
Artisan Lakes Community Development District

Financial Statements

June 30, 2019



Prepared by:

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Artisan Lakes Community Development District

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**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending June 30, 2019**

	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	\$ 111,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,342
Debt Service Fund							
Interest Account							
Series 2013 A-1	-	28	-	-	-	-	28
Series 2013 A-2	-	4	-	-	-	-	4
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	-	273,225	-	-	-	-	273,225
Series 2013 A-2	-	56,344	-	-	-	-	56,344
Series 2013 A-3	-	206,981	-	-	-	-	206,981
Series 2018	-	-	137,249	-	-	-	137,249
Revenue							
Series 2013 A-1 and A-2	-	301,191	-	-	-	-	301,191
Series 2013 A-3	-	1,041	-	-	-	-	1,041
Series 2018	-	-	-	-	-	-	-
Prepayment Account							
Series 2013 A-1	-	11,329	-	-	-	-	11,329
Series 2013 A-2	-	76,813	-	-	-	-	76,813
Series 2013 A-3	-	27,464	-	-	-	-	27,464
Series 2018	-	-	-	-	-	-	-
Capitalized Interest Account			180,134	-	-	-	180,134
Construction Account				1,522,331	-	-	1,522,331
Cost of Issuance Account				-	-	-	-

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending June 30, 2019**

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2013	Debt Service Funds Series 2018	Capital Project Fund Series 2018	General Long Term Debt		
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	954,420	954,420	954,420
Amount to be Provided by Debt Service Funds	-	-	-	-	11,575,580	11,575,580	11,575,580
Total Assets	\$ 111,342	\$ 954,420	\$ 317,384	\$ 1,522,331	\$ 12,530,000	\$ 15,435,476	\$ 15,435,476
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	50,000
Series 2013 A-2					\$10,000	10,000	10,000
Series 2013 A-3					\$30,000	30,000	30,000
Series 2018					\$0	-	-
Long Term							
Series 2013 A-1					\$3,205,000	3,205,000	3,205,000
Series 2013 A-2					\$135,000	135,000	135,000
Series 2013 A-3					\$2,340,000	2,340,000	2,340,000
Series 2018					\$6,760,000	6,760,000	6,760,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 12,530,000	\$ 12,530,000	\$ 12,530,000

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending June 30, 2019**

	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, 2018 (Audited)	-	1,181,700	-	-	-	1,181,700
Results from Current Operations	-	(227,280)	317,384	1,522,331	-	1,612,434
Unassigned						
Beginning: October 1, 2018 (Audited)	89,703	-	-	-	-	89,703
Results from Current Operations	21,638	-	-	-	-	21,638
Total Fund Equity and Other Credits	\$ 111,341	\$ 954,420	\$ 317,384	\$ 1,522,331	\$ -	\$ 2,905,475
Total Liabilities, Fund Equity and Other Credits	\$ 111,342	\$ 954,420	\$ 317,384	\$ 1,522,331	\$ 12,530,000	\$ 15,435,476

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2019

Description	October	November	December	January	February	March	April	May	June	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	-	8,404	60,416	3,363	988	386	62	167	-	73,787	74,185	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution												
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 8,404	\$ 60,416	\$ 3,363	\$ 988	\$ 386	\$ 62	\$ 167	\$ -	73,787	\$ 74,185	99%
Expenditures and Other Uses												
Executive												
Professional Management	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	15,000	20,000	75%
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	500	100%
Other Contractual Services												
Legal Advertising	-	2,230	80	-	-	(162)	-	-	-	2,148	5,000	43%
Trustee Services	5,886	-	-	-	-	-	-	-	-	5,886	5,725	103%
Dissemination Agent Services	-	-	-	-	1,000	-	5,500	-	700	7,200	5,000	144%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	15	30	18	5	9	11	11	10	12	121	360	33%
Communications & Freight Services												
Postage, Freight & Messenger	100	10	89	35	77	89	36	44	-	479	750	64%
Computer Services - Website Development												
Insurance	4,512	-	-	-	-	-	-	-	-	4,512	5,000	90%
Printing & Binding	-	351	464	-	231	97	164	129	-	1,435	750	191%
Subscription & Memberships	175	-	-	-	-	-	-	-	-	175	175	100%

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2019

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Legal Services												
Legal - General Counsel	-	-	2,487	4,500	-	1,404	119	689	193	9,393	13,000	72%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services												
Engineering Services	-	-	-	-	-	-	-	-	-	-	2,850	0%
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:	12,404	4,337	5,705	6,256	7,033	3,657	7,546	2,588	2,622	52,148	74,185	70%
Total Expenditures and Other Uses:	\$ 12,404	\$ 4,337	\$ 5,705	\$ 6,256	\$ 7,033	\$ 3,657	\$ 7,546	\$ 2,588	\$ 2,622	\$ 52,148	\$ 74,185	70%
Net Increase/ (Decrease) in Fund Balance	(12,404)	4,067	54,711	(2,892)	(6,044)	(3,271)	(7,484)	(2,421)	(2,622)	21,639	-	
Fund Balance - Beginning	89,703	77,299	81,366	136,077	133,184	127,140	123,869	116,385	113,964	89,703	-	
Fund Balance - Ending	\$ 77,299	\$ 81,366	\$ 136,077	\$ 133,184	\$ 127,140	\$ 123,869	\$ 116,385	\$ 113,964	\$ 111,342	111,342	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2019

