

# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - APRIL 2021

FISCAL YEAR 2021

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PREPARED BY:

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*Artisan Lakes Community Development District*

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

**Artisan Lakes Community Development District  
Balance Sheet  
for the Period Ending April 30, 2021**

	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				
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$	175,457	\$	-	\$	-	\$	175,457
Debt Service Fund								
Interest Account								
Series 2013 A-1		-		105,794		-		105,794
Series 2013 A-2		-		-		-		-
Series 2013 A-3		-		-		-		-
Series 2018		-		-		177,209		177,209
Sinking Account								
Series 2013 A-1		-		55,000		-		55,000
Series 2013 A-2		-		-		-		-
Series 2013 A-3		-		-		-		-
Series 2018		-		-		105,000		105,000
Reserve Account								
Series 2013 A-1		-		268,463		-		268,463
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		-		324,716		-		324,716
Series 2013 A-3		-		61,875		-		61,875
Series 2018		-		-		280,405		280,405
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 April 30, 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		
Cost of Issuance Account					-	-
<b>Due from Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	919,513	919,513
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	11,230,487	11,230,487
<b>Total Assets</b>	<u>\$ 175,457</u>	<u>\$ 919,513</u>	<u>\$ 699,958</u>	<u>\$ 6</u>	<u>\$ 12,150,000</u>	<u>\$ 13,944,934</u>
<b>Liabilities</b>						
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
<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					\$3,110,000	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
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,150,000</u>	<u>\$ 12,150,000</u>

**Artisan Lakes Community Development District  
Balance Sheet  
for the Period Ending April 30, 2021**

	Governmental Funds					Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund	Account Groups	
	General Fund	Series 2013	Series 2018	Series 2018	General Long Term Debt	
<b>Fund Equity and Other Credits</b>						
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2020 (Audited)	-	1,745,465	351,279	-	-	2,096,743
Results from Current Operations	-	(825,951)	348,679	6	-	(477,266)
<b>Unassigned</b>						
Beginning: October 1, 2020 (Audited)	133,212	-	-	-	-	133,212
Results from Current Operations	42,244	-	-	-	-	42,244
<b>Total Fund Equity and Other Credits</b>	<u>\$ 175,457</u>	<u>\$ 919,513</u>	<u>\$ 699,958</u>	<u>\$ 6</u>	<u>\$ -</u>	<u>\$ 1,794,934</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 175,457</u>	<u>\$ 919,513</u>	<u>\$ 699,958</u>	<u>\$ 6</u>	<u>\$ 12,150,000</u>	<u>\$ 13,944,934</u>

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2021**

Description	October	November	December	January	February	March	April	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	328	3,276	38,580	1,396	1,412	43,066	324	88,382	78,148	113%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
<b>Developer Contribution</b>										
	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>										
	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 328</b>	<b>\$ 3,276</b>	<b>\$ 38,580</b>	<b>\$ 1,396</b>	<b>\$ 1,412</b>	<b>\$ 43,066</b>	<b>\$ 324</b>	<b>\$ 88,382</b>	<b>\$ 78,148</b>	<b>113%</b>
<b>Expenditures and Other Uses</b>										
<b>Executive</b>										
Professional Management	1,667	1,667	1,667	1,667	1,667	1,667	1,667	11,667	20,000	58%
<b>Financial and Administrative</b>										
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%
<b>Other Contractual Services</b>										
Legal Advertising	123	-	-	-	-	-	-	123	5,000	2%
Trustee Services	5,886	-	-	4,031	-	-	-	9,917	9,725	102%
Dissemination Agent Services	-	-	-	-	-	-	6,000	6,000	6,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	9	10	13	-	-	7	-	38	360	11%
<b>Communications &amp; Freight Services</b>										
Postage, Freight & Messenger	50	-	-	43	54	52	-	199	750	26%
<b>Computer Services - Website Development</b>										
	50	50	-	-	-	-	-	100	2,488	4%

