

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH 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 July 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			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 169,356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169,356
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	-	326,206	-	-	-	-	326,206
Series 2013 A-3	-	7	-	-	-	-	7
Series 2018	-	-	282,957	-	-	-	282,957
Prepayment Account							
Series 2013 A-1	-	11,258	-	-	-	-	11,258
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 July 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					-	-
Due from Other Funds						
General Fund	-	536	922	-	-	1,458
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	710,134	710,134
Amount to be Provided by Debt Service Funds	-	-	-	-	9,989,866	9,989,866
Total Assets	<u>\$ 169,356</u>	<u>\$ 710,134</u>	<u>\$ 421,223</u>	<u>\$ 6</u>	<u>\$ 10,700,000</u>	<u>\$ 12,000,719</u>
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-					-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	1,458	-	-	-	-	1,458
Bonds Payable						
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
Total Liabilities	<u>\$ 1,458</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,700,000</u>	<u>\$ 10,701,458</u>

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending July 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	
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2020 (Audited)	-	1,745,465	351,279	-	-	2,096,743
Results from Current Operations	-	(1,035,330)	69,944	6	-	(965,381)
Unassigned						
Beginning: October 1, 2020 (Audited)	133,212	-	-	-	-	133,212
Results from Current Operations	34,686	-	-	-	-	34,686
Total Fund Equity and Other Credits	\$ 167,898	\$ 710,134	\$ 421,223	\$ 6	\$ -	\$ 1,299,261
Total Liabilities, Fund Equity and Other Credits	\$ 169,356	\$ 710,134	\$ 421,223	\$ 6	\$ 10,700,000	\$ 12,000,719

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

Description	October	November	December	January	February	March	April	May	June	July	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	328	3,276	38,580	1,396	1,412	43,066	324	240	343	-	88,965	78,148	114%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 328	\$ 3,276	\$ 38,580	\$ 1,396	\$ 1,412	\$ 43,066	\$ 324	\$ 240	\$ 343	\$ -	\$ 88,965	\$ 78,148	114%
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	1,667	16,667	20,000	83%
Financial and Administrative													
Audit Services	-	-	-	2,500	-	1,600	-	-	-	-	4,100	4,100	100%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	500	500	1,000	50%
Other Contractual Services													
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	4	6	52	360	14%
Communications & Freight Services													
Postage, Freight & Messenger	50	-	-	43	54	52	-	39	60	51	349	750	47%
Computer Services - Website Development													
	50	50	-	-	-	-	-	-	-	-	100	2,488	4%
Insurance													
	4,864	-	-	-	-	-	-	-	-	-	4,864	5,000	97%
Printing & Binding													
	156	-	128	-	113	143	-	181	29	-	750	750	100%
Subscription & Memberships													
	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	1,047	-	365	-	1,638	-	690	50	3,789	12,800	30%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	325	325	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Other General Government Services													
Engineering Services	-	-	-	-	-	5,006	360	728	475	-	6,569	-	N/A
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:	12,979	1,726	2,855	8,241	2,198	8,474	9,664	2,618	2,925	2,599	54,279	78,148	69%
<hr/>													
Total Expenditures and Other Uses:	\$ 12,979	\$ 1,726	\$ 2,855	\$ 8,241	\$ 2,198	\$ 8,474	\$ 9,664	\$ 2,618	\$ 2,925	\$ 2,599	\$ 54,279	\$ 78,148	69%
<hr/>													
Net Increase/ (Decrease) in Fund Balance	(12,651)	1,550	35,726	(6,845)	(787)	34,592	(9,340)	(2,378)	(2,582)	(2,599)	34,686	-	
Fund Balance - Beginning	133,212	120,561	122,111	157,837	150,992	150,205	184,797	175,457	173,079	170,497	133,212	-	
Fund Balance - Ending	\$ 120,561	\$ 122,111	\$ 157,837	\$ 150,992	\$ 150,205	\$ 184,797	\$ 175,457	\$ 173,079	\$ 170,497	\$ 167,898	167,898	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	5	9	4	3	3	3	4	4	4	3	42	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll				-	-	-	-	-	-	-	-		
Series 2013 Bonds A-1	1,134	11,322	133,325	4,824	4,878	148,826	1,121	830	1,184	-	307,443	\$ 270,050	114%
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									11,258		11,258		N/A
Series 2013 Bonds A-2													N/A
Series 2013 Bonds A-3													
Intragovernmental Transfer In													0%
Total Revenue and Other Sources:	\$ 79,777	\$ 11,331	\$ 133,328	\$ 4,827	\$ 4,881	\$ 148,830	\$ 62,993	\$ 834	\$ 12,446	\$ 3	\$ 459,251	\$ 467,813	98%
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
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%
Principal Debt Service - Early Redemptions													
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
Interest Expense													
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
Total Expenditures and Other Uses:	\$ -	\$ 1,271,919	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,663	\$ -	\$ -	\$ 1,494,581	\$ 467,813	319%
Net Increase/ (Decrease) in Fund Balance	79,777	(1,260,588)	133,328	4,827	4,881	148,830	62,993	(221,828)	12,446	3	(1,035,330)	-	
Fund Balance - Beginning	1,745,465	1,825,242	564,654	697,983	702,810	707,691	856,520	919,513	697,685	710,131	1,745,465	-	
Fund Balance - Ending	\$ 1,825,242	\$ 564,654	\$ 697,983	\$ 702,810	\$ 707,691	\$ 856,520	\$ 919,513	\$ 697,685	\$ 710,131	\$ 710,134	\$ 710,134	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income													
Interest Account	-	0	0	-	-	-	-	0	0	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	1	1	6	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	1	2	1	1	10	200	5%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	200	0%
Special Assessments - Prepayments													
Special Assessments - On Roll	1,952	19,493	229,555	8,306	8,399	256,245	1,929	1,429	2,039	-	529,347	465,010	114%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,954	\$ 19,495	\$ 229,556	\$ 8,307	\$ 8,400	\$ 256,247	1,931	\$ 1,432	\$ 2,041	\$ 2	\$ 529,363	\$ 465,410	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2018	-	-	-	-	-	-	-	105,000	-	-	105,000	100,000	105%
Principal Debt Service - Early Redemptions													
Series 2018	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2018	-	177,209	-	-	-	-	-	177,209	-	-	354,419	343,844	103%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 177,209	\$ -	\$ -	\$ -	\$ -	-	\$ 282,209	\$ -	\$ -	459,419	\$ 443,844	104%
Net Increase/ (Decrease) in Fund Balance	1,954	(157,715)	229,556	8,307	8,400	256,247	1,931	(280,778)	2,041	2	69,944	21,566	
Fund Balance - Beginning	351,279	353,232	195,518	425,073	433,380	441,780	698,027	699,958	419,180	421,221	351,279	-	
Fund Balance - Ending	\$ 353,232	\$ 195,518	\$ 425,073	\$ 433,380	\$ 441,780	\$ 698,027	699,958	419,180	\$ 421,221	\$ 421,223	421,223	\$ 21,566	

Artisan Lakes Community Development District
 Capital Projects Fund - Series 2018
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through July 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Construction Account	6	-	-	-	-	-	-	-	-	-	6	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds													
Contributions - Tylor Morrison	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ -	N/A
Expenditures and Other Uses													
Executive													
Professional Management	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding													
Legal Services	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other General Government Services													
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capital Outlay													
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
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	6	0	0	0	0	0	0	0	0	0	6	-	
Fund Balance - Beginning	0	6	6	6	6	6	6	6	6	6	0	\$ -	
Fund Balance - Ending	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ -	