
Artisan Lakes Community Development District

Financial Statements

September 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 September 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	\$ 99,888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,888
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	-	272,481	-	-	-	-	272,481
Series 2013 A-2	-	14,388	-	-	-	-	14,388
Series 2013 A-3	-	206,981	-	-	-	-	206,981
Series 2018	-	-	137,249	-	-	-	137,249
Revenue							
Series 2013 A-1 and A-2	-	305,516	-	-	-	-	305,516
Series 2013 A-3	-	1,174	-	-	-	-	1,174
Series 2018	-	-	-	-	-	-	-
Prepayment Account							
Series 2013 A-1	-	41,173	-	-	-	-	41,173
Series 2013 A-2	-	136,215	-	-	-	-	136,215
Series 2013 A-3	-	55,151	-	-	-	-	55,151
Series 2018	-	-	-	-	-	-	-
Capitalized Interest Account			180,334				180,334
Construction Account				1,523,288			1,523,288
Cost of Issuance Account							-

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

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2013	Debt Service Funds Series 2018	Capital Project Fund Series 2018	Account Groups General Long Term Debt		
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,033,113	1,033,113	1,033,113
Amount to be Provided by Debt Service Funds	-	-	-	-	11,496,887	11,496,887	11,496,887
Total Assets	\$ 99,888	\$ 1,033,113	\$ 317,583	\$ 1,523,288	\$ 12,530,000	\$ 15,503,872	\$ 15,503,872
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 September 30, 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	-	(148,588)	317,583	1,523,288	-	1,692,283
Unassigned						
Beginning: October 1, 2018 (Audited)	89,703	-	-	-	-	89,703
Results from Current Operations	10,184	-	-	-	-	10,184
Total Fund Equity and Other Credits	\$ 99,887	\$ 1,033,113	\$ 317,583	\$ 1,523,288	\$ -	\$ 2,973,871
Total Liabilities, Fund Equity and Other Credits	\$ 99,888	\$ 1,033,113	\$ 317,583	\$ 1,523,288	\$ 12,530,000	\$ 15,503,872

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	1,667	20,000	20,000	100%
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	3,213	6,814	5,000	136%
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	48	193	360	54%
Communications & Freight Services															
Postage, Freight & Messenger	100	10	89	35	77	89	36	44	-	28	7	149	663	750	88%
Computer Services - Website Development															
Insurance	4,512	-	-	-	-	-	-	-	-	-	-	-	4,512	5,000	90%
Printing & Binding															
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	-	2,487	4,500	-	1,404	119	689	193	592	-	212	10,197	13,000	78%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	2,850	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Reserves															
Operational Reserves (Future Years)														10,000	0%
Other Fees and Charges															N/A
Discounts/Collection Fees															
Sub-Total:	12,404	4,337	5,705	6,256	7,033	3,657	7,546	2,588	2,622	3,701	1,837	5,916	63,602	74,185	86%
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	\$ 5,916	\$ 63,602	\$ 74,185	86%
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)	(5,916)	10,185	-	
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	105,804	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	\$ 99,888	99,888	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	1,460	27,350	-	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							29,101	125,903		N/A
Series 2013 Bonds A-2	40,506				28,349	32,711			76,325		11,994	5,452	195,337		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	\$ 36,012	913,181	\$ 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	36,012	(148,588)	-	
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	997,100	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	\$ 1,033,113	1,033,113	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	23	309	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	42	88	88	79	88	85	46	44	38	31	629	-	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	\$ 54	\$ 482,030	\$ -	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	54	317,583	-	
Fund Balance - Beginning	-	-	481,093	481,152	481,275	481,398	481,508	481,631	317,303	317,384	317,462	317,529	-	-	
Fund Balance - Ending	\$ -	\$ 481,093	\$ 481,152	\$ 481,275	\$ 481,398	\$ 481,508	\$ 481,631	\$ 317,303	\$ 317,384	\$ 317,462	\$ 317,529	\$ 317,583	\$ 317,583	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	259	3,413	\$ -	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	\$ 259	\$ 6,282,327	\$ -	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	259	1,523,288	-	
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	1,523,029	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	\$ 1,523,288	\$ 1,523,288	\$ -	-