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*Artisan Lakes Community Development District*

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*Financial Statements*

*July 31, 2019*



*Prepared by:*

***JPWARD AND ASSOCIATES LLC***

***2900 NORTHEAST 12TH TERRACE  
SUITE 1***

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*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 July 31, 2019**

	Governmental Funds				Capital Project Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Series 2013	Series 2018	Series 2018			
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 107,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,641
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	-	302,578	-	-	-	-	302,578
Series 2013 A-3	-	1,053	-	-	-	-	1,053
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			180,213				180,213
Construction Account				1,522,706			1,522,706
Cost of Issuance Account							-

**Artisan Lakes Community Development District  
Balance Sheet  
for the Period Ending July 31, 2019**

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund		General Long Term Debt	
		Series 2013	Series 2018	Series 2018			
<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>	-	-	-	-	955,819	955,819	955,819
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	11,574,181	11,574,181	11,574,181
<b>Total Assets</b>	<b>\$ 107,641</b>	<b>\$ 955,819</b>	<b>\$ 317,462</b>	<b>\$ 1,522,706</b>	<b>\$ 12,530,000</b>	<b>\$ 15,433,628</b>	<b>\$ 15,433,628</b>
<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	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
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,530,000</b>	<b>\$ 12,530,000</b>	<b>\$ 12,530,000</b>

**Artisan Lakes Community Development District  
Balance Sheet  
for the Period Ending July 31, 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		
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	-	-	-	-	-	-
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2018 (Audited)	-	1,181,700	-	-	-	1,181,700
Results from Current Operations	-	(225,881)	317,462	1,522,706	-	1,614,286
<b>Unassigned</b>						
Beginning: October 1, 2018 (Audited)	89,703	-	-	-	-	89,703
Results from Current Operations	17,937	-	-	-	-	17,937
<b>Total Fund Equity and Other Credits</b>	<b>\$ 107,640</b>	<b>\$ 955,819</b>	<b>\$ 317,462</b>	<b>\$ 1,522,706</b>	<b>\$ -</b>	<b>\$ 2,903,627</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 107,641</b>	<b>\$ 955,819</b>	<b>\$ 317,462</b>	<b>\$ 1,522,706</b>	<b>\$ 12,530,000</b>	<b>\$ 15,433,628</b>

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2019**

Description	October	November	December	January	February	March	April	May	June	July	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	-	8,404	60,416	3,363	988	386	62	167	-	-	73,787	74,185	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Developer Contribution</b>													
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>													
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 8,404</b>	<b>\$ 60,416</b>	<b>\$ 3,363</b>	<b>\$ 988</b>	<b>\$ 386</b>	<b>\$ 62</b>	<b>\$ 167</b>	<b>\$ -</b>	<b>\$ -</b>	<b>73,787</b>	<b>\$ 74,185</b>	<b>99%</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	1,667	1,667	16,667	20,000	83%
<b>Financial and Administrative</b>													
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%
<b>Other Contractual Services</b>													
Legal Advertising	-	2,230	80	-	-	(162)	-	-	-	1,351	3,499	5,000	70%
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	13	133	360	37%
<b>Communications &amp; Freight Services</b>													
Postage, Freight & Messenger	100	10	89	35	77	89	36	44	-	28	507	750	68%
<b>Computer Services - Website Development</b>													
Computer Services - Website Development	50	50	900	50	50	50	50	50	50	50	1,350	875	154%
<b>Insurance</b>													
Insurance	4,512	-	-	-	-	-	-	-	-	-	4,512	5,000	90%
<b>Printing &amp; Binding</b>													
Printing & Binding	-	351	464	-	231	97	164	129	-	-	1,435	750	191%
<b>Subscription &amp; Memberships</b>													
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>													
Legal - General Counsel	-	-	2,487	4,500	-	1,404	119	689	193	592	9,985	13,000	77%

**Artisan Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2019**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>													
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	2,850	0%
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>12,404</b>	<b>4,337</b>	<b>5,705</b>	<b>6,256</b>	<b>7,033</b>	<b>3,657</b>	<b>7,546</b>	<b>2,588</b>	<b>2,622</b>	<b>3,701</b>	<b>55,849</b>	<b>74,185</b>	<b>75%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 12,404</b>	<b>\$ 4,337</b>	<b>\$ 5,705</b>	<b>\$ 6,256</b>	<b>\$ 7,033</b>	<b>\$ 3,657</b>	<b>\$ 7,546</b>	<b>\$ 2,588</b>	<b>\$ 2,622</b>	<b>\$ 3,701</b>	<b>\$ 55,849</b>	<b>\$ 74,185</b>	<b>75%</b>
Net Increase/ (Decrease) in Fund Balance	(12,404)	4,067	54,711	(2,892)	(6,044)	(3,271)	(7,484)	(2,421)	(2,622)	(3,701)	17,938	-	
Fund Balance - Beginning	89,703	77,299	81,366	136,077	133,184	127,140	123,869	116,385	113,964	111,342	89,703	-	
<b>Fund Balance - Ending</b>	<b>\$ 77,299</b>	<b>\$ 81,366</b>	<b>\$ 136,077</b>	<b>\$ 133,184</b>	<b>\$ 127,140</b>	<b>\$ 123,869</b>	<b>\$ 116,385</b>	<b>\$ 113,964</b>	<b>\$ 111,342</b>	<b>\$ 107,641</b>	<b>107,641</b>	<b>\$ -</b>	

