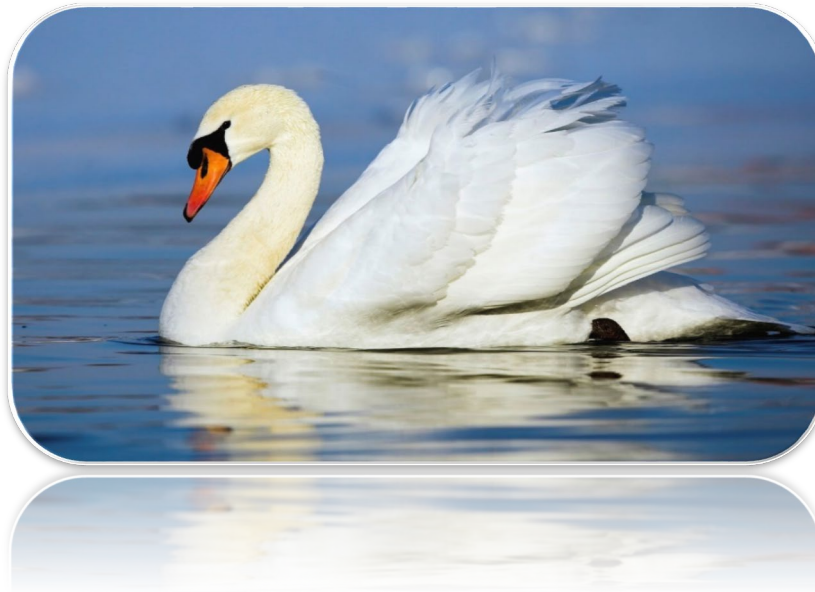


ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER, 2020

FISCAL YEAR 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Artisan Lakes Community Development District

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-3</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>4-5</i>
<i>Debt Service Fund</i>	
<i>Series 2013 Bonds</i>	<i>6</i>
<i>Series 2018 Bonds</i>	<i>7</i>
<i>Capital Projects Fund</i>	
<i>Series 2018 Bonds</i>	<i>8</i>

JPWard & Associates, LLC
2900 Northeast 12th Terrace
Suite 1
Oakland Park, Florida 33334

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 2020**

	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	\$ 135,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,303
Debt Service Fund							
Interest Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-	-
Sinking Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-	-
Reserve Account							
Series 2013 A-1	-	268,463	-	-	-	-	268,463
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	103,655	-	-	-	-	103,655
Series 2018	-	-	137,249	-	-	-	137,249
Revenue							
Series 2013 A-1 and A-2	-	288,091	-	-	-	-	288,091
Series 2013 A-3	-	930	-	-	-	-	930
Series 2018	-	-	213,935	-	-	-	213,935
Prepayment Account							
Series 2013 A-1	-	44,316	-	-	-	-	44,316
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	1,134,760	-	-	-	-	1,134,760
Series 2018	-	-	94	-	-	-	94
Capitalized Interest Account							
Construction Account							
Cost of Issuance Account							

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 2020**

	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		
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,840,215	1,840,215
Amount to be Provided by Debt Service Funds	-	-	-	-	10,309,785	10,309,785
Total Assets	\$ 135,303	\$ 1,840,215	\$ 351,279	\$ -	\$ 12,150,000	\$ 14,476,796
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
Series 2013 A-2					\$0	-
Series 2013 A-3					\$35,000	35,000
Series 2018					\$100,000	100,000
Long Term						
Series 2013 A-1					\$3,110,000	3,110,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$2,195,000	2,195,000
Series 2018					\$6,660,000	6,660,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 12,150,000	\$ 12,150,000

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 2020**

	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, 2019 (Audited)	-	1,033,113	317,583	1,523,288	-	2,873,984
Results from Current Operations	-	807,102	33,695	(1,523,288)	-	(682,491)
Unassigned						
Beginning: October 1, 2019 (Audited)	98,297	-	-	-	-	98,297
Results from Current Operations	37,006	-	-	-	-	37,006
Total Fund Equity and Other Credits	\$ 135,303	\$ 1,840,215	\$ 351,279	\$ (0)	\$ -	\$ 2,326,796
Total Liabilities, Fund Equity and Other Credits	\$ 135,303	\$ 1,840,215	\$ 351,279	\$ (0)	\$ 12,150,000	\$ 14,476,796

**Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2020**

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	370	4,730	19,016	9,624	37,938	18,898	172	530	-	-	-	-	91,277	78,248	117%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution															
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 370	\$ 4,730	\$ 19,016	\$ 9,624	\$ 37,938	\$ 18,898	\$ 172	\$ 530	\$ -	\$ -	\$ -	\$ -	91,277	\$ 78,248	117%
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	1,000	50%
Other Contractual Services															
Legal Advertising	-	81	-	-	-	(81)	-	965	(1,701)	-	-	-	(736)	5,000	-15%
Trustee Services	5,886	-	4,031	-	-	-	-	-	-	-	-	-	9,917	9,725	102%
Dissemination Agent Services	500	-	-	-	-	-	6,350	-	-	-	-	250	7,100	6,000	118%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	14	14	16	9	6	-	17	22	8	10	8	37	160	360	44%
Communications & Freight Services															
Postage, Freight & Messenger	16	-	9	-	7	40	9	58	-	19	10	20	187	750	25%
Computer Services - Website Development															
Insurance	-	4,626	-	-	-	-	-	-	-	-	-	-	4,626	5,000	93%
Printing & Binding															
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	-	356	-	-	100	175	1,027	218	2,038	-	2,907	6,820	12,800	53%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
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, 2020**

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															
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	8,307	6,437	6,129	1,726	1,730	2,400	12,267	3,986	242	3,783	2,334	4,930	54,271	78,248	69%
Total Expenditures and Other Uses:	\$ 8,307	\$ 6,437	\$ 6,129	\$ 1,726	\$ 1,730	\$ 2,400	\$ 12,267	\$ 3,986	\$ 242	\$ 3,783	\$ 2,334	\$ 4,930	\$ 54,271	\$ 78,248	69%
Net Increase/ (Decrease) in Fund Balance	(7,937)	(1,707)	12,887	7,898	36,208	16,498	(12,095)	(3,456)	(242)	(3,783)	(2,334)	(4,930)	37,006	-	
Fund Balance - Beginning	98,297	90,360	88,653	101,540	109,437	145,645	162,144	150,048	146,592	146,350	142,567	140,233	98,297	-	
Fund Balance - Ending	\$ 90,360	\$ 88,653	\$ 101,540	\$ 109,437	\$ 145,645	\$ 162,144	\$ 150,048	\$ 146,592	\$ 146,350	\$ 142,567	\$ 140,233	\$ 135,303	135,303	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2020

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	1,425	1,413	731	760	782	732	446	8	4	4	4	4	6,313	-	N/A
Special Assessment Revenue															
Special Assessments - On-Roll															
Series 2013 Bonds A-1	\$ 1,266	\$ 16,087	\$ 64,677	\$ 32,732	\$ 129,037	\$ 367	585	\$ 1,802	\$ -	\$ -	\$ -	\$ -	246,552	\$ 266,188	93%
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	\$ 4,556							\$ -					4,556	\$ 14,113	32%
Series 2013 Bonds A-3	\$ 84,825						118,000	\$ -					202,825	\$ 199,650	102%
Special Assessments - Prepayments															
Series 2013 Bonds A-1									15,281	17,189	11,459		43,929		N/A
Series 2013 Bonds A-2			(15,625)										(15,625)		N/A
Series 2013 Bonds A-3	3,955		11,866			35,598					7,911	1,026,059	1,085,389		
Intragovernmental Transfer In															0%
Total Revenue and Other Sources:	\$ 96,027	\$ 17,500	\$ 61,649	\$ 33,492	\$ 129,819	\$ 36,697	119,031	\$ 1,810	\$ 15,285	\$ 17,193	\$ 19,373	\$ 1,026,064	1,573,939	\$ 479,951	328%
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														\$ 5,000	0%
Series 2013 Bonds A-3								35,000					35,000	\$ 30,000	117%
Principal Debt Service - Early Redemptions															
Series 2013 Bonds A-1		40,000						5,000					45,000		N/A
Series 2013 Bonds A-2		135,000											135,000		N/A
Series 2013 Bonds A-3		60,000						50,000					110,000		N/A
Interest Expense															
Series 2013 Bonds A-1		110,594						109,213					219,806	221,188	99%
Series 2013 Bonds A-2		4,556											4,556	9,113	50%
Series 2013 Bonds A-3		84,825						82,650					167,475	169,650	99%
Operating Transfers Out (To Other Funds)															N/A
Total Expenditures and Other Uses:	\$ -	\$ 434,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 331,863	\$ -	\$ -	\$ -	\$ -	766,838	\$ 479,951	160%
Net Increase/ (Decrease) in Fund Balance	96,027	(417,475)	61,649	33,492	129,819	36,697	119,031	(330,052)	15,285	17,193	19,373	1,026,064	807,102	-	
Fund Balance - Beginning	1,033,113	1,129,140	711,665	773,314	806,806	936,625	973,322	1,092,353	762,300	777,585	794,778	814,151	1,033,113	-	
Fund Balance - Ending	\$ 1,129,140	\$ 711,665	\$ 773,314	\$ 806,806	\$ 936,625	\$ 973,322	1,092,353	762,300	\$ 777,585	\$ 794,778	\$ 814,151	\$ 1,840,215	1,840,215	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2020

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	20	17	17	17	17	14	7	1	1	1	1	1	115	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	\$ 9	\$ 18	\$ 15	16	4	2	1	1	1	66	200	33%
Capitalized Interest Account	27	23	-	-	-	-	-	-	-	-	-	-	50	200	25%
Special Assessments - Prepayments															
Special Assessments - On Roll	-	26,579	112,953	\$ 57,165	\$ 225,354	\$ 67,047	1,021	3,147	-	-	-	-	493,266	465,010	106%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds															
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 47	\$ 26,620	\$ 112,970	\$ 57,191	\$ 225,389	\$ 67,076	1,044	\$ 3,152	\$ 3	\$ 2	\$ 2	\$ 1	\$ 493,496	\$ 465,410	N/A
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2018	-	-	-	-	-	-	-	100,000	-	-	-	-	100,000	100,000	100%
Principal Debt Service - Early Redemptions															
Series 2018	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense															
Series 2018	-	179,397	-	-	-	-	-	179,397	-	-	-	-	358,794	343,844	104%
Operating Transfers Out (To Other Funds)															
	-	1,007	-	-	-	-	-	-	-	-	-	-	1,007	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 180,404	\$ -	\$ -	\$ -	\$ -	-	\$ 279,397	\$ -	\$ -	\$ -	\$ -	459,801	\$ 443,844	104%
Net Increase/ (Decrease) in Fund Balance	47	(153,785)	112,970	57,191	225,389	67,076	1,044	(276,245)	3	2	2	1	33,695	21,566	
Fund Balance - Beginning	317,583	317,630	163,846	276,816	334,007	559,395	626,471	627,515	351,271	351,274	351,275	351,277	317,583	-	
Fund Balance - Ending	\$ 317,630	\$ 163,846	\$ 276,816	\$ 334,007	\$ 559,395	\$ 626,471	627,515	\$ 351,271	\$ 351,274	\$ 351,275	\$ 351,277	\$ 351,279	351,279	\$ 21,566	

Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2020

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	225	194	188	194	194	160	72	13	13	8	7	6	1,275	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Contributions - Tylor Morrison	-	-	-	-	-	-	-	-	-	-	-	228,903	228,903	\$ -	N/A
Operating Transfers In (From Other Funds)	-	1,007	-	-	-	-	-	-	-	-	-	-	1,007	\$ -	N/A
Total Revenue and Other Sources:	\$ 225	\$ 1,201	\$ 188	\$ 194	\$ 194	\$ 160	\$ 72	\$ 13	\$ 13	\$ 8	\$ 7	\$ 228,909	\$ 231,185	\$ -	N/A
Expenditures and Other Uses															
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Legal Services															
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other General Government Services															
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capital Outlay															
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	1,366,627	1,366,627	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	387,846	387,846	\$ -	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:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,754,473	\$ 1,754,473	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	225	1,201	188	194	194	160	72	13	13	8	7	(1,525,563)	(1,523,288)	-	
Fund Balance - Beginning	1,523,288	1,523,513	1,524,715	1,524,903	1,525,097	1,525,291	1,525,451	1,525,523	1,525,536	1,525,549	1,525,556	1,525,563	1,523,288	\$ -	
Fund Balance - Ending	\$ 1,523,513	\$ 1,524,715	\$ 1,524,903	\$ 1,525,097	\$ 1,525,291	\$ 1,525,451	\$ 1,525,523	\$ 1,525,536	\$ 1,525,549	\$ 1,525,556	\$ 1,525,563	\$ -	\$ -	\$ -	