

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 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 September 30, 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	\$ 39,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,340
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	-	158,590	-	-	-	-	-	158,590
Series 2021-1	-	-	-	-	-	-	-	-
Prepayment Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-
Capitalized Interest Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	64,406	-	-	-	-	64,406
Series 2021-2	-	-	305,227	-	-	-	-	305,227
Construction Account	-	-	-	148,655	11,867,558	-	-	12,016,213
Cost of Issuance Account	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending September 30, 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	-	-	-	-	-	357,544	357,544	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,272,456	18,272,456	
Total Assets	<u>\$ 39,340</u>	<u>\$ 357,544</u>	<u>\$ 721,584</u>	<u>\$ 148,655</u>	<u>\$ 11,867,558</u>	<u>\$ 18,630,000</u>	<u>\$ 31,764,681</u>	

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending September 30, 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	-	14,188	721,584	7	11,528,027	-	-	12,263,807
Unassigned								
Beginning: October 1, 2020 (Audited)	33,165	-	-	-	-	-	-	33,165
Results from Current Operations	6,175	-	-	-	-	-	-	6,175
Total Fund Equity and Other Credits	<u>\$ 39,340</u>	<u>\$ 357,544</u>	<u>\$ 721,584</u>	<u>\$ 148,655</u>	<u>\$ 11,528,027</u>		<u>\$ -</u>	<u>\$ 12,795,150</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 39,340</u>	<u>\$ 357,544</u>	<u>\$ 721,584</u>	<u>\$ 148,655</u>	<u>\$ 11,867,558</u>		<u>\$ 18,630,000</u>	<u>\$ 31,764,681</u>

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2021

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	258	1,644	36,477	1,547	787	14,434	260	147	587	-	-	-	56,140	55,335	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue															
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	297	297	-	N/A
Intragovernmental Transfer In															
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 258	\$ 1,644	\$ 36,477	\$ 1,547	\$ 787	\$ 14,434	\$ 260	\$ 147	\$ 587	\$ -	\$ -	\$ 297	56,437	\$ 55,335	102%
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	1,806	21,667	20,000	108%
Financial and Administrative															
Audit Services	-	-	-	-	-	-	-	3,100	-	-	-	-	3,100	4,300	72%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	1,000	1,000	500	200%
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	48	207	360	57%
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	1,237	322	5,660	7,500	75%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	765	-	-	765	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	1,073	680	1,753	-	N/A
Other General Government Services															
Engineering Services	-	-	-	-	-	4,174	5,548	7,030	930	-	5,265	(22,946)	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

**Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2021**

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:	7,757	2,100	2,655	2,176	6,265	5,979	14,150	12,654	3,185	3,030	9,402	(19,091)	50,262	55,335	91%
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	\$ (19,091)	\$ 50,262	\$ 55,335	91%
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)	19,388	6,175	-	
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	19,951	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	\$ 39,340	39,340	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2021

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	-	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	1	10	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	0	0	1	2	1	1	1	1	6	-	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															
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	\$ 2	\$ 409,328	\$ 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	2	14,188	(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	357,542	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	\$ 357,544	\$ 357,544	\$ (1,307)	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2021

Description	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 - Series 2021-1	-	1	1	1	-	N/A
Reserve Account - Series 2021-2	-	1	1	1	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	N/A
Capitalized Interest Account - Series 2021-1	-	0	0	0	-	N/A
Capitalized Interest Account - Series 2021-2	-	1	1	2	-	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	\$ 3	\$ 721,584	\$ -	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	3	721,584	-	-
Fund Balance - Beginning	-	721,579	721,581	-	-	-
Fund Balance - Ending	\$ 721,579	\$ 721,581	\$ 721,584	721,584	\$ -	-

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 September 30, 2021

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	1	1	1	1	1	1	1	1	1	1	1	1	7	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds															
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 1	\$ 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															
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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)															
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 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	\$ 148,654	\$ 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	\$ 148,655	\$ 148,655	\$ -	

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2021

Description	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	-	-	-	-	\$ -	N/A
Interest Income						
Construction Account	-	41	50	91	\$ -	N/A
Cost of Issuance	-	0	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:	\$ 12,038,421	\$ 41	\$ 51	\$ 12,038,512	\$ -	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	\$ -	\$ 539	\$ 159,539	\$ -	N/A
Other General Government Services						
Engineering Services	\$ 15,000	\$ -	\$ 22,946	\$ 37,946	\$ -	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	\$ -	\$ 23,485	\$ 510,485	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 11,551,421	\$ 41	\$ (23,434)	\$ 11,528,027	-	-
Fund Balance - Beginning	\$ -	\$ 11,551,421	\$ 11,551,462	\$ -	\$ -	-
Fund Balance - Ending	\$ 11,551,421	\$ 11,551,462	\$ 11,528,027	\$ 11,528,027	\$ -	-

Prepared by:

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