Unaudited

Prepared by:  
**JPWARD and Associates, LLC**

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2021**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Insurance</b>	4,864	-	-	-	-	-	-	4,864	5,000	97%
<b>Printing &amp; Binding</b>	156	-	128	-	113	143	-	540	750	72%
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>										
Legal - General Counsel	-	-	1,047	-	365	-	1,638	3,049	12,800	24%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>										
Engineering Services	-	-	-	-	-	5,006	360	5,366	-	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>12,979</b>	<b>1,726</b>	<b>2,855</b>	<b>8,241</b>	<b>2,198</b>	<b>8,474</b>	<b>9,664</b>	<b>46,138</b>	<b>78,148</b>	<b>59%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 12,979</b>	<b>\$ 1,726</b>	<b>\$ 2,855</b>	<b>\$ 8,241</b>	<b>\$ 2,198</b>	<b>\$ 8,474</b>	<b>\$ 9,664</b>	<b>\$ 46,138</b>	<b>\$ 78,148</b>	<b>59%</b>
Net Increase/ (Decrease) in Fund Balance	(12,651)	1,550	35,726	(6,845)	(787)	34,592	(9,340)	42,244	-	
Fund Balance - Beginning	133,212	120,561	122,111	157,837	150,992	150,205	184,797	133,212	-	
<b>Fund Balance - Ending</b>	<b>\$ 120,561</b>	<b>\$ 122,111</b>	<b>\$ 157,837</b>	<b>\$ 150,992</b>	<b>\$ 150,205</b>	<b>\$ 184,797</b>	<b>\$ 175,457</b>	<b>175,457</b>	<b>\$ -</b>	

**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2021**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	5	9	4	3	3	3	4	30	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll										
Series 2013 Bonds A-1	1,134	11,322	133,325	4,824	4,878	148,826	1,121	305,429	\$ 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						61,869	140,508	\$ 197,763	71%
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%
<b>Total Revenue and Other Sources:</b>	<b>\$ 79,777</b>	<b>\$ 11,331</b>	<b>\$ 133,328</b>	<b>\$ 4,827</b>	<b>\$ 4,881</b>	<b>\$ 148,830</b>	<b>\$ 62,993</b>	<b>\$ 445,967</b>	<b>\$ 467,813</b>	<b>95%</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000	0%
Series 2013 Bonds A-2								-	\$ -	N/A
Series 2013 Bonds A-3								-	\$ 35,000	0%
<b>Principal Debt Service - Early Redemptions</b>										
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
<b>Interest Expense</b>										
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
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 1,271,919</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,271,919</b>	<b>\$ 467,813</b>	<b>272%</b>
Net Increase/ (Decrease) in Fund Balance	79,777	(1,260,588)	133,328	4,827	4,881	148,830	62,993	(825,951)	-	
Fund Balance - Beginning	1,745,465	1,825,242	564,654	697,983	702,810	707,691	856,520	1,745,465	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,825,242</b>	<b>\$ 564,654</b>	<b>\$ 697,983</b>	<b>\$ 702,810</b>	<b>\$ 707,691</b>	<b>\$ 856,520</b>	<b>919,513</b>	<b>919,513</b>	<b>\$ -</b>	



**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2021**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>										
Interest Account	-	0	0	-	-	-	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	1	1	1	4	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	1	5	200	3%
Capitalized Interest Account	-	-	-	-	-	-	-	-	200	0%
<b>Special Assessments - Prepayments</b>										
Special Assessments - On Roll	1,952	19,493	229,555	8,306	8,399	256,245	1,929	525,879	465,010	113%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>										
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,954</b>	<b>\$ 19,495</b>	<b>\$ 229,556</b>	<b>\$ 8,307</b>	<b>\$ 8,400</b>	<b>\$ 256,247</b>	<b>1,931</b>	<b>\$ 525,889</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	-	177,209	-	-	-	-	-	177,209	343,844	52%
<b>Operating Transfers Out (To Other Funds)</b>										
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 177,209</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	<b>177,209</b>	<b>\$ 443,844</b>	<b>40%</b>
Net Increase/ (Decrease) in Fund Balance	1,954	(157,715)	229,556	8,307	8,400	256,247	1,931	348,679	21,566	
Fund Balance - Beginning	351,279	353,232	195,518	425,073	433,380	441,780	698,027	351,279	-	
<b>Fund Balance - Ending</b>	<b>\$ 353,232</b>	<b>\$ 195,518</b>	<b>\$ 425,073</b>	<b>\$ 433,380</b>	<b>\$ 441,780</b>	<b>\$ 698,027</b>	<b>699,958</b>	<b>699,958</b>	<b>\$ 21,566</b>	

**Artisan Lakes Community Development District**  
**Capital Projects Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2021**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>										
Construction Account	6	-	-	-	-	-	-	6	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>										
Contributions - Tylor Morrison	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>										
<b>Total Revenue and Other Sources:</b>	<b>\$ 6</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6</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>										
Legal Services	-	-	-	-	-	-	-	-	\$ -	N/A
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Other General Government Services</b>										
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Capital Outlay</b>										
Water-Sewer Combination	-	-	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	\$ -	N/A
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Underwriter's Discount</b>										
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	6	0	0	0	0	0	0	6	-	
Fund Balance - Beginning	0	6	6	6	6	6	6	0	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 6</b>	<b>\$ 6</b>	<b>\$ 6</b>	<b>\$ 6</b>	<b>\$ 6</b>	<b>\$ 6</b>	<b>\$ 6</b>	<b>\$ 6</b>	<b>\$ -</b>	