# ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



#### FINANCIAL STATEMENTS - JULY 2021

FISCAL YEAR 2021

#### PREPARED BY:

#### Artisan Lakes East Community Development District

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### Artisan Lakes East Community Develoment District Balance Sheet

for the Period Ending July 31, 2021

					Governmental Fun	ds			
				Debt Se	vice Funds	Capital P	roject Fund	Account Groups	
		Gene	ral Fund	Series 2018	Series 2021	Series 2018	Series 2021	General Long Term Debt	(Memorandum Only)
Assets									J,
Cash and Investments									
General Fund - Invested Cas	sh	\$	32,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,330
Debt Service Fund									
Interest Account									
	Series 2018		-	0	-	-	-	-	0
	Series 2021-1		-		-	-	-	-	-
	Series 2021-2		-		-	-	-	-	-
Sinking Account									
	Series 2018		_	0	-	-	-	-	0
	Series 2021-1		-		-	-	-	-	-
	Series 2021-2		_		-	-	-	-	-
Reserve Account									
	Series 2018			198,954	-	-	-	-	198,954
	Series 2021-1				165,483	-	-	-	165,483
	Series 2021-2				186,469	-	-	-	186,469
Revenue									
	Series 2018		-	155,610		-	-	-	155,610
	Series 2021-1		-			-	-	-	-
Prepayment Account									
	Series 2018		-	-	-	-	-	-	
	Series 2021-1		-	-	-	-	-	-	
	Series 2021-2		-	-	-	-	-	-	
Capitalized Interest Accou	unt			-	-	-	-		-
	Series 2018		-	-	-	-	-	-	
	Series 2021-1		-	-	64,404	-	-	-	64,404
	Series 2021-2		-	-	305,223	-	-	-	305,223
Construction Account						148,654	11,888,402		12,037,055
Cost of Issuance Account						-	2,550		2,550
Due from Other Funds									
General Fund			-	2,977	-	-	-	-	2,977
Debt Service Fund(s)			-	-	-	-	-	-	-

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## Artisan Lakes East Community Develoment District Balance Sheet for the Period Ending July 31, 2021

		Debt S	Govern ervice Funds	mental Funds		Project F	und	Account Grou		Totals Memorandum
	General Fund	Series 2018	Serie	es 2021	Series 2018		Series 2021	Term Debt	,,	Only)
Accounts Receivable	-		-	-		-	-		-	-
Assessments Receivable	-		-	-		-	-		-	-
Amount Available in Debt Service Funds	-		-	-		-	-	357,542	_	357,541
Amount to be Provided by Debt Service Funds	-			<u>-</u>		<u>-</u>	-	18,272,459	)	18,272,459
Total Assets	\$ 32,330	\$ 357,541	\$	721,579	\$ 148,65	4 \$	11,890,952	\$ 18,630,000	\$	31,781,055

### Artisan Lakes East Community Develoment District Balance Sheet

for the Period Ending July 31, 2021

			Debt Ser	overnmental Fund unds	S	Capital Pr	roject	Fund	count Groups	(040	Totals morandum
	Gener	ral Fund	Series 2018	Series 2021		Series 2018		Series 2021	erm Debt	(IVIE	Only)
Liabilities											
Accounts Payable & Payroll Liabilities	\$	-	\$ -	\$ -	\$	-	\$	-	\$ -	\$	-
Due to Other Funds		-									-
General Fund		-	-	-		-		-	-		-
Debt Service Fund(s)		2,977	-	-		-		-	-		2,977
Due to Developer		-	-	-							-
Unamortized Prem/Discount on Bonds		-	-	-				339,530			339,530
Bonds Payable											
Current Portion											
Series 2018									\$0		-
Series 2021									\$0		-
Long Term											
Series 2018									\$5,870,000		5,870,000
Series 2021									\$12,760,000		12,760,000
Total Liabilities	\$	2,977	\$ -	\$ -	\$	-	\$	339,530	\$ 18,630,000	\$	18,972,508
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		-	14,185	721,579		6		11,551,421	-		12,287,191
Unassigned											
Beginning: October 1, 2020 (Audited)		33,165	-	-		-		-	-		33,165
Results from Current Operations		(3,812)	-					<u> </u>	 		(3,812)
Total Fund Equity and Other Credits	\$	29,353	\$ 357,541	\$ 721,579	\$	148,654	\$	11,551,421	\$ -	\$	12,808,547
Total Liabilities, Fund Equity and Other Credits	\$	32,330	\$ 357,541	\$ 721,579	\$	148,654	\$	11,890,952	\$ 18,630,000	\$	31,781,055

#### Artisan Lakes East Community Development District General Fund

### Statement of Revenues, Expenditures and Changes in Fund Balance Through July 31, 2021

												Total Annual	% of
Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Budget	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	587	-	56,140	55,335	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution							-	-	-	-	-	-	N/A
Intragovernmental Transfer In		-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	\$ 258	\$ 1,644	\$ 36,477	\$ 1,547	\$ 787	\$ 14,434	\$ 260	\$ 147	\$ 587	\$ -	56,140	\$ 55,335	101%
Expenditures and Other Uses													
Executive													
Professional Management	1,806	1,806	1,806	1,806	1,806	1,806	1,806	1,806	1,806	1,806	18,056	20,000	90%
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	20	23	137	360	38%
Communications & Freight Services													
Postage, Freight & Messenger	-	-	-	34	44	-	-	-	14	-	91	750	12%
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%
Legal Services													
Legal - General Counsel	-	221	634	330	268	-	1,797	-	415	438	4,101	7,500	55%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	765	765	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	N/A

Prepared by:

