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*Artisan Lakes Community Development District*

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*Financial Statements*

*October 31, 2019*



*Prepared by:*

***JPWARD AND ASSOCIATES LLC***

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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 October 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	\$ 91,626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,626
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	-	311,419	-	-	-	-	311,419
Series 2013 A-3	-	86,078	-	-	-	-	86,078
Series 2018	-	-	-	-	-	-	-
Prepayment Account							
Series 2013 A-1	-	41,173	-	-	-	-	41,173
Series 2013 A-2	-	136,215	-	-	-	-	136,215
Series 2013 A-3	-	59,106	-	-	-	-	59,106
Series 2018	-	-	-	-	-	-	-
Capitalized Interest Account			180,381				180,381
Construction Account				1,523,513			1,523,513
Cost of Issuance Account							

**Artisan Lakes Community Development District  
Balance Sheet  
for the Period Ending October 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>Due from Other Funds</b>						
General Fund	-	1,266	-	-	-	1,266
Debt Service Fund(s)	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	1,129,140	1,129,140
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	11,075,860	11,075,860
<b>Total Assets</b>	<b>\$ 91,626</b>	<b>\$ 1,129,140</b>	<b>\$ 317,630</b>	<b>\$ 1,523,513</b>	<b>\$ 12,205,000</b>	<b>\$ 15,266,910</b>
<b>Liabilities</b>						
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	1,266	-	-	-	-	1,266
<b>Bonds Payable</b>						
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					\$3,115,000	3,115,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$2,245,000	2,245,000
Series 2018					\$6,660,000	6,660,000
<b>Total Liabilities</b>	<b>\$ 1,266</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,205,000</b>	<b>\$ 12,206,266</b>

**Artisan Lakes Community Development District  
Balance Sheet  
for the Period Ending October 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)	-	1,033,113	317,583	1,523,288	-	2,873,984
Results from Current Operations	-	96,027	47	225	-	96,300
<b>Unassigned</b>						
Beginning: October 1, 2018 (Audited)	98,297	-	-	-	-	98,297
Results from Current Operations	(7,938)	-	-	-	-	(7,938)
<b>Total Fund Equity and Other Credits</b>	<b>\$ 90,360</b>	<b>\$ 1,129,140</b>	<b>\$ 317,630</b>	<b>\$ 1,523,513</b>	<b>\$ -</b>	<b>\$ 3,060,643</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 91,626</b>	<b>\$ 1,129,140</b>	<b>\$ 317,630</b>	<b>\$ 1,523,513</b>	<b>\$ 12,205,000</b>	<b>\$ 15,266,909</b>

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	-	\$ -	N/A
<b>Interest</b>				
Interest - General Checking	-	-	-	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	370	370	78,248	0%
Special Assessments - Off-Roll	-	-	-	0%
<b>Developer Contribution</b>		-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 370</b>	<b>370</b>	<b>\$ 78,248</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	1,667	1,667	20,000	8%
<b>Financial and Administrative</b>				
Audit Services	-	-	4,200	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	-	-	-	N/A
Arbitrage Rebate Services	-	-	1,000	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	5,000	0%
Trustee Services	5,886	5,886	9,725	61%
Dissemination Agent Services	500	500	6,000	8%
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	14	14	360	4%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	16	16	750	2%

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	50	50	2,488	2%
<b>Insurance</b>	-	-	5,000	0%
<b>Printing &amp; Binding</b>		-	750	0%
<b>Subscription &amp; Memberships</b>	175	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	-	-	12,800	0%
Legal - Boundary Amendment	-	-	-	N/A
<b>Other General Government Services</b>				
Engineering Services	-	-	-	N/A
Contingencies	-	-	-	N/A
Other Current Charges	-	-	-	N/A
<b>Reserves</b>				
Operational Reserves (Future Years)		-	10,000	0%
<b>Other Fees and Charges</b>	-	-	-	N/A
Discounts/Collection Fees		-	-	
<b>Sub-Total:</b>	<b>8,307</b>	<b>8,307</b>	<b>78,248</b>	<b>11%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 8,307</b>	<b>\$ 8,307</b>	<b>\$ 78,248</b>	<b>11%</b>
Net Increase/ (Decrease) in Fund Balance	(7,937)	(7,937)	-	
Fund Balance - Beginning	98,297	98,297	-	
<b>Fund Balance - Ending</b>	<b>\$ 90,360</b>	<b>90,360</b>	<b>\$ -</b>	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	-	\$ -	N/A
Interest Income	1,425	1,425	-	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll				
Series 2013 Bonds A-1	\$ 1,266	1,266	\$ 266,188	0%
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	84,825	\$ 199,650	42%
Special Assessments - Prepayments				
Series 2013 Bonds A-1		-		N/A
Series 2013 Bonds A-2	-	-		N/A
Series 2013 Bonds A-3	3,955	3,955		
Intragovernmental Transfer In	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 96,027</b>	<b>96,027</b>	<b>\$ 479,951</b>	<b>20%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2013 Bonds A-1	\$ -	-	\$ 45,000	0%
Series 2013 Bonds A-2		-	\$ 5,000	0%
Series 2013 Bonds A-3		-	\$ 30,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2013 Bonds A-1	-	-	-	N/A
Series 2013 Bonds A-2	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	N/A
<b>Interest Expense</b>				
Series 2013 Bonds A-1	-	-	221,188	0%
Series 2013 Bonds A-2		-	9,113	0%
Series 2013 Bonds A-3		-	169,650	0%
Operating Transfers Out (To Other Funds)	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 479,951</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	96,027	96,027	-	
Fund Balance - Beginning	1,033,113	1,033,113	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,129,140</b>	<b>1,129,140</b>	<b>\$ -</b>	



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

Description	October	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	20	20	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	200	0%
Capitalized Interest Account	27	27	200	13%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	-	-	465,010	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
<b>Debt Proceeds</b>				
	-	-	-	N/A
<b>Intragovernmental Transfer In</b>				
	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 47</b>	<b>\$ 47</b>	<b>\$ 465,410</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2018	-	-	100,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2018	-	-	-	N/A
<b>Interest Expense</b>				
Series 2018	-	-	343,844	0%
<b>Operating Transfers Out (To Other Funds)</b>				
	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 443,844</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	47	47	21,566	
Fund Balance - Beginning	317,583	317,583	-	
<b>Fund Balance - Ending</b>	<b>\$ 317,630</b>	<b>317,630</b>	<b>\$ 21,566</b>	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>				
Construction Account	225	225	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ 225	\$ 225	\$ -	N/A
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	-	-	\$ -	N/A
<b>Other Contractual Services</b>				
Trustee Services	-	-	\$ -	N/A
<b>Printing &amp; Binding</b>	-	-	\$ -	N/A
<b>Legal Services</b>				
Legal - Series 2018 Bonds	-	-	\$ -	N/A
<b>Other General Government Services</b>				
Stormwater Mgmt-Construction	-	-	\$ -	N/A
<b>Capital Outlay</b>				
<b>Construction in Progress</b>	-	-	\$ -	N/A
<b>Cost of Issuance</b>				
Legal - Series 2018 Bonds	-	-	\$ -	N/A
<b>Underwriter's Discount</b>	-	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	225	225	-	
Fund Balance - Beginning	1,523,288	1,523,288	\$ -	
<b>Fund Balance - Ending</b>	\$ 1,523,513	\$ 1,523,513	\$ -	

Prepared by:

**JPWARD and Associates, LLC**