

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 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 April 30, 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	\$ 47,489	\$ -	\$ -	\$ -	\$ 47,489
Debt Service Fund					
Interest Account					
Series 2018	-	150,070	-	-	150,070
Sinking Account					
Series 2018	-	95,000	-	-	95,000
Reserve Account					
Series 2018	-	198,954	-	-	198,954
Revenue					
Series 2018	-	153,309	-	-	153,309
Prepayment Account					
Series 2018	-	-	-	-	-
Capitalized Interest Account					
Construction Account			148,652		148,652
Cost of Issuance Account					
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	597,333	597,333
Amount to be Provided by Debt Service Funds	-	-	-	5,272,667	5,272,667
Total Assets	\$ 47,489	\$ 597,333	\$ 148,652	\$ 5,870,000	\$ 6,663,474

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending April 30, 2021

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Funds	Capital Project Fund	Account Groups	
		Series 2018	Series 2018	General Long Term Debt	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-				-
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
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	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,870,000</u>	<u>\$ 5,870,000</u>
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	-	253,977	4	-	253,981
Unassigned					
Beginning: October 1, 2020 (Unaudited)	33,165	-	-	-	33,165
Results from Current Operations	14,324	-	-	-	14,324
Total Fund Equity and Other Credits	<u>\$ 47,489</u>	<u>\$ 597,333</u>	<u>\$ 148,652</u>	<u>\$ -</u>	<u>\$ 793,474</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 47,489</u>	<u>\$ 597,333</u>	<u>\$ 148,652</u>	<u>\$ 5,870,000</u>	<u>\$ 6,663,474</u>

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

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	258	1,644	36,477	1,547	787	14,434	260	55,406	55,335	100%
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	\$ 14,434	\$ 260	55,406	\$ 55,335	100%
Expenditures and Other Uses										
Executive										
Professional Management	1,806	1,806	1,806	1,806	1,806	1,806	1,806	12,639	20,000	63%
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	5,000	5,000	100%
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%
Computer Services - Website Development	50	50	-	-	-	-	-	100	2,000	5%

Unaudited

Prepared by:
JPWARD and Associates, LLC

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
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	-	1,797	3,249	7,500	43%
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services										
Engineering Services	-	-	-	-	-	4,174	5,548	9,721.25	-	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	5,979	14,150	41,082	55,335	74%
Total Expenditures and Other Uses:	\$ 7,757	\$ 2,100	\$ 2,655	\$ 2,176	\$ 6,265	\$ 5,979	\$ 14,150	\$ 41,082	\$ 55,335	74%
Net Increase/ (Decrease) in Fund Balance	(7,499)	(456)	33,822	(630)	(5,478)	8,455	(13,890)	14,324	-	
Fund Balance - Beginning	33,165	25,666	25,210	59,032	58,402	52,924	61,379	33,165	-	
Fund Balance - Ending	\$ 25,666	\$ 25,210	\$ 59,032	\$ 58,402	\$ 52,924	\$ 61,379	\$ 47,489	47,489	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

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	-	0	0	-	-	-	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	1	1	1	6	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	0	0	1	2	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	1,855	11,822	262,269	11,122	5,657	103,779	1,867	398,371	397,823	100%
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	\$ 103,780	\$ 1,868	\$ 404,047	\$ 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	103,780	1,868	253,977	(1,307)	
Fund Balance - Beginning	343,356	350,880	212,633	474,904	486,026	491,684	595,465	343,356	-	
Fund Balance - Ending	\$ 350,880	\$ 212,633	\$ 474,904	\$ 486,026	\$ 491,684	\$ 595,465	597,333	597,333	\$ (1,307)	

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

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	1	1	1	1	1	1	1	4	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds										
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 4	\$ -	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	\$ 1	\$ 1	\$ 4	\$ -	
Fund Balance - Beginning	\$ 148,648	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,650	\$ 148,651	\$ 148,651	\$ 148,648	\$ -	
Fund Balance - Ending	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,650	\$ 148,651	\$ 148,651	\$ 148,652	\$ 148,652	\$ -	