#### Artisan Lakes East Community Development District General Fund

### Statement of Revenues, Expenditures and Changes in Fund Balance Through July 31, 2021

Description	October	Nove	ember	Decembe	. ,	anuary	Fe	bruary	IV	1arch	April		May	J	lune	July	Ye	ar to Date	al Annual Sudget	% of Budget
Other General Government Services																				
Engineering Services		-	-		-	-		-		4,174	5,54	48	7,030		930	-	:	17,681.25	-	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	7	2,100	2,65	5	2,176		6,265		5,979	14,15	50	12,654		3,185	3,030		59,951	55,335	108%
Total Expenditures and Other Uses:	\$ 7,757	7 \$	2,100	\$ 2,65	5 \$	2,176	\$	6,265	\$	5,979	\$ 14,15	50	\$ 12,654	\$	3,185	\$ 3,030	\$	59,951	\$ 55,335	108%
Net Increase/ (Decrease) in Fund Balance	(7,499	9)	(456)	33,82	2	(630)		(5,478)		8,455	(13,89	90)	(12,507)		(2,598)	(3,030)		(3,812)	-	
Fund Balance - Beginning	33,165	5 2	25,666	25,21	)	59,032		58,402		52,924	61,37	79	47,489		34,982	32,383		33,165		
Fund Balance - Ending	\$ 25,666	5 \$ 2	25,210	\$ 59,03	2 \$	58,402	\$	52,924	\$	61,379	\$ 47,48	39	\$ 34,982	\$	32,383	\$ 29,353		29,353	\$ 	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budge
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ - \$	- :	\$ - \$	-	- \$	- \$	- \$	-	-	-	N/A
Interest Income									-	-			
Interest Account	-	0	0					0	0		0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	1	1	8	-	N/A
Prepayment Account	-	-	-				-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	0	0	1	2	1	1	5	-	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	4,218	-	403,644	397,823	101%
Special Assessments - Off Roll	5,668	-	-				-	-	-	-	5,668	-	N/A
Special Assessments - Prepayments	-	-	-							-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-		-		-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	\$ 7,524	\$ 11,824	\$ 262,270 \$	11,123	\$ 5,658 \$	103,780 \$	1,868 \$	1,057 \$	4,219 \$	1	\$ 409,325	\$ 397,823	N/A
xpenditures 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 \$	- \$	<b>.</b>	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)	4,219	1	14,185	(1,307)	
Fund Balance - Beginning	343,356	350,880	212,633	474,904	486,026	491,684	595,465	597,333	353,320	357,539	343,356	-	
			•		•						•		

#### Artisan Lakes East Community Development District Debt Service Fund - Series 2021

### Statement of Revenues, Expenditures and Changes in Fund Balance Through July 31, 2021

Description	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	-	-	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments	-			
Special Assessments - On Roll	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds	721,579	721,579	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	\$ 721,579	\$ 721,579	\$ -	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2021	-	-	-	N/A
Principal Debt Service - Early Redemptions				
Series 2021	-	-	-	N/A
Interest Expense				
Series 2021	-	-	-	N/A
Due to Developer		-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance Fund Balance - Beginning	721,579 -	721,579 -	-	
Fund Balance - Ending	\$ 721,579	721,579	\$ -	

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

Description	Octobe	r N	lovember	December	January	February	March	April	May	June	July	Ye	ar to Date	al Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward		-	-	-	-	-	-	-	-	-	-		-	\$ -	N/A
Interest Income															
Construction Account		1	1	1	1	1	1	1	1	1	1		6	\$ -	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 \$	1 \$	1	\$	6	\$ -	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 \$	1 \$	1	\$	6	-	
Fund Balance - Beginning	\$ 148,6	48 \$	148,648	\$ 148,649	\$ 148,649 \$	148,650 \$	148,651 \$	148,651 \$	148,652 \$	148,652 \$	148,653	\$	148,648	\$ -	
Fund Balance - Ending	\$ 148.6	48 \$	148,649				148,651 \$	148,652 \$	148,652 \$	148,653 \$		\$	148,654	\$ -	

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

Through July 31, 2021

				Total	Annual	% of
Description	July	Υ	ear to Date	Bud	dget	Budget
Revenue and Other Sources						
Carryforward	-		-	\$	-	N/A
Interest Income						
Construction Account	-		-	\$	-	N/A
Cost of Issuance	-		-	\$	-	N/A
Debt Proceeds	12,038,421		12,038,421	\$	-	N/A
Operating Transfers In (From Other Funds)	-		-	\$	-	N/A
<b>Total Revenue and Other Sources:</b>	\$ 12,038,421	\$	12,038,421	\$	-	N/A
Expenditures and Other Uses						
Executive						
Professional Management	\$ 50,000	\$	50,000	\$	-	N/A
Other Contractual Services						
Trustee Services	\$ 6,050	\$	6,050	\$	-	N/A
Printing & Binding	\$ 1,750	\$	1,750	\$	-	N/A
Legal Services						
Legal - Series 2021 Bonds	\$ 159,000	\$	159,000	\$	-	N/A
Other General Government Services						
Engineering Services	\$ 15,000	\$	15,000	\$	-	N/A
Capital Outlay						
Construction - Capital Outlay	\$ -	\$	-	\$	-	N/A
Cost of Issuance						
Legal - Series 2021 Bonds	\$ -	\$	-	\$	-	N/A
Underwriter's Discount	\$ 255,200	\$	255,200	\$	-	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$	-	\$	-	N/A
Total Expenditures and Other Uses:	\$ 487,000	\$	487,000	\$	-	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 11,551,421	\$	11,551,421		-	
Fund Balance - Beginning	\$ -	\$	-	\$	-	
Fund Balance - Ending	\$ 11,551,421	\$	11,551,421	\$	-	

Prepared by: