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*Artisan Lakes East Community Development District*

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*Financial Statements*

*January 31, 2019*

*Prepared by:*

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*Artisan Lakes East Community Development District*

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

	Governmental Funds			Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2018	Capital Project Fund Series 2018		
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 3,492	\$ -	\$ -	\$ -	\$ 3,492
Debt Service Fund					
Interest Account					
Series 2018	-	-	-	-	-
Sinking Account					
Series 2018	-	-	-	-	-
Reserve Account					
Series 2018		198,973	-	-	198,973
Revenue					
Series 2018	-	-	-	-	-
Prepayment Account					
Series 2018	-	-	-	-	-
Capitalized Interest Account		262,760	-	-	262,760
Construction Account			737,070	-	737,070
Cost of Issuance Account			3,825	-	3,825
<b>Due from Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>					
<b>Assessments Receivable</b>					
<b>Amount Available in Debt Service Funds</b>					
	-	-	-	461,734	461,734
<b>Amount to be Provided by Debt Service Funds</b>					
	-	-	-	5,598,266	5,598,266
<b>Total Assets</b>	<b>\$ 3,492</b>	<b>\$ 461,734</b>	<b>\$ 740,896</b>	<b>\$ 6,060,000</b>	<b>\$ 7,266,122</b>

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

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2018	Capital Project Fund Series 2018	Account Groups General Long Term Debt	
<b>Liabilities</b>					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Bonds Payable</b>					
Current Portion					
Series 2018				\$0	-
Long Term					
Series 2018				\$6,060,000	6,060,000
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,060,000</u>	<u>\$ 6,060,000</u>
<b>Fund Equity and Other Credits</b>					
Investment in General Fixed Assets	-	-	-	-	-
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2018 (Unaudited)	-	-	-	-	-
Results from Current Operations	-	461,734	740,896	-	1,202,629
<b>Unassigned</b>					
Beginning: October 1, 2018 (Unaudited)	5,903	-	-	-	5,903
Results from Current Operations	(2,411)	-	-	-	(2,411)
<b>Total Fund Equity and Other Credits</b>	<u>\$ 3,492</u>	<u>\$ 461,734</u>	<u>\$ 740,896</u>	<u>\$ -</u>	<u>\$ 1,206,122</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 3,492</u>	<u>\$ 461,734</u>	<u>\$ 740,896</u>	<u>\$ 6,060,000</u>	<u>\$ 7,266,122</u>

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

Description	October	November	December	January	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	-	-	-	-	-	0	N/A
Special Assessments - Off-Roll	-	-	20,000	-	20,000	59,555	34%
<b>Developer Contribution</b>	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>20,000</b>	<b>\$ 59,555</b>	<b>34%</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	-	-	-	-	-	20,000	0%
<b>Financial and Administrative</b>							
Audit Services	-	-	-	-	-	4,500	0%
Accounting Services	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>							
Legal Advertising	-	4,357	1,208	-	5,565	2,500	223%
Trustee Services	-	-	-	-	-	8,250	0%
Dissemination Agent Services	-	-	-	-	-	500	0%
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	26	24	25	25	100	350	29%
<b>Communications &amp; Freight Services</b>							
Postage, Freight & Messenger	187	200	261	49	696	750	93%

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	50	50	50	50	200	1,500	13%
<b>Insurance</b>	-	-	-	5,137	5,137	5,200	99%
<b>Printing &amp; Binding</b>			1,066		1,066	330	323%
<b>Subscription &amp; Memberships</b>		-	175	-	175	175	100%
<b>Legal Services</b>							
Legal - General Counsel	-	-	4,758	-	4,758	10,000	48%
Legal - Series 2018 Bonds	-	-	4,713	-	4,713	-	N/A
<b>Other General Government Services</b>							
Engineering Services	-	-	-	-	-	5,000	0%
Contingencies	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	N/A
<b>Reserves</b>							
Operational Reserves (Future Years)					-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	N/A
Discounts/Collection Fees					-	-	
<b>Sub-Total:</b>	<b>263</b>	<b>4,632</b>	<b>12,256</b>	<b>5,261</b>	<b>22,411</b>	<b>59,555</b>	<b>38%</b>
 <b>Total Expenditures and Other Uses:</b>	<b>\$ 263</b>	<b>\$ 4,632</b>	<b>\$ 12,256</b>	<b>\$ 5,261</b>	<b>\$ 22,411</b>	<b>\$ 59,555</b>	<b>38%</b>
 Net Increase/ (Decrease) in Fund Balance	(263)	(4,632)	7,744	(5,261)	(2,411)	-	
Fund Balance - Beginning	5,903	5,641	1,009	8,753	5,903	-	
<b>Fund Balance - Ending</b>	<b>\$ 5,641</b>	<b>\$ 1,009</b>	<b>\$ 8,753</b>	<b>\$ 3,492</b>	<b>3,492</b>	<b>\$ -</b>	

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

Description	October	November	December	January	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	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	26	26	-	N/A
<b>Special Assessments - Prepayments</b>							
Special Assessments - On Roll	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	461,688	-	461,688	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 461,688</b>	<b>\$ 46</b>	<b>\$ 461,734</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2018	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>							
Series 2018	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2018	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	-	-	461,688	46	461,734	-	
Fund Balance - Beginning	-	-	-	461,688	-	-	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 461,688</b>	<b>\$ 461,734</b>	<b>461,734</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>							
Construction Account	-	-	-	521	521	\$ -	N/A
Cost of Issuance	-	-	-	0	0	\$ -	N/A
<b>Debt Proceeds</b>	-	-	5,598,312	-	5,598,312	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,598,312</b>	<b>\$ 521</b>	<b>\$ 5,598,833</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -	N/A
<b>Other Contractual Services</b>							
Trustee Services	\$ -	\$ -	\$ 5,925	\$ -	\$ 5,925	\$ -	N/A
<b>Printing &amp; Binding</b>	\$ -	\$ -	\$ 1,500	\$ -	\$ 1,500	\$ -	N/A
<b>Legal Services</b>							
Legal - Series 2018 Bonds	\$ -	\$ -	\$ 144,750	\$ -	\$ 144,750	\$ -	N/A
<b>Other General Government Services</b>							
Stormwater Mgmt-Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Capital Outlay</b>							
<b>Construction - Capital Outlay</b>	\$ -	\$ -	\$ -	\$ 4,544,562	\$ 4,544,562	\$ -	N/A
<b>Cost of Issuance</b>							
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Underwriter's Discount</b>	\$ -	\$ -	\$ 121,200	\$ -	\$ 121,200	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 313,375</b>	<b>\$ 4,544,562</b>	<b>\$ 4,857,937</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ 5,284,937	\$ (4,544,041)	\$ 740,896	-	
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 5,284,937	\$ -	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,284,937</b>	<b>\$ 740,896</b>	<b>\$ 740,896</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**