**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2019**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	1,475	1,860	1,249	1,354	1,819	1,729	2,044	2,157	9,204	1,399	24,290	-	N/A
<b>Special Assessment Revenue</b>													
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%
<b>Total Revenue and Other Sources:</b>	<b>\$ 121,981</b>	<b>\$ 32,782</b>	<b>\$ 223,546</b>	<b>\$ 102,651</b>	<b>\$ 61,463</b>	<b>\$ 39,815</b>	<b>140,217</b>	<b>\$ 2,773</b>	<b>\$ 109,261</b>	<b>\$ 1,399</b>	<b>835,887</b>	<b>\$ 577,713</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>													
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
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%
<b>Principal Debt Service - Early Redemptions</b>													
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
<b>Interest Expense</b>													
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
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 546,369</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 515,400</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,061,769</b>	<b>\$ 577,713</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	121,981	(513,586)	223,546	102,651	61,463	39,815	140,217	(512,627)	109,261	1,399	(225,881)	-	
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	954,420	1,181,700	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,303,682</b>	<b>\$ 790,095</b>	<b>\$ 1,013,641</b>	<b>\$ 1,116,292</b>	<b>\$ 1,177,755</b>	<b>\$ 1,217,569</b>	<b>1,357,786</b>	<b>845,159</b>	<b>\$ 954,420</b>	<b>\$ 955,819</b>	<b>955,819</b>	<b>\$ -</b>	



**Artisan Lakes Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2019**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	-	17	35	35	32	35	34	35	34	256	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	42	88	88	79	88	85	46	44	560	-	N/A
<b>Special Assessments - Prepayments</b>													
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
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 481,093</b>	<b>\$ 59</b>	<b>\$ 123</b>	<b>\$ 123</b>	<b>\$ 111</b>	<b>\$ 123</b>	<b>\$ 119</b>	<b>\$ 81</b>	<b>\$ 78</b>	<b>\$ 481,909</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>													
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
Series 2018	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>													
Series 2018	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>													
Series 2018	-	-	-	-	-	-	-	164,447	-	-	164,447	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>													
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 164,447</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 164,447</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	-	481,093	59	123	123	111	123	(164,328)	81	78	317,462	-	
Fund Balance - Beginning	-	-	481,093	481,152	481,275	481,398	481,508	481,631	317,303	317,384	-	-	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 481,093</b>	<b>\$ 481,152</b>	<b>\$ 481,275</b>	<b>\$ 481,398</b>	<b>\$ 481,508</b>	<b>\$ 481,631</b>	<b>\$ 317,303</b>	<b>\$ 317,384</b>	<b>\$ 317,462</b>	<b>\$ 317,462</b>	<b>\$ -</b>	

**Artisan Lakes Community Development District**  
**Capital Projects Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2019**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>													
Construction Account	-	-	186	385	385	348	387	375	388	375	2,831	\$ -	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
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 6,278,907</b>	<b>\$ 188</b>	<b>\$ 387</b>	<b>\$ 387</b>	<b>\$ 350</b>	<b>\$ 387</b>	<b>\$ 375</b>	<b>\$ 388</b>	<b>\$ 375</b>	<b>\$ 6,281,745</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>													
<b>Executive</b>													
Professional Management	-	40,000	-	-	-	-	-	-	-	-	40,000	\$ -	N/A
<b>Other Contractual Services</b>													
Trustee Services	-	11,150	-	-	-	-	-	-	-	-	11,150	\$ -	N/A
Printing & Binding	-	1,500	-	-	-	-	-	-	-	-	1,500	\$ -	N/A
<b>Legal Services</b>													
Legal - Series 2018 Bonds	-	99,500	-	460	-	-	-	-	-	-	99,960	\$ -	N/A
<b>Other General Government Services</b>													
Stormwater Mgmt-Construction	-	4,431,229	-	-	-	-	-	-	-	-	4,431,229	\$ -	N/A
<b>Capital Outlay</b>													
<b>Construction in Progress</b>													
<b>Cost of Issuance</b>													
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	175,200	-	-	-	-	-	-	-	-	175,200	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 4,758,579</b>	<b>\$ -</b>	<b>\$ 460</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,759,039</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	0	1,520,328	188	(72)	387	350	387	375	388	375	1,522,706	-	-
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	1,522,331	0	\$ -	-
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 1,520,328</b>	<b>\$ 1,520,515</b>	<b>\$ 1,520,443</b>	<b>\$ 1,520,830</b>	<b>\$ 1,521,180</b>	<b>\$ 1,521,568</b>	<b>\$ 1,521,943</b>	<b>\$ 1,522,331</b>	<b>\$ 1,522,706</b>	<b>\$ 1,522,706</b>	<b>\$ -</b>	<b>-</b>