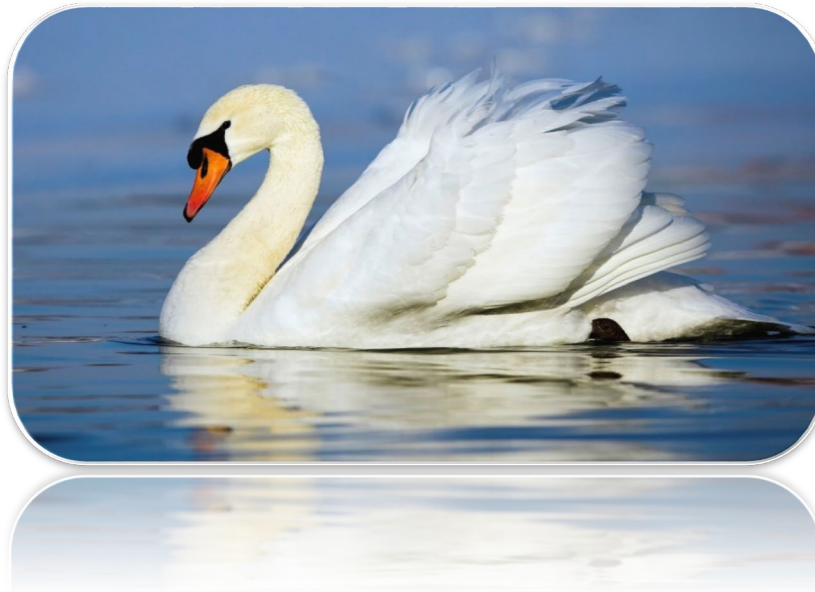


ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

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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 February 28, 2021**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2018	Capital Project Fund Series 2018	Account Groups General Long Term Debt	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 331,973	\$ -	\$ -	\$ -	\$ 331,973
Debt Service Fund					
Interest Account					
Series 2018	-	0	-	-	0
Sinking Account					
Series 2018	-	-	-	-	-
Reserve Account					
Series 2018		198,817	-	-	198,817
Revenue					
Series 2018	-	13,819	-	-	13,819
Prepayment Account					
Series 2018	-	-	-	-	-
Capitalized Interest Account		-	-	-	-
Construction Account			148,651		148,651
Cost of Issuance Account			-		-
Due from Other Funds					
General Fund	-	279,049	-	-	279,049
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable					
Assessments Receivable					
Amount Available in Debt Service Funds					
	-	-	-	491,684	491,684
Amount to be Provided by Debt Service Funds					
	-	-	-	5,378,316	5,378,316
Total Assets	\$ 331,973	\$ 491,684	\$ 148,651	\$ 5,870,000	\$ 6,842,308

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending February 28, 2021**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2018	Capital Project Fund Series 2018	Account Groups General Long Term Debt	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	279,049	-	-	-	279,049
Due to Developer	-	-	-	-	-
Bonds Payable					
Current Portion					
Series 2018				\$95,000	95,000
Long Term					
Series 2018				\$5,775,000	5,775,000
Total Liabilities	\$ 279,049	\$ -	\$ -	\$ 5,870,000	\$ 6,149,049
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2020 (Unaudited)	-	343,356	148,648	-	492,003
Results from Current Operations	-	148,329	3	-	148,332
Unassigned					
Beginning: October 1, 2020 (Unaudited)	33,165	-	-	-	33,165
Results from Current Operations	19,760	-	-	-	19,760
Total Fund Equity and Other Credits	\$ 52,924	\$ 491,684	\$ 148,651	\$ -	\$ 693,259
Total Liabilities, Fund Equity and Other Credits	\$ 331,973	\$ 491,684	\$ 148,651	\$ 5,870,000	\$ 6,842,308

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	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	258	1,644	36,477	1,547	787	40,713	55,335	74%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Developer Contribution								
	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In								
	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 258	\$ 1,644	\$ 36,477	\$ 1,547	\$ 787	40,713	\$ 55,335	74%
Expenditures and Other Uses								
Executive								
Professional Management	1,806	1,806	1,806	1,806	1,806	9,028	20,000	45%
Financial and Administrative								
Audit Services	-	-	-	-	-	-	4,300	0%
Accounting Services	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	500	0%
Other Contractual Services								
Legal Advertising	324	-	-	-	-	324	3,000	11%
Trustee Services	-	-	-	-	4,031	4,031	5,800	70%
Dissemination Agent Services	-	-	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	N/A
Bank Service Fees	21	24	24	7	-	76	360	21%
Communications & Freight Services								
Postage, Freight & Messenger	-	-	-	34	44	78	750	10%

Prepared by:

JPWARD and Associates, LLC

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	-	-	-	100	2,000	5%
Insurance	5,381	-	-	-	-	5,381	5,200	103%
Printing & Binding			191		117	308	750	41%
Subscription & Memberships	175	-	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	221	634	330	268	1,452	7,500	19%
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	N/A
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)						-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees						-	-	
Sub-Total:	7,757	2,100	2,655	2,176	6,265	20,953	55,335	38%
Total Expenditures and Other Uses:	\$ 7,757	\$ 2,100	\$ 2,655	\$ 2,176	\$ 6,265	\$ 20,953	\$ 55,335	38%
Net Increase/ (Decrease) in Fund Balance	(7,499)	(456)	33,822	(630)	(5,478)	19,760	-	
Fund Balance - Beginning	33,165	25,666	25,210	59,032	58,402	33,165	-	
Fund Balance - Ending	\$ 25,666	\$ 25,210	\$ 59,032	\$ 58,402	\$ 52,924	52,924	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	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	1	1	4	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	0	1	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	1,855	11,822	262,269	11,122	5,657	292,725	397,823	74%
Special Assessments - Off Roll	5,668	-	-	-	-	5,668	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,524	\$ 11,824	\$ 262,270	\$ 11,123	\$ 5,658	\$ 298,399	\$ 397,823	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2018	-	-	-	-	-	-	95,000	N/A
Principal Debt Service - Early Redemptions								
Series 2018	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2018	-	150,070	-	-	-	150,070	304,130	N/A
Due to Developer								
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 150,070	\$ -	\$ -	\$ -	150,070	\$ 399,130	N/A
Net Increase/ (Decrease) in Fund Balance	7,524	(138,246)	262,270	11,123	5,658	148,329	(1,307)	
Fund Balance - Beginning	343,356	350,880	212,633	474,904	486,026	343,356	-	
Fund Balance - Ending	\$ 350,880	\$ 212,633	\$ 474,904	\$ 486,026	\$ 491,684	491,684	\$ (1,307)	

Prepared by:

JWARD 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, 2021

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	-	-	-	-	-	-	\$ -	N/A
Interest Income								
Construction Account	1	1	1	1	1	3	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds								
	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)								
	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 3	\$ -	N/A
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 - Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 3	\$ -	
Fund Balance - Beginning	\$ 148,648	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,650	\$ 148,648	\$ -	
Fund Balance - Ending	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,650	\$ 148,651	\$ 148,651	\$ -	

Prepared by:

JPWARD and Associates, LLC