

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2020

FISCAL YEAR 2021

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

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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 December 31, 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	\$ 520,716	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520,716
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	-	103,656	-	-	-	-	103,656
Series 2018	-	-	137,155	-	-	-	137,155
Revenue							
Series 2013 A-1 and A-2	-	192,523	-	-	-	-	192,523
Series 2013 A-3	-	6	-	-	-	-	6
Series 2018	-	-	58,269	-	-	-	58,269
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 December 31, 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	-	133,325	229,555	-	-	362,880
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	697,983	697,983
Amount to be Provided by Debt Service Funds	-	-	-	-	11,452,017	11,452,017
Total Assets	\$ 520,716	\$ 697,983	\$ 425,073	\$ 6	\$ 12,150,000	\$ 13,793,778
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	362,880	-	-	-	-	362,880
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	\$ 362,880	\$ -	\$ -	\$ -	\$ 12,150,000	\$ 12,512,880

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending December 31, 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	-	(1,142,232)	73,795	6	-	(1,068,432)
Unassigned						
Beginning: October 1, 2020 (Unaudited)	135,303	-	-	-	-	135,303
Results from Current Operations	22,533	-	-	-	-	22,533
Total Fund Equity and Other Credits	\$ 157,837	\$ 697,983	\$ 425,073	\$ 6	\$ -	\$ 1,280,898
Total Liabilities, Fund Equity and Other Credits	\$ 520,716	\$ 697,983	\$ 425,073	\$ 6	\$ 12,150,000	\$ 13,793,778

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020

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	328	3,276	38,580	42,185	78,148	54%
Special Assessments - Off-Roll	-	-	-	-	-	0%
Developer Contribution				-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 328	\$ 3,276	\$ 38,580	\$ 42,185	\$ 78,148	54%
Expenditures and Other Uses						
Executive						
Professional Management	1,667	1,667	1,667	5,000	20,000	25%
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	13	31	360	9%
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 December 31, 2020

Description	October	November	December	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	-	128	285	750	38%
Subscription & Memberships	175	-	-	175	175	100%
Legal Services						
Legal - General Counsel	-	2,091	1,047	3,138	12,800	25%
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	2,855	19,651	78,148	25%
 Total Expenditures and Other Uses:	\$ 12,979	\$ 3,817	\$ 2,855	\$ 19,651	\$ 78,148	25%
 Net Increase/ (Decrease) in Fund Balance	(12,651)	(541)	35,726	22,533	-	
Fund Balance - Beginning	135,303	122,652	122,111	135,303	-	
Fund Balance - Ending	\$ 122,652	\$ 122,111	\$ 157,837	157,837	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	5	9	4	17	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll						
Series 2013 Bonds A-1	1,134	11,322	133,325	145,780	\$ 270,050	54%
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	\$ 133,328	\$ 129,687	\$ 467,813	28%
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)	133,328	(1,142,232)	-	-
Fund Balance - Beginning	1,840,215	1,825,242	564,654	1,840,215	-	-
Fund Balance - Ending	\$ 1,825,242	\$ 564,654	\$ 697,983	697,983	\$ -	-

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	-	N/A
Interest Income						
Interest Account	-	0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	1	1	1	2	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1	1	0	2	200	1%
Capitalized Interest Account	-	-	-	-	200	0%
Special Assessments - Prepayments						
Special Assessments - On Roll	1,952	19,493	229,555	251,000	465,010	54%
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	\$ 229,556	\$ 251,004	\$ 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)	229,556	73,795	21,566	
Fund Balance - Beginning	351,279	353,232	195,518	351,279	-	
Fund Balance - Ending	\$ 353,232	\$ 195,518	\$ 425,073	\$ 425,073	\$ 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, 2020

Description	October	November	December	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>\$ -</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						
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	6	0	0	6	-	
Fund Balance - Beginning	0	6	6	0	\$ -	
Fund Balance - Ending	<u><u>\$ 6</u></u>	<u><u>\$ 6</u></u>	<u><u>\$ 6</u></u>	<u><u>\$ 6</u></u>	<u><u>\$ -</u></u>	

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