334,007</b>	<b>\$ 1,525,097</b>	<b>\$ 12,205,000</b>	<b>\$ 15,070,244</b>
<b>Liabilities</b>						
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	89,897	-	-	-	-	89,897
<b>Bonds Payable</b>						
Current Portion						
Series 2013 A-1					\$50,000	50,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$35,000	35,000
Series 2018					\$100,000	100,000
Long Term						
Series 2013 A-1					\$3,115,000	3,115,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$2,245,000	2,245,000
Series 2018					\$6,660,000	6,660,000
<b>Total Liabilities</b>	<b>\$ 89,897</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,205,000</b>	<b>\$ 12,294,897</b>

**Artisan Lakes Community Development District  
Balance Sheet  
for the Period Ending January 31, 2020**

	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		
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	-	-	-	-	-	-
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2018 (Audited)	-	1,033,113	317,583	1,523,288	-	2,873,984
Results from Current Operations	-	(226,306)	16,423	1,809	-	(208,074)
<b>Unassigned</b>						
Beginning: October 1, 2018 (Audited)	98,297	-	-	-	-	98,297
Results from Current Operations	11,139	-	-	-	-	11,139
<b>Total Fund Equity and Other Credits</b>	<b>\$ 109,436</b>	<b>\$ 806,806</b>	<b>\$ 334,007</b>	<b>\$ 1,525,097</b>	<b>\$ -</b>	<b>\$ 2,775,346</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 199,334</b>	<b>\$ 806,806</b>	<b>\$ 334,007</b>	<b>\$ 1,525,097</b>	<b>\$ 12,205,000</b>	<b>\$ 15,070,244</b>

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>							
Interest - General Checking	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	370	4,730	19,016	9,624	33,739	78,248	43%
Special Assessments - Off-Roll	-	-	-	-	-	-	0%
Developer Contribution	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 370</b>	<b>\$ 4,730</b>	<b>\$ 19,016</b>	<b>\$ 9,624</b>	<b>33,739</b>	<b>\$ 78,248</b>	<b>43%</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	1,667	1,667	1,667	1,667	6,667	20,000	33%
<b>Financial and Administrative</b>							
Audit Services	-	-	-	-	-	4,200	0%
Accounting Services	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	1,000	0%
<b>Other Contractual Services</b>							
Legal Advertising	-	81	-	-	81	5,000	2%
Trustee Services	5,886	-	4,031	-	9,917	9,725	102%
Dissemination Agent Services	500	-	-	-	500	6,000	8%
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	14	14	16	9	53	360	15%
<b>Communications &amp; Freight Services</b>							
Postage, Freight & Messenger	16	-	9	-	25	750	3%

**Artisan Lakes Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	50	50	50	50	200	2,488	8%
<b>Insurance</b>	-	4,626	-	-	4,626	5,000	93%
<b>Printing &amp; Binding</b>		-	-		-	750	0%
<b>Subscription &amp; Memberships</b>	175	-	-	-	175	175	100%
<b>Legal Services</b>							
Legal - General Counsel	-	-	356	-	356	12,800	3%
Legal - Boundary Amendment	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>							
Engineering Services	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	N/A
<b>Reserves</b>							
Operational Reserves (Future Years)					-	10,000	0%
<b>Other Fees and Charges</b>	-	-	-	-	-	-	N/A
Discounts/Collection Fees					-	-	
<b>Sub-Total:</b>	<b>8,307</b>	<b>6,437</b>	<b>6,129</b>	<b>1,726</b>	<b>22,599</b>	<b>78,248</b>	<b>29%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 8,307</b>	<b>\$ 6,437</b>	<b>\$ 6,129</b>	<b>\$ 1,726</b>	<b>\$ 22,599</b>	<b>\$ 78,248</b>	<b>29%</b>
Net Increase/ (Decrease) in Fund Balance	(7,937)	(1,707)	12,887	7,898	11,140	-	
Fund Balance - Beginning	98,297	90,360	88,653	101,540	98,297	-	
<b>Fund Balance - Ending</b>	<b>\$ 90,360</b>	<b>\$ 88,653</b>	<b>\$ 101,540</b>	<b>\$ 109,437</b>	<b>109,437</b>	<b>\$ -</b>	

