
Artisan Lakes East Community Development District

Financial Statements

April 30, 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 April 30, 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	
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 24,635	\$ -	\$ -	\$ -	\$ -	\$ 24,635
Debt Service Fund						
Interest Account						
Series 2018	-	-	-	-	-	-
Sinking Account						
Series 2018	-	-	-	-	-	-
Reserve Account						
Series 2018		198,954	-	-	-	198,954
Revenue						
Series 2018	-	-	-	-	-	-
Prepayment Account						
Series 2018	-	-	-	-	-	-
Capitalized Interest Account		263,122	-	-	-	263,122
Construction Account			741,066	-	-	741,066
Cost of Issuance Account				-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable						
Assessments Receivable						
Amount Available in Debt Service Funds	-	-	-	462,075	-	462,075
Amount to be Provided by Debt Service Funds	-	-	-	5,597,925	-	5,597,925
Total Assets	\$ 24,635	\$ 462,075	\$ 741,066	\$ 6,060,000	\$ -	\$ 7,287,776

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending April 30, 2019**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund			
	General Fund	Series 2018	Series 2018			
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Bonds Payable						
Current Portion						
Series 2018				\$0		-
Long Term						
Series 2018				\$6,060,000		6,060,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,060,000</u>		<u>\$ 6,060,000</u>
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2018 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	462,075	741,066	-	-	1,203,141
Unassigned						
Beginning: October 1, 2018 (Unaudited)	5,903	-	-	-	-	5,903
Results from Current Operations	18,732	-	-	-	-	18,732
Total Fund Equity and Other Credits	<u>\$ 24,635</u>	<u>\$ 462,075</u>	<u>\$ 741,066</u>	<u>\$ -</u>		<u>\$ 1,227,776</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 24,635</u>	<u>\$ 462,075</u>	<u>\$ 741,066</u>	<u>\$ 6,060,000</u>		<u>\$ 7,287,776</u>

**Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2019**

Description	October	November	December	January	February	March	April	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	-	-	-	-	-	-	-	-	0	N/A
Special Assessments - Off-Roll	-	-	20,000	-	15,000	-	35,000	70,000	59,555	118%
Developer Contribution										
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 20,000	\$ -	\$ 15,000	\$ -	\$ 35,000	70,000	\$ 59,555	118%
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	13,000	13,000	20,000	65%
Financial and Administrative										
Audit Services	-	-	-	-	-	-	-	-	4,500	0%
Accounting Services	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services										
Legal Advertising	-	4,357	1,208	-	-	82	-	5,647	2,500	226%
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	26	25	176	350	50%
Communications & Freight Services										
Postage, Freight & Messenger	187	200	261	49	58	-	12	766	750	102%
Computer Services - Website Development	50	50	50	50	50	50	50	350	1,500	23%

**Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2019**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Insurance	-	-	-	5,137	-	-	-	5,137	5,200	99%
Printing & Binding			1,066		133	-	-	1,199	330	363%
Subscription & Memberships		-	175	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	-	4,758	-	5,686	-	2,372	12,816	10,000	128%
Legal - Series 2018 Bonds	-	-	4,713	-	1,801	-	-	6,515	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	487	487	-	N/A
Other General Government Services										
Engineering Services	-	-	-	-	-	-	-	-	5,000	0%
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:	263	4,632	12,256	5,261	12,755	158	15,945	51,268	59,555	86%
Total Expenditures and Other Uses:	\$ 263	\$ 4,632	\$ 12,256	\$ 5,261	\$ 12,755	\$ 158	\$ 15,945	\$ 51,268	\$ 59,555	86%
Net Increase/ (Decrease) in Fund Balance	(263)	(4,632)	7,744	(5,261)	2,245	(158)	19,055	18,732	-	
Fund Balance - Beginning	5,903	5,641	1,009	8,753	3,492	5,738	5,580	5,903	-	
Fund Balance - Ending	\$ 5,641	\$ 1,009	\$ 8,753	\$ 3,492	\$ 5,738	\$ 5,580	\$ 24,635	24,635	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2019

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	N/A
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	-	-	\$ 20	\$ 51	\$ 46	51	167	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	26	67	60	67	220	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	-	-	-	-	\$ -	\$ -	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	461,688	-	-	-	-	461,688	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 461,688	\$ 46	\$ 118	\$ 106	118	\$ 462,075	\$ -	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2018	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions										
Series 2018	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2018	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	461,688	46	118	106	118	462,075	-	
Fund Balance - Beginning	-	-	-	461,688	461,734	461,851	461,958	-	-	
Fund Balance - Ending	\$ -	\$ -	\$ 461,688	\$ 461,734	\$ 461,851	\$ 461,958	462,075	462,075	\$ -	

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2019

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income										
Construction Account	-	-	-	521	263	170	189	1,142	\$ -	N/A
Cost of Issuance	-	-	-	0	1	1	-	2	\$ -	N/A
Debt Proceeds	-	-	5,598,312	-	-	-	-	5,598,312	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 5,598,312	\$ 521	\$ 263	\$ 171	\$ 189	\$ 5,599,456	\$ -	N/A
Expenditures and Other Uses										
Executive										
Professional Management	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ -	N/A
Other Contractual Services										
Trustee Services	\$ -	\$ -	\$ 5,925	\$ -	\$ -	\$ -	\$ -	\$ 5,925	\$ -	N/A
Printing & Binding	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	N/A
Legal Services										
Legal - Series 2018 Bonds	\$ -	\$ -	\$ 144,750	\$ -	\$ -	\$ 453	\$ -	\$ 145,203	\$ -	N/A
Other General Government Services										
Stormwater Mgmt-Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Capital Outlay										
Construction - Capital Outlay	\$ -	\$ -	\$ -	\$ 4,544,562	\$ -	\$ -	\$ -	\$ 4,544,562	\$ -	N/A
Cost of Issuance										
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Discount	\$ -	\$ -	\$ 121,200	\$ -	\$ -	\$ -	\$ -	\$ 121,200	\$ -	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 313,375	\$ 4,544,562	\$ -	\$ 453	\$ -	\$ 4,858,390	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ 5,284,937	\$ (4,544,041)	\$ 263	\$ (282)	\$ 189	\$ 741,066	\$ -	
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 5,284,937	\$ 740,896	\$ 741,159	\$ 740,877	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 5,284,937	\$ 740,896	\$ 741,159	\$ 740,877	\$ 741,066	\$ 741,066	\$ -	