

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2021

FISCAL YEAR 2021

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

Table of Contents

	<i>Page</i>
<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 Bonds</i>	<i>6</i>
<i>Series 2018 Bonds</i>	<i>7</i>
<i>Capital Projects Fund</i>	
<i>Series 2018 Bonds</i>	<i>8</i>

JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending March 31, 2021**

	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	\$ 184,797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184,797
Debt Service Fund							
Interest Account							
Series 2013 A-1	-	0	-	-	-	-	0
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	0	-	-	-	0
Sinking Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-	-
Reserve Account							
Series 2013 A-1	-	268,463	-	-	-	-	268,463
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	99,750	-	-	-	-	99,750
Series 2018	-	-	137,249	-	-	-	137,249
Revenue							
Series 2013 A-1 and A-2	-	484,386	-	-	-	-	484,386
Series 2013 A-3	-	6	-	-	-	-	6
Series 2018	-	-	560,683	-	-	-	560,683
Prepayment Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	3,916	-	-	-	-	3,916
Series 2018	-	-	94	-	-	-	94
Capitalized Interest Account							
Construction Account					6		6
Cost of Issuance Account							

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending March 31, 2021**

	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		
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	856,520	856,520
Amount to be Provided by Debt Service Funds	-	-	-	-	11,293,480	11,293,480
Total Assets	\$ 184,797	\$ 856,520	\$ 698,027	\$ 6	\$ 12,150,000	\$ 13,889,349
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Bonds Payable						
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					\$3,110,000	3,110,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$2,195,000	2,195,000
Series 2018					\$6,660,000	6,660,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 12,150,000	\$ 12,150,000

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending March 31, 2021**

	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		
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2020 (Audited)	-	1,745,465	351,279	-	-	2,096,743
Results from Current Operations	-	(888,944)	346,748	6	-	(542,191)
Unassigned						
Beginning: October 1, 2020 (Audited)	133,212	-	-	-	-	133,212
Results from Current Operations	51,584	-	-	-	-	51,584
Total Fund Equity and Other Credits	\$ 184,797	\$ 856,520	\$ 698,027	\$ 6	\$ -	\$ 1,739,349
Total Liabilities, Fund Equity and Other Credits	\$ 184,797	\$ 856,520	\$ 698,027	\$ 6	\$ 12,150,000	\$ 13,889,349

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

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	328	3,276	38,580	1,396	1,412	43,066	88,058	78,148	113%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Developer Contribution									
	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In									
	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 328	\$ 3,276	\$ 38,580	\$ 1,396	\$ 1,412	\$ 43,066	\$ 88,058	\$ 78,148	113%
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	-	-	-	2,500	-	1,600	4,100	4,100	100%
Accounting Services	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	1,000	0%
Other Contractual Services									
Legal Advertising	123	-	-	-	-	-	123	5,000	2%
Trustee Services	5,886	-	-	4,031	-	-	9,917	9,725	102%
Dissemination Agent Services	-	-	-	-	-	-	-	6,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	9	10	13	-	-	7	38	360	11%
Communications & Freight Services									
Postage, Freight & Messenger	50	-	-	43	54	52	199	750	26%

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	-	-	-	-	100	2,488	4%
Insurance	4,864	-	-	-	-	-	4,864	5,000	97%
Printing & Binding	156	-	128	-	113	143	540	750	72%
Subscription & Memberships	175	-	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	1,047	-	365	-	1,412	12,800	11%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	N/A
Other General Government Services									
Engineering Services	-	-	-	-	-	5,006	5,006	-	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:	12,979	1,726	2,855	8,241	2,198	8,474	36,474	78,148	47%
<hr/>									
Total Expenditures and Other Uses:	\$ 12,979	\$ 1,726	\$ 2,855	\$ 8,241	\$ 2,198	\$ 8,474	\$ 36,474	\$ 78,148	47%
<hr/>									
Net Increase/ (Decrease) in Fund Balance	(12,651)	1,550	35,726	(6,845)	(787)	34,592	51,584	-	
Fund Balance - Beginning	133,212	120,561	122,111	157,837	150,992	150,205	133,212	-	
Fund Balance - Ending	\$ 120,561	\$ 122,111	\$ 157,837	\$ 150,992	\$ 150,205	\$ 184,797	184,797	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	5	9	4	3	3	3	27	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll									
Series 2013 Bonds A-1	1,134	11,322	133,325	4,824	4,878	148,826	304,309	\$ 270,050	113%
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							-	\$ -	N/A
Series 2013 Bonds A-3	78,639						78,639	\$ 197,763	40%
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:	\$ 79,777	\$ 11,331	\$ 133,328	\$ 4,827	\$ 4,881	\$ 148,830	\$ 382,974	\$ 467,813	82%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 55,000	0%
Series 2013 Bonds A-2							-	\$ -	N/A
Series 2013 Bonds A-3							-	\$ 35,000	0%
Principal Debt Service - Early Redemptions									
Series 2013 Bonds A-1		45,000					45,000		N/A
Series 2013 Bonds A-2							-		N/A
Series 2013 Bonds A-3		1,040,000					1,040,000		N/A
Interest Expense									
Series 2013 Bonds A-1		107,350					107,350	215,050	50%
Series 2013 Bonds A-2							-		N/A
Series 2013 Bonds A-3		79,569					79,569	162,763	49%
Operating Transfers Out (To Other Funds)									N/A
Total Expenditures and Other Uses:	\$ -	\$ 1,271,919	\$ -	\$ -	\$ -	\$ -	\$ 1,271,919	\$ 467,813	272%
Net Increase/(Decrease) in Fund Balance	79,777	(1,260,588)	133,328	4,827	4,881	148,830	(888,944)	-	
Fund Balance - Beginning	1,745,465	1,825,242	564,654	697,983	702,810	707,691	1,745,465	-	
Fund Balance - Ending	\$ 1,825,242	\$ 564,654	\$ 697,983	\$ 702,810	\$ 707,691	\$ 856,520	\$ 856,520	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

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	-	0	0	-	-	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	1	1	3	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	4	200	2%
Capitalized Interest Account	-	-	-	-	-	-	-	200	0%
Special Assessments - Prepayments									
Special Assessments - On Roll	1,952	19,493	229,555	8,306	8,399	256,245	523,950	465,010	113%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	N/A
Debt Proceeds									
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,954	\$ 19,495	\$ 229,556	\$ 8,307	\$ 8,400	\$ 256,247	\$ 523,957	\$ 465,410	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2018	-	-	-	-	-	-	-	100,000	0%
Principal Debt Service - Early Redemptions									
Series 2018	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2018	-	177,209	-	-	-	-	177,209	343,844	52%
Operating Transfers Out (To Other Funds)									
Total Expenditures and Other Uses:	\$ -	\$ 177,209	\$ -	\$ -	\$ -	\$ -	177,209	\$ 443,844	40%
Net Increase/ (Decrease) in Fund Balance	1,954	(157,715)	229,556	8,307	8,400	256,247	346,748	21,566	
Fund Balance - Beginning	351,279	353,232	195,518	425,073	433,380	441,780	351,279	-	
Fund Balance - Ending	\$ 353,232	\$ 195,518	\$ 425,073	\$ 433,380	\$ 441,780	\$ 698,027	698,027	\$ 21,566	

Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

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	6	-	-	-	-	-	6	\$ -	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:	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ -	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	-	-	-	-	-	-	-	\$ -	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:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	6	0	0	0	0	0	6	-	
Fund Balance - Beginning	0	6	6	6	6	6	0	\$ -	
Fund Balance - Ending	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ -	