

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 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 August 31, 2021**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund				
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 19,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,951
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	-	158,588	-	-	-	-	-	158,588
Series 2021-1	-	-	-	-	-	-	-	-
Prepayment Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-
Capitalized Interest Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	64,405	-	-	-	-	64,405
Series 2021-2	-	-	305,225	-	-	-	-	305,225
Construction Account	-	-	-	148,654	11,888,442	-	-	12,037,097
Cost of Issuance Account	-	-	-	-	2,550	-	-	2,550
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending August 31, 2021**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund				
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021			
Accounts Receivable	-	-	-	-	-	-	-	
Assessments Receivable	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	-	357,542	357,542	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,272,458	18,272,458	
Total Assets	\$ 19,951	\$ 357,542	\$ 721,581	\$ 148,654	\$ 11,890,992	\$ 18,630,000	\$ 31,768,721	

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending August 31, 2021**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund				
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-							-
General Fund	-							-
Debt Service Fund(s)	-							-
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	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 339,530</u>	<u>\$ 18,630,000</u>		<u>\$ 18,969,530</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	-	14,186	721,581	7	11,551,462	-		12,287,236
Unassigned								
Beginning: October 1, 2020 (Audited)	33,165	-	-	-	-	-		33,165
Results from Current Operations	(13,213)	-	-	-	-	-		(13,213)
Total Fund Equity and Other Credits	<u>\$ 19,951</u>	<u>\$ 357,542</u>	<u>\$ 721,581</u>	<u>\$ 148,654</u>	<u>\$ 11,551,462</u>	<u>\$ -</u>		<u>\$ 12,799,191</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 19,951</u>	<u>\$ 357,542</u>	<u>\$ 721,581</u>	<u>\$ 148,654</u>	<u>\$ 11,890,992</u>	<u>\$ 18,630,000</u>		<u>\$ 31,768,721</u>

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	587	-	-	56,140	55,335	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution														
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In														
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 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	1,806	19,861	20,000	99%
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	21	158	360	44%
Communications & Freight Services														
Postage, Freight & Messenger	-	-	-	34	44	-	-	-	14	-	-	91	750	12%
Computer Services - Website Development														
Computer Services - Website Development	50	50	-	-	-	-	-	-	-	-	-	100	2,000	5%
Insurance														
Insurance	5,381	-	-	-	-	-	-	-	-	-	-	5,381	5,200	103%
Printing & Binding														
Printing & Binding	-	-	191	-	117	-	-	-	-	-	-	308	750	41%
Subscription & Memberships														
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services														
Legal - General Counsel	-	221	634	330	268	-	1,797	-	415	438	1,237	5,338	7,500	71%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	765	-	765	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	1,073	1,073	-	N/A
Other General Government Services														
Engineering Services	-	-	-	-	-	4,174	5,548	7,030	930	-	5,265	22,946.25	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
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	12,654	3,185	3,030	9,402	69,353	55,335	125%
Total Expenditures and Other Uses:	\$ 7,757	\$ 2,100	\$ 2,655	\$ 2,176	\$ 6,265	\$ 5,979	\$ 14,150	\$ 12,654	\$ 3,185	\$ 3,030	\$ 9,402	\$ 69,353	\$ 55,335	125%
Net Increase/ (Decrease) in Fund Balance	(7,499)	(456)	33,822	(630)	(5,478)	8,455	(13,890)	(12,507)	(2,598)	(3,030)	(9,402)	(13,213)	-	
Fund Balance - Beginning	33,165	25,666	25,210	59,032	58,402	52,924	61,379	47,489	34,982	32,383	29,353	33,165	-	
Fund Balance - Ending	\$ 25,666	\$ 25,210	\$ 59,032	\$ 58,402	\$ 52,924	\$ 61,379	\$ 47,489	\$ 34,982	\$ 32,383	\$ 29,353	\$ 19,951	19,951	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
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	1	9	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	0	0	1	2	1	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
Total Revenue and Other Sources:	\$ 7,524	\$ 11,824	\$ 262,270	\$ 11,123	\$ 5,658	\$ 103,780	\$ 1,868	\$ 1,057	\$ 4,219	\$ 1	\$ 2	\$ 409,326	\$ 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)	4,219	1	2	14,186	(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	357,541	343,356	-	
Fund Balance - Ending	\$ 350,880	\$ 212,633	\$ 474,904	\$ 486,026	\$ 491,684	\$ 595,465	\$ 597,333	\$ 353,320	\$ 357,539	\$ 357,541	\$ 357,542	\$ 357,542	\$ (1,307)	

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

Description	July	August	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 - Series 2021-1	-	1	1	-	N/A
Reserve Account - Series 2021-2	-	1	1	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	-	-	-	-	N/A
Capitalized Interest Account - Series 2021-1	-	0	0	-	N/A
Capitalized Interest Account - Series 2021-2	-	1	1	-	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
Total Revenue and Other Sources:	\$ 721,579	\$ 2	\$ 721,581	\$ -	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	721,579	2	721,581	-	
Fund Balance - Beginning	-	721,579	-	-	
Fund Balance - Ending	\$ 721,579	\$ 721,581	721,581	\$ -	

Prepared by:

JPWARD and Associates, LLC

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	1	1	1	7	\$ -	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	\$ 1	\$ 7	\$ -	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	\$ 1	\$ 7	-	
Fund Balance - Beginning	\$ 148,648	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,650	\$ 148,651	\$ 148,651	\$ 148,652	\$ 148,652	\$ 148,653	\$ 148,654	\$ 148,648	\$ -	
Fund Balance - Ending	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,650	\$ 148,651	\$ 148,651	\$ 148,652	\$ 148,652	\$ 148,653	\$ 148,654	\$ 148,654	\$ 148,654	\$ -	

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

Description	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	-	-	-	\$ -	N/A
Interest Income					
Construction Account	-	41	41	\$ -	N/A
Cost of Issuance	-	0	0	\$ -	N/A
Debt Proceeds	12,038,421	-	12,038,421	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 12,038,421</u>	<u>\$ 41</u>	<u>\$ 12,038,462</u>	<u>\$ -</u>	<u>N/A</u>
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:	<u>\$ 487,000</u>	<u>\$ -</u>	<u>\$ 487,000</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 11,551,421	\$ 41	\$ 11,551,462	-	
Fund Balance - Beginning	\$ -	\$ 11,551,421	\$ -	\$ -	
Fund Balance - Ending	<u>\$ 11,551,421</u>	<u>\$ 11,551,462</u>	<u>\$ 11,551,462</u>	<u>\$ -</u>	

Prepared by:

JPWARD and Associates, LLC