

# ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - MAY 2021

FISCAL YEAR 2021

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 333308

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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 May 31, 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	\$ 173,079	\$ -	\$ -	\$ -	\$ -		\$ 173,079
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	-	-	0	-	-		0
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	-	325,550	-	-	-		325,550
Series 2013 A-3	-	7	-	-	-		7
Series 2018	-	-	281,837	-	-		281,837
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 May 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		
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>	-	-	-	-	697,685	697,685
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	10,002,315	10,002,315
<b>Total Assets</b>	<u>\$ 173,079</u>	<u>\$ 697,685</u>	<u>\$ 419,180</u>	<u>\$ 6</u>	<u>\$ 10,700,000</u>	<u>\$ 11,989,950</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					\$0	-
Series 2013 A-2					\$0	-
Series 2013 A-3					\$0	-
Series 2018					\$0	-
Long Term						
Series 2013 A-1					\$3,010,000	3,010,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$1,135,000	1,135,000
Series 2018					\$6,555,000	6,555,000
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,700,000</u>	<u>\$ 10,700,000</u>

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

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund	Account Groups	
		Series 2013	Series 2018	Series 2018	General Long Term Debt	
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	-	-	-	-	-	-
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2020 (Audited)	-	1,745,465	351,279	-	-	2,096,743
Results from Current Operations	-	(1,047,780)	67,902	6	-	(979,872)
<b>Unassigned</b>						
Beginning: October 1, 2020 (Audited)	133,212	-	-	-	-	133,212
Results from Current Operations	39,867	-	-	-	-	39,867
<b>Total Fund Equity and Other Credits</b>	<b>\$ 173,079</b>	<b>\$ 697,685</b>	<b>\$ 419,180</b>	<b>\$ 6</b>	<b>\$ -</b>	<b>\$ 1,289,950</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 173,079</b>	<b>\$ 697,685</b>	<b>\$ 419,180</b>	<b>\$ 6</b>	<b>\$ 10,700,000</b>	<b>\$ 11,989,950</b>

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

Description	October	November	December	January	February	March	April	May	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	240	88,622	78,148	113%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
<b>Developer Contribution</b>											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	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>\$ 240</b>	<b>\$ 88,622</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	1,667	13,333	20,000	67%
<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	-	4	42	360	12%
<b>Communications &amp; Freight Services</b>											
Postage, Freight & Messenger	50	-	-	43	54	52	-	39	238	750	32%
<b>Computer Services - Website Development</b>											
Insurance	4,864	-	-	-	-	-	-	-	4,864	5,000	97%
Printing & Binding	156	-	128	-	113	143	-	181	721	750	96%
Subscription & Memberships	175	-	-	-	-	-	-	-	175	175	100%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<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	728	6,094	-	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>											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	N/A
<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>2,618</b>	<b>48,756</b>	<b>78,148</b>	<b>62%</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>\$ 2,618</b>	<b>\$ 48,756</b>	<b>\$ 78,148</b>	<b>62%</b>
Net Increase/ (Decrease) in Fund Balance	(12,651)	1,550	35,726	(6,845)	(787)	34,592	(9,340)	(2,378)	39,867	-	
Fund Balance - Beginning	133,212	120,561	122,111	157,837	150,992	150,205	184,797	175,457	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>\$ 173,079</b>	<b>173,079</b>	<b>\$</b>	

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

Description	October	November	December	January	February	March	April	May	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	4	35	-	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	830	306,259	\$ 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>\$ 834</b>	<b>\$ 446,802</b>	<b>\$ 467,813</b>	<b>96%</b>
<b>Expenditures and Other Uses</b>											
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000	\$ 55,000	\$ 55,000	100%
Series 2013 Bonds A-2										\$ -	N/A
Series 2013 Bonds A-3								20,000	20,000	\$ 35,000	57%
<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						105,794	213,144	215,050	99%
Series 2013 Bonds A-2											N/A
Series 2013 Bonds A-3		79,569						41,869	121,438	162,763	75%
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>\$ 222,663</b>	<b>\$ 1,494,581</b>	<b>\$ 467,813</b>	<b>319%</b>
Net Increase/ (Decrease) in Fund Balance	79,777	(1,260,588)	133,328	4,827	4,881	148,830	62,993	(221,828)	(1,047,780)	-	
Fund Balance - Beginning	1,745,465	1,825,242	564,654	697,983	702,810	707,691	856,520	919,513	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>697,685</b>	<b>697,685</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**



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

Description	October	November	December	January	February	March	April	May	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	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	5	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	1	2	8	200	4%
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	1,429	527,308	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>\$ 1,432</b>	<b>\$ 527,320</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	-	-	-	-	-	-	-	105,000	105,000	100,000	105%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2018	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>											
Series 2018	-	177,209	-	-	-	-	-	177,209	354,419	343,844	103%
<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>\$ 282,209</b>	<b>459,419</b>	<b>\$ 443,844</b>	<b>104%</b>
Net Increase/ (Decrease) in Fund Balance	1,954	(157,715)	229,556	8,307	8,400	256,247	1,931	(280,778)	67,902	21,566	
Fund Balance - Beginning	351,279	353,232	195,518	425,073	433,380	441,780	698,027	699,958	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>419,180</b>	<b>419,180</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 May 31, 2021**

Description	October	November	December	January	February	March	April	May	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
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 6</b>	<b>\$ -</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>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	6	0	0	0	0	0	0	0	6	-	
Fund Balance - Beginning	0	6	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>\$ 6</b>	<b>\$ -</b>	