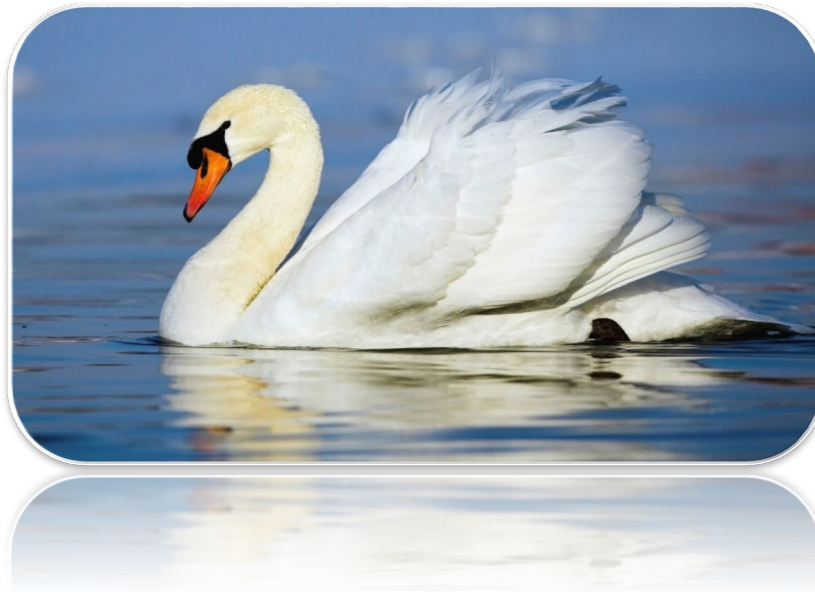


ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL, 2020

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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

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 April 30, 2020**

	Governmental Funds					Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund			
		Series 2013	Series 2018	Series 2018			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 151,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,655
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	-	268,850	-	-	-	-	268,850
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	199,706	-	-	-	-	199,706
Series 2018	-	-	137,256	-	-	-	137,256
Revenue							
Series 2013 A-1 and A-2	-	445,061	-	-	-	-	445,061
Series 2013 A-3	-	118,579	-	-	-	-	118,579
Series 2018	-	-	489,155	-	-	-	489,155
Prepayment Account							
Series 2013 A-1	-	4,804	-	-	-	-	4,804
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	54,739	-	-	-	-	54,739
Series 2018	-	-	84	-	-	-	84
Capitalized Interest Account							
Construction Account					1,525,523		1,525,523
Cost of Issuance Account							

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending April 30, 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		
Due from Other Funds						
General Fund	-	585	1,021	-	-	1,606
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,092,353	1,092,353
Amount to be Provided by Debt Service Funds	-	-	-	-	11,112,647	11,112,647
Total Assets	<u>\$ 151,655</u>	<u>\$ 1,092,353</u>	<u>\$ 627,515</u>	<u>\$ 1,525,523</u>	<u>\$ 12,205,000</u>	<u>\$ 15,602,046</u>
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	1,606	-	-	-	-	1,606
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					\$3,115,000	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
Total Liabilities	<u>\$ 1,606</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,205,000</u>	<u>\$ 12,206,606</u>

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending April 30, 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		
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2019 (Audited)	-	1,033,113	317,583	1,523,288	-	2,873,984
Results from Current Operations	-	59,240	309,932	2,235	-	371,407
Unassigned						
Beginning: October 1, 2019 (Audited)	98,297	-	-	-	-	98,297
Results from Current Operations	51,751	-	-	-	-	51,751
Total Fund Equity and Other Credits	\$ 150,048	\$ 1,092,353	\$ 627,515	\$ 1,525,523	\$ -	\$ 3,395,440
Total Liabilities, Fund Equity and Other Credits	\$ 151,655	\$ 1,092,353	\$ 627,515	\$ 1,525,523	\$ 12,205,000	\$ 15,602,047

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2020

Description	October	November	December	January	February	March	April	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	370	4,730	19,016	9,624	37,938	18,898	172	90,748	78,248	116%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Developer Contribution										
	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In										
	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 370	\$ 4,730	\$ 19,016	\$ 9,624	\$ 37,938	\$ 18,898	\$ 172	90,748	\$ 78,248	116%
Expenditures and Other Uses										
Executive										
Professional Management	1,667	1,667	1,667	1,667	1,667	1,667	1,667	11,667	20,000	58%
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	1,000	50%
Other Contractual Services										
Legal Advertising	-	81	-	-	-	(81)	-	-	5,000	0%
Trustee Services	5,886	-	4,031	-	-	-	-	9,917	9,725	102%
Dissemination Agent Services	500	-	-	-	-	-	6,350	6,850	6,000	114%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	14	14	16	9	6	-	17	76	360	21%
Communications & Freight Services										
Postage, Freight & Messenger	16	-	9	-	7	40	9	80	750	11%

