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*Artisan Lakes East Community Development District*

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*Financial Statements*

*February 29, 2020*

*Prepared by:*

*JPWARD AND ASSOCIATES LLC*

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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 29, 2020**

	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	\$ 58,162	\$ -	\$ -	\$ -	\$ -	\$ 58,162
Debt Service Fund						
Interest Account						
Series 2018	-	-	-	-	-	-
Sinking Account						
Series 2018	-	-	-	-	-	-
Reserve Account						
Series 2018		199,054	-	-	-	199,054
Revenue						
Series 2018	-	183,550	-	-	-	183,550
Prepayment Account						
Series 2018	-	-	-	-	-	-
Capitalized Interest Account						
Construction Account			148,620			148,620
Cost of Issuance Account						
<b>Due from Other Funds</b>						
General Fund	-	20,598	-	-	-	20,598
Debt Service Fund(s)	-	-	-	-	-	-
<b>Accounts Receivable</b>						
<b>Assessments Receivable</b>						
<b>Amount Available in Debt Service Funds</b>						
	-	-	-	403,202	-	403,202
<b>Amount to be Provided by Debt Service Funds</b>						
	-	-	-	5,656,798	-	5,656,798
<b>Total Assets</b>	<b>\$ 58,162</b>	<b>\$ 403,202</b>	<b>\$ 148,620</b>	<b>\$ 6,060,000</b>	<b>\$ -</b>	<b>\$ 6,669,984</b>

**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending February 29, 2020**

	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)	20,598	-	-	-	20,598
<b>Bonds Payable</b>					
Current Portion					
Series 2018				\$95,000	95,000
Long Term					
Series 2018				\$5,965,000	5,965,000
<b>Total Liabilities</b>	<b>\$ 20,598</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,060,000</b>	<b>\$ 6,080,598</b>
<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)	-	351,831	741,904	-	1,093,734
Results from Current Operations	-	51,372	(593,283)	-	(541,912)
<b>Unassigned</b>					
Beginning: October 1, 2018 (Unaudited)	35,119	-	-	-	35,119
Results from Current Operations	2,444	-	-	-	2,444
<b>Total Fund Equity and Other Credits</b>	<b>\$ 37,564</b>	<b>\$ 403,202</b>	<b>\$ 148,620</b>	<b>\$ -</b>	<b>\$ 589,386</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 58,162</b>	<b>\$ 403,202</b>	<b>\$ 148,620</b>	<b>\$ 6,060,000</b>	<b>\$ 6,669,984</b>

**Artisan Lakes East Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2020**

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</b>								
Interest - General Checking	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	-	480	23,344	2,372	301	26,498	54,760	48%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Developer Contribution</b>								
	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>								
	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 480</b>	<b>\$ 23,344</b>	<b>\$ 2,372</b>	<b>\$ 301</b>	<b>26,498</b>	<b>\$ 54,760</b>	<b>48%</b>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	1,667	1,667	1,667	1,667	1,667	8,333	20,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	-	-	-	-	4,300	0%
Accounting Services	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>								
Legal Advertising	-	1,401	-	-	-	1,401	2,500	56%
Trustee Services	-	-	-	-	4,031	4,031	5,725	70%
Dissemination Agent Services	-	-	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	N/A
Bank Service Fees	21	21	22	8	19	92	360	25%
<b>Communications &amp; Freight Services</b>								
Postage, Freight & Messenger	-	-	-	-	-	-	750	0%

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 29, 2020**

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	2,000	13%
<b>Insurance</b>	-	5,125	-	-	-	5,125	5,200	99%
<b>Printing &amp; Binding</b>			-		-	-	750	0%
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	-	1,032	-	665	1,697	7,500	23%
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	2,949	-	-	2,949	-	N/A
<b>Other General Government Services</b>								
Engineering Services	-	-	-	-	-	-	-	N/A
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>1,913</b>	<b>8,264</b>	<b>5,720</b>	<b>1,724</b>	<b>6,432</b>	<b>24,053</b>	<b>54,760</b>	<b>44%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1,913</b>	<b>\$ 8,264</b>	<b>\$ 5,720</b>	<b>\$ 1,724</b>	<b>\$ 6,432</b>	<b>\$ 24,053</b>	<b>\$ 54,760</b>	<b>44%</b>
Net Increase/ (Decrease) in Fund Balance	(1,913)	(7,784)	17,624	648	(6,131)	2,444	-	
Fund Balance - Beginning	35,119	33,206	25,422	43,046	43,694	35,119	-	
<b>Fund Balance - Ending</b>	<b>\$ 33,206</b>	<b>\$ 25,422</b>	<b>\$ 43,046</b>	<b>\$ 43,694</b>	<b>\$ 37,564</b>	<b>37,564</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 29, 2020**

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>								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	29	25	25	25	25	130	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	\$ 6	\$ 23	29	-	N/A
Capitalized Interest Account	23	19	-	-	-	42	-	N/A
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	-	3,697	179,823	\$ 18,276	\$ 2,322	204,119	397,820	51%
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>								
	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 52</b>	<b>\$ 3,742</b>	<b>\$ 179,848</b>	<b>\$ 18,307</b>	<b>\$ 2,371</b>	<b>\$ 204,320</b>	<b>\$ 397,820</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2018	-	-	-	-	-	-	95,000	N/A
<b>Principal Debt Service - Early Redemptions</b>								
Series 2018	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2018	-	152,065	-	-	-	152,065	304,130	N/A
<b>Operating Transfers Out (To Other Funds)</b>								
	-	883	-	-	-	883	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 152,948</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>152,948</b>	<b>\$ 399,130</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	52	(149,206)	179,848	18,307	2,371	51,372	(1,310)	
Fund Balance - Beginning	351,831	351,883	202,676	382,524	400,831	351,831	-	
<b>Fund Balance - Ending</b>	<b>\$ 351,883</b>	<b>\$ 202,676</b>	<b>\$ 382,524</b>	<b>\$ 400,831</b>	<b>\$ 403,202</b>	<b>403,202</b>	<b>\$ (1,310)</b>	

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**Artisan Lakes East Community Development District**  
**Capital Projects Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2020**

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	110	95	92	48	19	363	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>								
Operating Transfers In (From Other Funds)	-	883	-	-	-	883	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 110</b>	<b>\$ 978</b>	<b>\$ 92</b>	<b>\$ 48</b>	<b>\$ 19</b>	<b>\$ 1,246</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Other Contractual Services</b>								
Trustee Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Printing &amp; Binding</b>								
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Other General Government Services</b>								
Stormwater Mgmt-Construction	\$ -	\$ -	\$ 594,529	\$ -	\$ -	\$ 594,529	\$ -	N/A
<b>Capital Outlay</b>								
Construction - Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Cost of Issuance</b>								
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Discount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>								
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 594,529</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 594,529</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 110	\$ 978	\$ (594,438)	\$ 48	\$ 19	\$ (593,283)	-	-
Fund Balance - Beginning	\$ 741,904	\$ 742,013	\$ 742,991	\$ 148,553	\$ 148,601	\$ 741,904	\$ -	-
<b>Fund Balance - Ending</b>	<b>\$ 742,013</b>	<b>\$ 742,991</b>	<b>\$ 148,553</b>	<b>\$ 148,601</b>	<b>\$ 148,620</b>	<b>\$ 148,620</b>	<b>\$ -</b>	<b>-</b>

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