**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	1,425	1,413	731	760	4,329	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll							
Series 2013 Bonds A-1	\$ 1,266	\$ 16,087	\$ 64,677	\$ 32,732	114,762	\$ 266,188	43%
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	\$ 4,556				4,556	\$ 14,113	32%
Series 2013 Bonds A-3	\$ 84,825				84,825	\$ 199,650	42%
Special Assessments - Prepayments							
Series 2013 Bonds A-1					-	-	N/A
Series 2013 Bonds A-2			(15,625)		(15,625)		N/A
Series 2013 Bonds A-3	3,955		11,866		15,821		
Intragovernmental Transfer In							
Total Revenue and Other Sources:	<u>\$ 96,027</u>	<u>\$ 17,500</u>	<u>\$ 61,649</u>	<u>\$ 33,492</u>	<u>208,669</u>	<u>\$ 479,951</u>	43%
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	-	\$ 45,000	0%
Series 2013 Bonds A-2						\$ 5,000	0%
Series 2013 Bonds A-3						\$ 30,000	0%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2013 Bonds A-1		40,000			40,000		N/A
Series 2013 Bonds A-2		135,000			135,000		N/A
Series 2013 Bonds A-3		60,000			60,000		N/A
<b>Interest Expense</b>							
Series 2013 Bonds A-1		110,594			110,594	221,188	50%
Series 2013 Bonds A-2		4,556			4,556	9,113	50%
Series 2013 Bonds A-3		84,825			84,825	169,650	50%
Operating Transfers Out (To Other Funds)							
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ 434,975</u>	<u>\$ -</u>	<u>\$ -</u>	<u>434,975</u>	<u>\$ 479,951</u>	91%
Net Increase/ (Decrease) in Fund Balance	96,027	(417,475)	61,649	33,492	(226,306)	-	
Fund Balance - Beginning	1,033,113	1,129,140	711,665	773,314	1,033,113	-	
<b>Fund Balance - Ending</b>	<u><b>\$ 1,129,140</b></u>	<u><b>\$ 711,665</b></u>	<u><b>\$ 773,314</b></u>	<u><b>\$ 806,806</b></u>	<u><b>806,806</b></u>	<u><b>\$ -</b></u>	



**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>							
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	20	17	17	17	72	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	\$ 9	9	200	4%
Capitalized Interest Account	27	23	-	-	50	200	25%
<b>Special Assessments - Prepayments</b>							
Special Assessments - On Roll	-	26,579	112,953	\$ 57,165	196,697	465,010	42%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>							
	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>							
	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 47</b>	<b>\$ 26,620</b>	<b>\$ 112,970</b>	<b>\$ 57,191</b>	<b>\$ 196,827</b>	<b>\$ 465,410</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2018	-	-	-	-	-	100,000	0%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2018	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2018	-	179,397	-	-	179,397	343,844	52%
<b>Operating Transfers Out (To Other Funds)</b>							
	-	1,007	-	-	1,007	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 180,404</b>	<b>\$ -</b>	<b>\$ -</b>	<b>180,404</b>	<b>\$ 443,844</b>	<b>41%</b>
Net Increase/ (Decrease) in Fund Balance	47	(153,785)	112,970	57,191	16,423	21,566	
Fund Balance - Beginning	317,583	317,630	163,846	276,816	317,583	-	
<b>Fund Balance - Ending</b>	<b>\$ 317,630</b>	<b>\$ 163,846</b>	<b>\$ 276,816</b>	<b>\$ 334,007</b>	<b>334,007</b>	<b>\$ 21,566</b>	

Prepared by:

**JPWARD and Associates, LLC**

**Artisan Lakes Community Development District**  
**Capital Projects Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>							
Construction Account	225	194	188	194	802	\$ -	N/A
Cost of Issuance	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>							
	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	1,007	-	-	1,007	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 225</b>	<b>\$ 1,201</b>	<b>\$ 188</b>	<b>\$ 194</b>	<b>\$ 1,809</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	-	-	-	-	-	\$ -	N/A
<b>Other Contractual Services</b>							
Trustee Services	-	-	-	-	-	\$ -	N/A
<b>Printing &amp; Binding</b>							
	-	-	-	-	-	\$ -	N/A
<b>Legal Services</b>							
Legal - Series 2018 Bonds	-	-	-	-	-	\$ -	N/A
<b>Other General Government Services</b>							
Stormwater Mgmt-Construction	-	-	-	-	-	\$ -	N/A
<b>Capital Outlay</b>							
<b>Construction in Progress</b>							
	-	-	-	-	-	\$ -	N/A
<b>Cost of Issuance</b>							
Legal - Series 2018 Bonds	-	-	-	-	-	\$ -	N/A
<b>Underwriter's Discount</b>							
	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	225	1,201	188	194	1,809	-	
Fund Balance - Beginning	1,523,288	1,523,513	1,524,715	1,524,903	1,523,288	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 1,523,513</b>	<b>\$ 1,524,715</b>	<b>\$ 1,524,903</b>	<b>\$ 1,525,097</b>	<b>\$ 1,525,097</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**