
Artisan Lakes Community Development District

Financial Statements

December 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 December 31, 2019**

	Governmental Funds				Capital Project Fund		Account Groups General Long Term Debt		Totals (Memorandum Only)	
	Debt Service Funds		General Fund							
	Series 2013	Series 2018	Series 2013	Series 2018	Series 2018	Series 2018	Series 2013	Series 2018		
Assets										
Cash and Investments										
General Fund - Invested Cash	\$	101,540	\$	-	\$	-	\$	-	\$	101,540
Debt Service Fund										
Interest Account										
Series 2013 A-1		-		28		-		-		28
Series 2013 A-2		-		-		-		-		-
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		-		-		-		-		-
Series 2013 A-3		-		206,981		-		-		206,981
Series 2018		-		-		137,283		-		137,283
Revenue										
Series 2013 A-1 and A-2		-		280,249		-		-		280,249
Series 2013 A-3		-		536		-		-		536
Series 2018		-		-		139,532		-		139,532
Prepayment Account										
Series 2013 A-1		-		1,173		-		-		1,173
Series 2013 A-2		-		-		-		-		-
Series 2013 A-3		-		11,866		-		-		11,866
Series 2018		-		-		-		-		-
Capitalized Interest Account						-		-		-
Construction Account								1,524,903		1,524,903
Cost of Issuance Account								-		-

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending December 31, 2019**

	Governmental Funds				Capital Project Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds	Debt Service Funds	Debt Service Funds	Debt Service Funds			
	General Fund	Series 2013	Series 2018	Series 2018	Series 2018		
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	773,314	773,314	773,314
Amount to be Provided by Debt Service Funds	-	-	-	-	11,431,686	11,431,686	11,431,686
Total Assets	\$ 101,540	\$ 773,314	\$ 276,816	\$ 1,524,903	\$ 12,205,000	\$ 14,881,572	\$ 14,881,572
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					\$0	-	-
Series 2013 A-3					\$35,000	35,000	35,000
Series 2018					\$100,000	100,000	100,000
Long Term							
Series 2013 A-1					\$3,115,000	3,115,000	3,115,000
Series 2013 A-2					\$0	-	-
Series 2013 A-3					\$2,245,000	2,245,000	2,245,000
Series 2018					\$6,660,000	6,660,000	6,660,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 12,205,000	\$ 12,205,000	\$ 12,205,000

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending December 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		
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2018 (Audited)	-	1,033,113	317,583	1,523,288	-	2,873,984
Results from Current Operations	-	(259,799)	(40,767)	1,615	-	(298,951)
Unassigned						
Beginning: October 1, 2018 (Audited)	98,297	-	-	-	-	98,297
Results from Current Operations	3,242	-	-	-	-	3,242
Total Fund Equity and Other Credits	\$ 101,539	\$ 773,314	\$ 276,816	\$ 1,524,903	\$ -	\$ 2,676,571
Total Liabilities, Fund Equity and Other Credits	\$ 101,540	\$ 773,314	\$ 276,816	\$ 1,524,903	\$ 12,205,000	\$ 14,881,572

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

Description	October	November	December	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	24,115	78,248	31%
Special Assessments - Off-Roll	-	-	-	-	-	0%
Developer Contribution	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 370	\$ 4,730	\$ 19,016	24,115	\$ 78,248	31%
Expenditures and Other Uses						
Executive						
Professional Management	1,667	1,667	1,667	5,000	20,000	25%
Financial and Administrative						
Audit Services	-	-	-	-	4,200	0%
Accounting Services	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	1,000	0%
Other Contractual Services						
Legal Advertising	-	81	-	81	5,000	2%
Trustee Services	5,886	-	4,031	9,917	9,725	102%
Dissemination Agent Services	500	-	-	500	6,000	8%
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Service Fees	14	14	16	43	360	12%
Communications & Freight Services						
Postage, Freight & Messenger	16	-	9	25	750	3%

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	50	150	2,488	6%
Insurance	-	4,626	-	4,626	5,000	93%
Printing & Binding		-	-	-	750	0%
Subscription & Memberships	175	-	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	356	356	12,800	3%
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:	8,307	6,437	6,129	20,873	78,248	27%
 Total Expenditures and Other Uses:	\$ 8,307	\$ 6,437	\$ 6,129	\$ 20,873	\$ 78,248	27%
 Net Increase/ (Decrease) in Fund Balance	(7,937)	(1,707)	12,887	3,243	-	
Fund Balance - Beginning	98,297	90,360	88,653	98,297	-	
Fund Balance - Ending	\$ 90,360	\$ 88,653	\$ 101,540	101,540	\$ -	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	1,425	1,413	731	3,569	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll						
Series 2013 Bonds A-1	\$ 1,266	\$ 16,087	\$ 64,677	82,029	\$ 266,188	31%
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			(15,625)	(15,625)		N/A
Series 2013 Bonds A-3	3,955		11,866	15,821		
Intragovernmental Transfer In	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 96,027	\$ 17,500	\$ 61,649	175,176	\$ 479,951	36%
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	-	\$ 45,000	0%
Series 2013 Bonds A-2				-	\$ 5,000	0%
Series 2013 Bonds A-3				-	\$ 30,000	0%
Principal Debt Service - Early Redemptions						
Series 2013 Bonds A-1		40,000		40,000		N/A
Series 2013 Bonds A-2		135,000		135,000		N/A
Series 2013 Bonds A-3		60,000		60,000		N/A
Interest Expense						
Series 2013 Bonds A-1		110,594		110,594	221,188	50%
Series 2013 Bonds A-2		4,556		4,556	9,113	50%
Series 2013 Bonds A-3		84,825		84,825	169,650	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 434,975	\$ -	434,975	\$ 479,951	91%
Net Increase/(Decrease) in Fund Balance	96,027	(417,475)	61,649	(259,799)	-	
Fund Balance - Beginning	1,033,113	1,129,140	711,665	1,033,113	-	
Fund Balance - Ending	\$ 1,129,140	\$ 711,665	\$ 773,314	773,314	\$ -	

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

Description	October	November	December	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	55	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	200	0%
Capitalized Interest Account	27	23	-	50	200	25%
Special Assessments - Prepayments						
Special Assessments - On Roll	-	26,579	112,953	139,532	465,010	30%
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:	\$ 47	\$ 26,620	\$ 112,970	\$ 139,637	\$ 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	-	179,397	-	179,397	343,844	52%
Operating Transfers Out (To Other Funds)						
	-	1,007	-	1,007	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 180,404	\$ -	180,404	\$ 443,844	41%
Net Increase/ (Decrease) in Fund Balance	47	(153,785)	112,970	(40,767)	21,566	
Fund Balance - Beginning	317,583	317,630	163,846	317,583	-	
Fund Balance - Ending	\$ 317,630	\$ 163,846	\$ 276,816	276,816	\$ 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 December 31, 2019**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Construction Account	225	194	188	607	\$ -	N/A
Cost of Issuance	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	1,007	-	1,007	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 225</u>	<u>\$ 1,201</u>	<u>\$ 188</u>	<u>\$ 1,615</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						
Construction in Progress	-	-	-	-	\$ -	N/A
Cost of Issuance						
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>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	225	1,201	188	1,615	-	
Fund Balance - Beginning	1,523,288	1,523,513	1,524,715	1,523,288	\$ -	
Fund Balance - Ending	<u>\$ 1,523,513</u>	<u>\$ 1,524,715</u>	<u>\$ 1,524,903</u>	<u>\$ 1,524,903</u>	<u>\$ -</u>	

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