

---

*Artisan Lakes East Community Development District*

---

*Financial Statements*

*February 28, 2019*

*Prepared by:*

*JPWARD AND ASSOCIATES LLC*

*2900 NORTHEAST 12TH TERRACE*

*SUITE 1*

*OAKLAND PARK, FLORIDA 33334*

*E-MAIL: [jimward@jpwardassociates.com](mailto:jimward@jpwardassociates.com)*

*PHONE: (954) 658-4900*

---

*Artisan Lakes East Community Development District*

---

*Table of Contents*

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund</i>	<i>5</i>
<i>Capital Project Fund</i>	<i>6</i>

*JPWard & Associates LLC*

*2900 Northeast 12th Terrace*

*Suite 1*

*Oakland Park, Florida 33334*

*Phone: (954) 658-4900*

**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending February 28, 2019**

	Governmental Funds					Totals (Memorandum Only)				
	Debt Service Funds		Capital Project Fund		Account Groups					
	General Fund	Series 2018	Series 2018	Series 2018	General Long Term Debt					
<b>Assets</b>										
<b>Cash and Investments</b>										
General Fund - Invested Cash	\$	5,738	\$	-	\$	-	\$	5,738		
Debt Service Fund										
Interest Account										
		Series 2018	-	-	-	-	-	-		
Sinking Account										
		Series 2018	-	-	-	-	-	-		
Reserve Account										
		Series 2018	-	199,024	-	-	-	199,024		
Revenue										
		Series 2018	-	-	-	-	-	-		
Prepayment Account										
		Series 2018	-	-	-	-	-	-		
Capitalized Interest Account										
			262,827	-	-	-	-	262,827		
Construction Account										
					737,333	-	-	737,333		
Cost of Issuance Account										
								3,826		
								3,826		
<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>										
		-	-	-	461,851	-	-	461,851		
<b>Amount to be Provided by Debt Service Funds</b>										
		-	-	-	5,598,149	-	-	5,598,149		
<b>Total Assets</b>	<b>\$</b>	<b>5,738</b>	<b>\$</b>	<b>461,851</b>	<b>\$</b>	<b>741,159</b>	<b>\$</b>	<b>6,060,000</b>	<b>\$</b>	<b>7,268,748</b>

**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending February 28, 2019**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2018	Series 2018	Account Groups General Long Term Debt	
<b>Liabilities</b>					
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>	-	-	-	-	-
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>					
<b>Investment in General Fixed Assets</b>	-	-	-	-	-
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2018 (Unaudited)	-	-	-	-	-
Results from Current Operations	-	461,851	741,159	-	1,203,011
<b>Unassigned</b>					
Beginning: October 1, 2018 (Unaudited)	5,903	-	-	-	5,903
Results from Current Operations	(166)	-	-	-	(166)
<b>Total Fund Equity and Other Credits</b>	<u>\$ 5,738</u>	<u>\$ 461,851</u>	<u>\$ 741,159</u>	<u>\$ -</u>	<u>\$ 1,208,748</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 5,738</u>	<u>\$ 461,851</u>	<u>\$ 741,159</u>	<u>\$ 6,060,000</u>	<u>\$ 7,268,748</u>

**Artisan Lakes East Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2019**

Description	October	November	December	January	February	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	-	15,000	35,000	59,555	59%
<b>Developer Contribution</b>								
Developer Contribution	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>								
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ 15,000</b>	<b>35,000</b>	<b>\$ 59,555</b>	<b>59%</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	-	-	-	-	5,000	5,000	500	1000%
Property Appraiser Fees	-	-	-	-	-	-	-	N/A
Bank Service Fees	26	24	25	25	25	125	350	36%
<b>Communications &amp; Freight Services</b>								
Postage, Freight & Messenger	187	200	261	49	58	755	750	101%

**Artisan Lakes East Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2019**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	50	50	50	50	50	250	1,500	17%
<b>Insurance</b>	-	-	-	5,137	-	5,137	5,200	99%
<b>Printing &amp; Binding</b>			1,066		133	1,199	330	363%
<b>Subscription &amp; Memberships</b>		-	175	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	-	4,758	-	5,686	10,444	10,000	104%
Legal - Series 2018 Bonds	-	-	4,713	-	1,801	6,515	-	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>12,755</b>	<b>35,166</b>	<b>59,555</b>	<b>59%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 263</b>	<b>\$ 4,632</b>	<b>\$ 12,256</b>	<b>\$ 5,261</b>	<b>\$ 12,755</b>	<b>\$ 35,166</b>	<b>\$ 59,555</b>	<b>59%</b>
Net Increase/ (Decrease) in Fund Balance	(263)	(4,632)	7,744	(5,261)	2,245	(166)	-	
Fund Balance - Beginning	5,903	5,641	1,009	8,753	3,492	5,903	-	
<b>Fund Balance - Ending</b>	<b>\$ 5,641</b>	<b>\$ 1,009</b>	<b>\$ 8,753</b>	<b>\$ 3,492</b>	<b>\$ 5,738</b>	<b>5,738</b>	<b>\$ -</b>	

**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2019**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	-	-	-	\$ 20	\$ 51	70	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	26	67	93	-	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>\$ 118</b>	<b>\$ 461,851</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>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	-	-	461,688	46	118	461,851	-	
Fund Balance - Beginning	-	-	-	461,688	461,734	-	-	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 461,688</b>	<b>\$ 461,734</b>	<b>\$ 461,851</b>	<b>461,851</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 February 28, 2019**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>								
Construction Account	-	-	-	521	263	783	\$ -	N/A
Cost of Issuance	-	-	-	0	1	1	\$ -	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>	\$ -	\$ -	\$ 5,598,312	\$ 521	\$ 263	\$ 5,599,097	\$ -	N/A
<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>	\$ -	\$ -	\$ 313,375	\$ 4,544,562	\$ -	\$ 4,857,937	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ 5,284,937	\$ (4,544,041)	\$ 263	\$ 741,159	\$ -	
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 5,284,937	\$ 740,896	\$ -	\$ -	
<b>Fund Balance - Ending</b>	\$ -	\$ -	\$ 5,284,937	\$ 740,896	\$ 741,159	\$ 741,159	\$ -	