
Artisan Lakes East Community Development District

Financial Statements

July 31, 2019

Prepared by:

JPWARD AND ASSOCIATES LLC

2900 NORTHEAST 12TH TERRACE

SUITE 1

OAKLAND PARK, FLORIDA 33334

E-MAIL: jimward@jpwardassociates.com

PHONE: (954) 658-4900

Artisan Lakes East Community Development District

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund</i>	<i>5</i>
<i>Capital Project Fund</i>	<i>6</i>

JPWard & Associates LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Phone: (954) 658-4900

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending July 31, 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	\$ 40,869	\$ -	\$ -	\$ -	\$ -	\$ 40,869
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		152,742	-	-	-	152,742
Construction Account			741,620	-	-	741,620
Cost of Issuance Account				-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable						
Assessments Receivable						
Amount Available in Debt Service Funds	-	-	-	351,696	-	351,696
Amount to be Provided by Debt Service Funds	-	-	-	5,708,304	-	5,708,304
Total Assets	\$ 40,869	\$ 351,696	\$ 741,620	\$ 6,060,000	\$ -	\$ 7,194,186

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending July 31, 2019**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2018	Series 2018	Account Groups General Long Term Debt	
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	-	351,696	741,620	-	1,093,316
Unassigned					
Beginning: October 1, 2018 (Unaudited)	5,903	-	-	-	5,903
Results from Current Operations	34,966	-	-	-	34,966
Total Fund Equity and Other Credits	<u>\$ 40,869</u>	<u>\$ 351,696</u>	<u>\$ 741,620</u>	<u>\$ -</u>	<u>\$ 1,134,186</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 40,869</u>	<u>\$ 351,696</u>	<u>\$ 741,620</u>	<u>\$ 6,060,000</u>	<u>\$ 7,194,186</u>

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2019

Description	October	November	December	January	February	March	April	May	June	July	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	-	35,000	-	105,000	59,555	176%
Developer Contribution													
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In													
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 20,000	\$ -	\$ 15,000	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -	105,000	\$ 59,555	176%
Expenditures and Other Uses													
Executive													
Professional Management	-	-	-	-	-	-	13,000	1,667	1,667	1,667	18,000	20,000	90%
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	-	-	-	1,351	6,998	2,500	280%
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	23	23	25	246	350	70%
Communications & Freight Services													
Postage, Freight & Messenger	187	200	261	49	58	-	12	54	8	14	843	750	112%
Computer Services - Website Development													
Computer Services - Website Development	50	50	50	50	50	50	50	50	50	50	500	1,500	33%
Insurance													
Insurance	-	-	-	5,137	-	-	-	-	-	-	5,137	5,200	99%
Printing & Binding													
Printing & Binding	-	-	1,066	-	133	-	-	125	-	-	1,324	330	401%
Subscription & Memberships													
Subscription & Memberships	-	-	175	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	4,758	-	5,686	-	2,372	214	191	949	14,171	10,000	142%

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2019

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Legal - Series 2018 Bonds	-	-	4,713	-	1,801	-	-	-	-	-	6,515	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	487	65	91	10,482	11,125	-	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													
Discounts/Collection Fees												-	N/A
Sub-Total:	263	4,632	12,256	5,261	12,755	158	15,945	2,198	2,030	14,538	70,034	59,555	118%
Total Expenditures and Other Uses:	\$ 263	\$ 4,632	\$ 12,256	\$ 5,261	\$ 12,755	\$ 158	\$ 15,945	\$ 2,198	\$ 2,030	\$ 14,538	\$ 70,034	\$ 59,555	118%
Net Increase/ (Decrease) in Fund Balance	(263)	(4,632)	7,744	(5,261)	2,245	(158)	19,055	(2,198)	32,970	(14,538)	34,966	-	
Fund Balance - Beginning	5,903	5,641	1,009	8,753	3,492	5,738	5,580	24,635	22,437	55,407	5,903	-	
Fund Balance - Ending	\$ 5,641	\$ 1,009	\$ 8,753	\$ 3,492	\$ 5,738	\$ 5,580	\$ 24,635	\$ 22,437	\$ 55,407	\$ 40,869	40,869	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2019

Description	October	November	December	January	February	March	April	May	June	July	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	49	\$ 51	\$ 49	316	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	26	67	60	67	65	39	38	362	-	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	\$ 114	\$ 90	\$ 87	\$ 462,366	\$ -	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	-	-	-	-	-	-	-	110,670	-	-	110,670	-	N/A
Operating Transfers Out (To Other Funds)													
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 110,670	\$ -	-	110,670	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	461,688	46	118	106	118	(110,556)	90	87	351,696	-	-
Fund Balance - Beginning	-	-	-	461,688	461,734	461,851	461,958	462,075	351,520	351,609	-	-	-
Fund Balance - Ending	\$ -	\$ -	\$ 461,688	\$ 461,734	\$ 461,851	\$ 461,958	462,075	351,520	\$ 351,609	\$ 351,696	351,696	\$ -	-

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2019

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income													
Construction Account	-	-	-	521	263	170	189	183	189	183	1,696	\$ -	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	\$ 183	\$ 189	\$ 183	\$ 5,600,010	\$ -	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	\$ 183	\$ 189	\$ 183	\$ 741,620	\$ -	-
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 5,284,937	\$ 740,896	\$ 741,159	\$ 740,877	\$ 741,066	\$ 741,248	\$ 741,437	\$ -	\$ -	-
Fund Balance - Ending	\$ -	\$ -	\$ 5,284,937	\$ 740,896	\$ 741,159	\$ 740,877	\$ 741,066	\$ 741,248	\$ 741,437	\$ 741,620	\$ 741,620	\$ -	-