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2020

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	50	50	50	50	50	350	2,488	14%
Insurance	-	4,626	-	-	-	-	-	4,626	5,000	93%
Printing & Binding		-	-		-	124	-	124	750	17%
Subscription & Memberships	175	-	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	-	356	-	-	100	175	631	12,800	5%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services										
Engineering Services	-	-	-	-	-	-	-	-	-	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:	8,307	6,437	6,129	1,726	1,730	2,400	12,267	38,996	78,248	50%
Total Expenditures and Other Uses:	\$ 8,307	\$ 6,437	\$ 6,129	\$ 1,726	\$ 1,730	\$ 2,400	\$ 12,267	\$ 38,996	\$ 78,248	50%
Net Increase/ (Decrease) in Fund Balance	(7,937)	(1,707)	12,887	7,898	36,208	16,498	(12,095)	51,751	-	
Fund Balance - Beginning	98,297	90,360	88,653	101,540	109,437	145,645	162,144	98,297	-	
Fund Balance - Ending	\$ 90,360	\$ 88,653	\$ 101,540	\$ 109,437	\$ 145,645	\$ 162,144	\$ 150,048	150,048	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2020

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	\$ -	N/A
Interest Income	1,425	1,413	731	760	782	732	446	6,289	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll										
Series 2013 Bonds A-1	\$ 1,266	\$ 16,087	\$ 64,677	\$ 32,732	\$ 129,037	\$ 367	585	244,750	\$ 266,188	92%
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						118,000	202,825	\$ 199,650	102%
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			35,598		51,419		
Intragovernmental Transfer In										0%
Total Revenue and Other Sources:	\$ 96,027	\$ 17,500	\$ 61,649	\$ 33,492	\$ 129,819	\$ 36,697	119,031	494,215	\$ 479,951	103%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 45,000	0%
Series 2013 Bonds A-2									\$ 5,000	0%
Series 2013 Bonds A-3									\$ 30,000	0%
Principal Debt Service - Early Redemptions										
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
Interest Expense										
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)										N/A
Total Expenditures and Other Uses:	\$ -	\$ 434,975	\$ -	\$ -	\$ -	\$ -	-	434,975	\$ 479,951	91%
Net Increase/ (Decrease) in Fund Balance	96,027	(417,475)	61,649	33,492	129,819	36,697	119,031	59,240	-	
Fund Balance - Beginning	1,033,113	1,129,140	711,665	773,314	806,806	936,625	973,322	1,033,113	-	
Fund Balance - Ending	\$ 1,129,140	\$ 711,665	\$ 773,314	\$ 806,806	\$ 936,625	\$ 973,322	1,092,353	1,092,353	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2020

Description	October	November	December	January	February	March	April	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	20	17	17	17	17	14	7	111	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	\$ 9	\$ 18	\$ 15	16	57	200	29%
Capitalized Interest Account	27	23	-	-	-	-	-	50	200	25%
Special Assessments - Prepayments										
Special Assessments - On Roll	-	26,579	112,953	\$ 57,165	\$ 225,354	\$ 67,047	1,021	490,119	465,010	105%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 47	\$ 26,620	\$ 112,970	\$ 57,191	\$ 225,389	\$ 67,076	1,044	\$ 490,336	\$ 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	-	179,397	-	-	-	-	-	179,397	343,844	52%
Operating Transfers Out (To Other Funds)										
	-	1,007	-	-	-	-	-	1,007	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 180,404	\$ -	\$ -	\$ -	\$ -	-	180,404	\$ 443,844	41%
Net Increase/ (Decrease) in Fund Balance	47	(153,785)	112,970	57,191	225,389	67,076	1,044	309,932	21,566	
Fund Balance - Beginning	317,583	317,630	163,846	276,816	334,007	559,395	626,471	317,583	-	
Fund Balance - Ending	\$ 317,630	\$ 163,846	\$ 276,816	\$ 334,007	\$ 559,395	\$ 626,471	627,515	627,515	\$ 21,566	

Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2020

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income										
Construction Account	225	194	188	194	194	160	72	1,228	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds										
	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	1,007	-	-	-	-	-	1,007	\$ -	N/A
Total Revenue and Other Sources:	\$ 225	\$ 1,201	\$ 188	\$ 194	\$ 194	\$ 160	\$ 72	\$ 2,235	\$ -	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										
Construction in Progress										
	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance										
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	225	1,201	188	194	194	160	72	2,235	-	
Fund Balance - Beginning	1,523,288	1,523,513	1,524,715	1,524,903	1,525,097	1,525,291	1,525,451	1,523,288	\$ -	
Fund Balance - Ending	\$ 1,523,513	\$ 1,524,715	\$ 1,524,903	\$ 1,525,097	\$ 1,525,291	\$ 1,525,451	\$ 1,525,523	\$ 1,525,523	\$ -	