
Artisan Lakes Community Development District

Financial Statements

August 31, 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 August 31, 2019**

	Governmental Funds				Capital Project Fund		Account Groups	Totals
	General Fund	Debt Service Funds		Series 2018		General Long	Term Debt	(Memorandum Only)
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 105,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,804
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	-	304,130	-	-	-	-	-	304,130
Series 2013 A-3	-	1,101	-	-	-	-	-	1,101
Series 2018	-	-	-	-	-	-	-	-
Prepayment Account								
Series 2013 A-1	-	11,329	-	-	-	-	-	11,329
Series 2013 A-2	-	88,807	-	-	-	-	-	88,807
Series 2013 A-3	-	55,151	-	-	-	-	-	55,151
Series 2018	-	-	-	-	-	-	-	-
Capitalized Interest Account			180,280					180,280
Construction Account					1,523,029			1,523,029
Cost of Issuance Account								-

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending August 31, 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	-	-	-	-	997,100	997,100	997,100
Amount to be Provided by Debt Service Funds	-	-	-	-	11,532,900	11,532,900	11,532,900
Total Assets	\$ 105,804	\$ 997,100	\$ 317,529	\$ 1,523,029	\$ 12,530,000	\$ 15,473,463	\$ 15,473,463
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 August 31, 2019**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund		
		Series 2013	Series 2018	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	-	(184,600)	317,529	1,523,029	-	1,655,958
Unassigned						
Beginning: October 1, 2018 (Audited)	89,703	-	-	-	-	89,703
Results from Current Operations	16,100	-	-	-	-	16,100
Total Fund Equity and Other Credits	\$ 105,803	\$ 997,100	\$ 317,529	\$ 1,523,029	\$ -	\$ 2,943,462
Total Liabilities, Fund Equity and Other Credits	\$ 105,804	\$ 997,100	\$ 317,529	\$ 1,523,029	\$ 12,530,000	\$ 15,473,463

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	1,667	1,667	18,333	20,000	92%
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)	-	-	-	1,351	102	3,600	5,000	72%
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	12	145	360	40%
Communications & Freight Services														
Postage, Freight & Messenger	100	10	89	35	77	89	36	44	-	28	7	514	750	69%
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%
Legal Services														
Legal - General Counsel	-	-	2,487	4,500	-	1,404	119	689	193	592	-	9,985	13,000	77%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services														
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	2,850	0%

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
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	3,701	1,837	57,686	74,185	78%
Total Expenditures and Other Uses:	\$ 12,404	\$ 4,337	\$ 5,705	\$ 6,256	\$ 7,033	\$ 3,657	\$ 7,546	\$ 2,588	\$ 2,622	\$ 3,701	\$ 1,837	\$ 57,686	\$ 74,185	78%
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)	(1,837)	16,101	-	
Fund Balance - Beginning	89,703	77,299	81,366	136,077	133,184	127,140	123,869	116,385	113,964	111,342	107,641	89,703	-	
Fund Balance - Ending	\$ 77,299	\$ 81,366	\$ 136,077	\$ 133,184	\$ 127,140	\$ 123,869	\$ 116,385	\$ 113,964	\$ 111,342	\$ 107,641	\$ 105,804	105,804	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	1,399	1,600	25,890	-	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	-	11,994	189,886		0%
Series 2013 Bonds A-3	-	-	-	-	19,777	3,955	-	-	23,732	-	27,687	75,151		
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	\$ 1,399	\$ 41,281	877,169	\$ 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	1,399	41,281	(184,600)	-	
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	955,819	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	\$ 955,819	\$ 997,100	997,100	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	34	29	285	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	42	88	88	79	88	85	46	44	38	598	-	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	\$ 78	\$ 67	\$ 481,976	\$ -	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	78	67	317,529	-	
Fund Balance - Beginning	-	-	481,093	481,152	481,275	481,398	481,508	481,631	317,303	317,384	317,462	-	-	
Fund Balance - Ending	\$ -	\$ 481,093	\$ 481,152	\$ 481,275	\$ 481,398	\$ 481,508	\$ 481,631	\$ 317,303	\$ 317,384	\$ 317,462	\$ 317,529	\$ 317,529	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	375	323	3,155	\$ -	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	\$ 375	\$ 323	\$ 6,282,068	\$ -	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	375	323	1,523,029	-	
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	1,522,706	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	\$ 1,522,706	\$ 1,523,029	\$ 1,523,029	\$ -	