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	1,475	1,860	1,249	1,354	1,819	1,729	2,044	2,157	9,204	22,891	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll												
Series 2013 Bonds A-1	\$ -	\$ 30,922	\$ 222,297	\$ 12,376	\$ 3,637	\$ 1,419	229	\$ 616	\$ -	271,496	\$ 272,950	99%
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							21,306	\$ -	-	21,306	\$ 99,313	21%
Series 2013 Bonds A-3	\$ 80,000						116,638	\$ -	-	196,638	\$ 205,450	96%
Special Assessments - Prepayments												
Series 2013 Bonds A-1				88,922	7,881					96,803		N/A
Series 2013 Bonds A-2	40,506	-	-	-	28,349	32,711	-	-	76,325	177,892		0%
Series 2013 Bonds A-3	-	-	-	-	19,777	3,955	-	-	23,732	47,464		
Intragovernmental Transfer In												0%
Total Revenue and Other Sources:	\$ 121,981	\$ 32,782	\$ 223,546	\$ 102,651	\$ 61,463	\$ 39,815	140,217	\$ 2,773	\$ 109,261	834,488	\$ 577,713	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 50,000	\$ -	50,000	\$ 45,000	111%
Series 2013 Bonds A-2							-	\$ 10,000	-	10,000	\$ 20,000	50%
Series 2013 Bonds A-3							-	\$ 30,000	-	30,000	\$ 30,000	100%
Principal Debt Service - Early Redemptions												
Series 2013 Bonds A-1	-	-	-	-	-	-	-	5,000	-	5,000	-	N/A
Series 2013 Bonds A-2	-	325,000	-	-	-	-	-	190,000	-	515,000	-	N/A
Series 2013 Bonds A-3	-	-	-	-	-	-	-	20,000	-	20,000	-	N/A
Interest Expense												
Series 2013 Bonds A-1	-	112,456	-	-	-	-	-	112,456	-	224,913	227,950	99%
Series 2013 Bonds A-2		22,275						11,306	-	33,581	79,313	42%
Series 2013 Bonds A-3		86,638						86,638	-	173,275	175,450	99%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 546,369	\$ -	\$ -	\$ -	\$ -	-	\$ 515,400	\$ -	1,061,769	\$ 577,713	N/A
Net Increase/ (Decrease) in Fund Balance	121,981	(513,586)	223,546	102,651	61,463	39,815	140,217	(512,627)	109,261	(227,280)	-	
Fund Balance - Beginning	1,181,700	1,303,682	790,095	1,013,641	1,116,292	1,177,755	1,217,569	1,357,786	845,159	1,181,700	-	
Fund Balance - Ending	\$ 1,303,682	\$ 790,095	\$ 1,013,641	\$ 1,116,292	\$ 1,177,755	\$ 1,217,569	1,357,786	845,159	\$ 954,420	954,420	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2019

Description	October	November	December	January	February	March	April	May	June	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	-	-	17	35	35	32	35	34	35	222	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	42	88	88	79	88	85	46	515	-	N/A
Special Assessments - Prepayments												
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	481,093	-	-	-	-	-	-	-	481,093	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 481,093	\$ 59	\$ 123	\$ 123	\$ 111	123	\$ 119	\$ 81	\$ 481,831	\$ -	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2018	-	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions												
Series 2018	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2018	-	-	-	-	-	-	-	164,447	-	164,447	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164,447	\$ -	164,447	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	481,093	59	123	123	111	123	(164,328)	81	317,384	-	
Fund Balance - Beginning	-	-	481,093	481,152	481,275	481,398	481,508	481,631	317,303	-	-	
Fund Balance - Ending	\$ -	\$ 481,093	\$ 481,152	\$ 481,275	\$ 481,398	\$ 481,508	481,631	317,303	\$ 317,384	317,384	\$ -	

Artisan Lakes Community Development District
 Capital Projects Fund - Series 2018
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through June 30, 2019

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Construction Account	-	-	186	385	385	348	387	375	388	2,456	\$ -	N/A
Cost of Issuance	-	-	1	2	2	2	-	-	-	7	\$ -	N/A
Debt Proceeds	-	6,278,907	-	-	-	-	-	-	-	6,278,907	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ 6,278,907	\$ 188	\$ 387	\$ 387	\$ 350	\$ 387	\$ 375	\$ 388	\$ 6,281,370	\$ -	N/A
Expenditures and Other Uses												
Executive												
Professional Management	-	40,000	-	-	-	-	-	-	-	40,000	\$ -	N/A
Other Contractual Services												
Trustee Services	-	11,150	-	-	-	-	-	-	-	11,150	\$ -	N/A
Printing & Binding	-	1,500	-	-	-	-	-	-	-	1,500	\$ -	N/A
Legal Services												
Legal - Series 2018 Bonds	-	99,500	-	460	-	-	-	-	-	99,960	\$ -	N/A
Other General Government Services												
Stormwater Mgmt-Construction	-	4,431,229	-	-	-	-	-	-	-	4,431,229	\$ -	N/A
Capital Outlay												
Construction in Progress												
Cost of Issuance												
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	175,200	-	-	-	-	-	-	-	175,200	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ 4,758,579	\$ -	\$ 460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,759,039	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	0	1,520,328	188	(72)	387	350	387	375	388	1,522,331	-	
Fund Balance - Beginning	0	0	1,520,328	1,520,515	1,520,443	1,520,830	1,521,180	1,521,568	1,521,943	0	\$ -	-
Fund Balance - Ending	\$ -	\$ 1,520,328	\$ 1,520,515	\$ 1,520,443	\$ 1,520,830	\$ 1,521,180	\$ 1,521,568	\$ 1,521,943	\$ 1,522,331	\$ 1,522,331	\$ -	-