

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2020

FISCAL YEAR 2021

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 November 30, 2020**

	Governmental Funds				Capital Project Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds		Series 2018			
		Series 2013	Series 2018	Series 2018			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 124,422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,422
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	-	-	-	-	-	-	-
Reserve Account							
Series 2013 A-1	-	268,463	-	-	-	-	268,463
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	103,655	-	-	-	-	103,655
Series 2018	-	-	137,155	-	-	-	137,155
Revenue							
Series 2013 A-1 and A-2	-	191,671	-	-	-	-	191,671
Series 2013 A-3	-	6	-	-	-	-	6
Series 2018	-	-	56,806	-	-	-	56,806
Prepayment Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	10	-	-	-	-	10
Series 2018	-	-	94	-	-	-	94
Capitalized Interest Account				-	-	-	-
Construction Account					6		6
Cost of Issuance Account					-		-

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending November 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	-	849	1,462	-	-	2,311
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	564,654	564,654
Amount to be Provided by Debt Service Funds	-	-	-	-	11,585,346	11,585,346
Total Assets	\$ 124,422	\$ 564,654	\$ 195,518	\$ 6	\$ 12,150,000	\$ 13,034,600
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	2,311	-	-	-	-	2,311
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	\$ 2,311	\$ -	\$ -	\$ -	\$ 12,150,000	\$ 12,152,311

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending November 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, 2020 (Unaudited)	-	1,840,215	351,279	-	-	2,191,493
Results from Current Operations	-	(1,275,560)	(155,761)	6	-	(1,431,316)
Unassigned						
Beginning: October 1, 2020 (Unaudited)	135,303	-	-	-	-	135,303
Results from Current Operations	(13,192)	-	-	-	-	(13,192)
Total Fund Equity and Other Credits	\$ 122,111	\$ 564,654	\$ 195,518	\$ 6	\$ -	\$ 882,288
Total Liabilities, Fund Equity and Other Credits	\$ 124,422	\$ 564,654	\$ 195,518	\$ 6	\$ 12,150,000	\$ 13,034,600

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

Description	October	November	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	3,604	78,148	5%
Special Assessments - Off-Roll	-	-	-	-	0%
Developer Contribution	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 328	\$ 3,276	\$ 3,604	\$ 78,148	5%
Expenditures and Other Uses					
Executive					
Professional Management	1,667	1,667	3,333	20,000	17%
Financial and Administrative					
Audit Services	-	-	-	4,100	0%
Accounting Services	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	1,000	0%
Other Contractual Services					
Legal Advertising	123	-	123	5,000	2%
Trustee Services	5,886	-	5,886	9,725	61%
Dissemination Agent Services	-	-	-	6,000	0%
Property Appraiser Fees	-	-	-	-	N/A
Bank Service Fees	9	10	18	360	5%
Communications & Freight Services					
Postage, Freight & Messenger	50	-	50	750	7%

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	100	2,488	4%
Insurance	4,864	-	4,864	5,000	97%
Printing & Binding	156	-	156	750	21%
Subscription & Memberships	175	-	175	175	100%
Legal Services					
Legal - General Counsel	-	2,091	2,091	12,800	16%
Legal - Boundary Amendment	-	-	-	-	N/A
Other General Government Services					
Engineering Services	-	-	-	-	N/A
Contingencies	-	-	-	-	N/A
Other Current Charges	-	-	-	-	N/A
Reserves					
Operational Reserves (Future Years)			-	10,000	0%
Other Fees and Charges	-	-	-	-	N/A
Discounts/Collection Fees			-	-	
Sub-Total:	12,979	3,817	16,796	78,148	21%
Total Expenditures and Other Uses:	\$ 12,979	\$ 3,817	\$ 16,796	\$ 78,148	21%
Net Increase/ (Decrease) in Fund Balance	(12,651)	(541)	(13,192)	-	
Fund Balance - Beginning	135,303	122,652	135,303	-	
Fund Balance - Ending	\$ 122,652	\$ 122,111	122,111	\$ -	

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ -	N/A
Interest Income	5	9	14	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll					
Series 2013 Bonds A-1	1,134	11,322	12,455	\$ 270,050	5%
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	-	78,639	\$ 197,763	40%
Special Assessments - Prepayments					
Series 2013 Bonds A-1	-	-	-	-	N/A
Series 2013 Bonds A-2	-	-	-	-	N/A
Series 2013 Bonds A-3	(94,750)	-	(94,750)	-	-
Intragovernmental Transfer In					
	-	-	-	-	0%
Total Revenue and Other Sources:	\$ (14,972)	\$ 11,331	\$ (3,642)	\$ 467,813	-1%
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory					
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ 55,000	0%
Series 2013 Bonds A-2	-	-	-	\$ -	N/A
Series 2013 Bonds A-3	-	-	-	\$ 35,000	0%
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	107,350	215,050	50%
Series 2013 Bonds A-2	-	-	-	-	N/A
Series 2013 Bonds A-3	-	79,569	79,569	162,763	49%
Operating Transfers Out (To Other Funds)					
	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 1,271,919	\$ 1,271,919	\$ 467,813	272%
Net Increase/ (Decrease) in Fund Balance	(14,972)	(1,260,588)	(1,275,560)	-	
Fund Balance - Beginning	1,840,215	1,825,242	1,840,215	-	
Fund Balance - Ending	\$ 1,825,242	\$ 564,654	564,654	\$ -	

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	-	N/A
Interest Income					
Interest Account	-	0	0	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	1	1	1	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	1	2	200	1%
Capitalized Interest Account	-	-	-	200	0%
Special Assessments - Prepayments					
Special Assessments - On Roll	1,952	19,493	21,445	465,010	5%
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	\$ 21,448	\$ 465,410	N/A
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory					
Series 2018	-	-	-	100,000	0%
Principal Debt Service - Early Redemptions					
Series 2018	-	-	-	-	N/A
Interest Expense					
Series 2018	-	177,209	177,209	343,844	52%
Operating Transfers Out (To Other Funds)					
	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 177,209	177,209	\$ 443,844	40%
Net Increase/ (Decrease) in Fund Balance	1,954	(157,715)	(155,761)	21,566	
Fund Balance - Beginning	351,279	353,232	351,279	-	
Fund Balance - Ending	\$ 353,232	\$ 195,518	195,518	\$ 21,566	

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 November 30, 2020

Description	October	November	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	-	-	-	\$ -	N/A
Contributions - Tylor Morrison	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 6</u>	<u>\$ -</u>	<u>\$ 6</u>	<u>\$ -</u>	<u>N/A</u>
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	-	-	-	\$ -	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:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	6	0	6	-	-
Fund Balance - Beginning	0	6	0	\$ -	-
Fund Balance - Ending	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ -</u>	<u>-</u>

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