
Artisan Lakes East Community Development District

Financial Statements

September 30, 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 September 30, 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	\$ 36,379	\$ -	\$ -	\$ -	\$ -	\$ 36,379
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						
			152,877	-	-	152,877
Construction Account						
				741,904	-	741,904
Cost of Issuance Account						
						-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable						
	-	-	-	-	-	-
Assessments Receivable						
	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	351,831	-	351,831
Amount to be Provided by Debt Service Funds	-	-	-	5,708,169	-	5,708,169
Total Assets	\$ 36,379	\$ 351,831	\$ 741,904	\$ 6,060,000	\$ -	\$ 7,190,113

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending September 30, 2019**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund			
	General Fund	Series 2018	Series 2018			
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	-	351,831	741,904	-	-	1,093,734
Unassigned						
Beginning: October 1, 2018 (Unaudited)	5,903	-	-	-	-	5,903
Results from Current Operations	30,475	-	-	-	-	30,475
Total Fund Equity and Other Credits	<u>\$ 36,379</u>	<u>\$ 351,831</u>	<u>\$ 741,904</u>	<u>\$ -</u>		<u>\$ 1,130,113</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 36,379</u>	<u>\$ 351,831</u>	<u>\$ 741,904</u>	<u>\$ 6,060,000</u>		<u>\$ 7,190,113</u>

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2019

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	1,667	1,667	21,333	20,000	107%
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	104	-	7,102	2,500	284%
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	20	52	319	350	91%
Communications & Freight Services															
Postage, Freight & Messenger	187	200	261	49	58	-	12	54	8	14	-	62	905	750	121%
Computer Services - Website Development															
Computer Services - Website Development	50	50	50	50	50	50	50	50	50	50	50	50	600	1,500	40%
Insurance															
Insurance	-	-	-	5,137	-	-	-	-	-	-	-	-	5,137	5,200	99%
Printing & Binding															
Printing & Binding	-	-	1,066	-	133	-	-	125	-	-	-	517	1,841	330	558%
Subscription & Memberships															
Subscription & Memberships	-	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	-	4,758	-	5,686	-	2,372	214	191	949	-	146	14,317	10,000	143%
Legal - Series 2018 Bonds	-	-	4,713	-	1,801	-	-	-	-	-	-	-	6,515	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	487	65	91	10,482	91	65	11,281	-	N/A
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

Artisan Lakes East Community Development District
 General Fund
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through September 30, 2019

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
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	1,932	2,559	74,525	59,555	125%
Total Expenditures and Other Uses:	\$ 263	\$ 4,632	\$ 12,256	\$ 5,261	\$ 12,755	\$ 158	\$ 15,945	\$ 2,198	\$ 2,030	\$ 14,538	\$ 1,932	\$ 2,559	\$ 74,525	\$ 59,555	125%
Net Increase/ (Decrease) in Fund Balance	(263)	(4,632)	7,744	(5,261)	2,245	(158)	19,055	(2,198)	32,970	(14,538)	(1,932)	(2,559)	30,475	-	
Fund Balance - Beginning	5,903	5,641	1,009	8,753	3,492	5,738	5,580	24,635	22,437	55,407	40,869	38,937	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	\$ 38,937	\$ 36,379	\$ 36,379	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2019

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	\$ 42	\$ 34	392	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	26	67	60	67	65	39	38	32	26	420	-	N/A
Special Assessments - Prepayments									\$ -	\$ -	\$ -	\$ -	-	-	N/A
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	\$ 75	\$ 60	\$ 462,500	\$ -	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	75	60	351,831	-	
Fund Balance - Beginning	-	-	-	461,688	461,734	461,851	461,958	462,075	351,520	351,609	351,696	351,771	-	-	
Fund Balance - Ending	\$ -	\$ -	\$ 461,688	\$ 461,734	\$ 461,851	\$ 461,958	\$ 462,075	\$ 351,520	\$ 351,609	\$ 351,696	\$ 351,771	\$ 351,831	\$ 351,831	\$ -	

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2019

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	157	126	1,980	\$ -	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	\$ 157	\$ 126	\$ 5,600,294	\$ -	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	\$ 157	\$ 126	\$ 741,904	\$ -	-
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 5,284,937	\$ 740,896	\$ 741,159	\$ 740,877	\$ 741,066	\$ 741,248	\$ 741,437	\$ 741,620	\$ 741,778	\$ -	\$ -	-
Fund Balance - Ending	\$ -	\$ -	\$ 5,284,937	\$ 740,896	\$ 741,159	\$ 740,877	\$ 741,066	\$ 741,248	\$ 741,437	\$ 741,620	\$ 741,778	\$ 741,904	\$ 741,904	\$ -	-