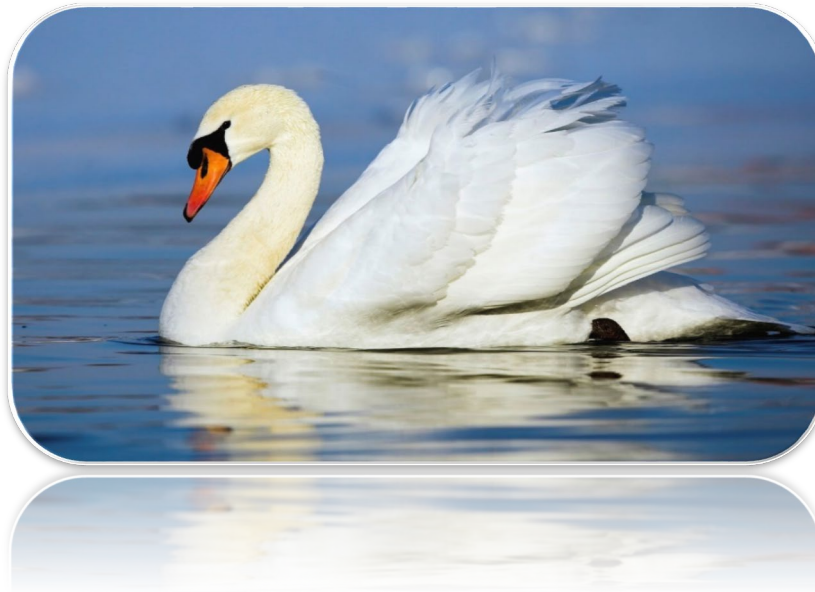


ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 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 May 31, 2021**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2018	Capital Project Fund Series 2018			
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 34,982	\$ -	\$ -	\$ -	\$ -	\$ 34,982
Debt Service Fund						
Interest Account						
Series 2018	-	0	-	-	-	0
Sinking Account						
Series 2018	-	0	-	-	-	0
Reserve Account						
Series 2018		198,954	-	-	-	198,954
Revenue						
Series 2018	-	154,366	-	-	-	154,366
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	-	-	-	353,320	-	353,320
Amount to be Provided by Debt Service Funds	-	-	-	5,516,680	-	5,516,680
Total Assets	\$ 34,982	\$ 353,320	\$ 148,652	\$ 5,870,000	\$ -	\$ 6,406,954

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending May 31, 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				\$0	-
Long Term					
Series 2018				\$5,870,000	5,870,000
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 (Audited)	-	343,356	148,648	-	492,003
Results from Current Operations	-	9,964	5	-	9,969
Unassigned					
Beginning: October 1, 2020 (Audited)	33,165	-	-	-	33,165
Results from Current Operations	1,817	-	-	-	1,817
Total Fund Equity and Other Credits	<u>\$ 34,982</u>	<u>\$ 353,320</u>	<u>\$ 148,652</u>	<u>\$ -</u>	<u>\$ 536,954</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 34,982</u>	<u>\$ 353,320</u>	<u>\$ 148,652</u>	<u>\$ 5,870,000</u>	<u>\$ 6,406,954</u>

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	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	147	55,553	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	\$ 147	55,553	\$ 55,335	100%
Expenditures and Other Uses											
Executive											
Professional Management	1,806	1,806	1,806	1,806	1,806	1,806	1,806	1,806	14,445	20,000	72%
Financial and Administrative											
Audit Services	-	-	-	-	-	-	-	3,100	3,100	4,300	72%
Accounting Services	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services											
Legal Advertising	324	-	-	-	-	-	-	700	1,024	3,000	34%
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	-	-	-	18	95	360	26%
Communications & Freight Services											
Postage, Freight & Messenger	-	-	-	34	44	-	-	-	78	750	10%
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%

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
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	7,030	16,751.25	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	N/A
Reserves											
Operational Reserves (Future Years)							-	-	-	-	N/A
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	7,757	2,100	2,655	2,176	6,265	5,979	14,150	12,654	53,736	55,335	97%
Total Expenditures and Other Uses:	\$ 7,757	\$ 2,100	\$ 2,655	\$ 2,176	\$ 6,265	\$ 5,979	\$ 14,150	\$ 12,654	\$ 53,736	\$ 55,335	97%
Net Increase/ (Decrease) in Fund Balance	(7,499)	(456)	33,822	(630)	(5,478)	8,455	(13,890)	(12,507)	1,817	-	
Fund Balance - Beginning	33,165	25,666	25,210	59,032	58,402	52,924	61,379	47,489	33,165	-	
Fund Balance - Ending	\$ 25,666	\$ 25,210	\$ 59,032	\$ 58,402	\$ 52,924	\$ 61,379	\$ 47,489	\$ 34,982	34,982	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income											
Interest Account	-	0	0	-	-	-	-	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	7	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	0	0	1	2	4	-	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	1,054	399,426	397,823	100%
Special Assessments - Off Roll	5,668	-	-	-	-	-	-	-	5,668	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,524	\$ 11,824	\$ 262,270	\$ 11,123	\$ 5,658	\$ 103,780	\$ 1,868	\$ 1,057	\$ 405,104	\$ 397,823	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2018	-	-	-	-	-	-	-	95,000	95,000	95,000	N/A
Principal Debt Service - Early Redemptions											
Series 2018	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2018	-	150,070	-	-	-	-	-	150,070	300,140	304,130	N/A
Due to Developer											
	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 150,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,070	395,140	\$ 399,130	N/A
Net Increase/ (Decrease) in Fund Balance	7,524	(138,246)	262,270	11,123	5,658	103,780	1,868	(244,013)	9,964	(1,307)	
Fund Balance - Beginning	343,356	350,880	212,633	474,904	486,026	491,684	595,465	597,333	343,356	-	
Fund Balance - Ending	\$ 350,880	\$ 212,633	\$ 474,904	\$ 486,026	\$ 491,684	\$ 595,465	597,333	353,320	353,320	\$ (1,307)	

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	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	1	5	\$ -	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	\$ 1	\$ 1	\$ 1	\$ 5	\$ -	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	\$ 1	\$ 5	\$ -	
Fund Balance - Beginning	\$ 148,648	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,650	\$ 148,651	\$ 148,651	\$ 148,652	\$ 148,648	\$ -	
Fund Balance - Ending	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,650	\$ 148,651	\$ 148,651	\$ 148,652	\$ 148,652	\$ 148,652	\$ -	