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*Artisan Lakes East Community Development District*

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*Financial Statements*

*October 31, 2019*

*Prepared by:*

*JPWARD AND ASSOCIATES LLC*

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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 October 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	
<b>Assets</b>						
<b>Cash and Investments</b>						
General Fund - Invested Cash	\$ 33,206	\$ -	\$ -	\$ -	\$ -	\$ 33,206
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		152,929	-	-	-	152,929
Construction Account			742,013	-	-	742,013
Cost of Issuance Account				-	-	-
<b>Due from Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
<b>Accounts Receivable</b>						
<b>Assessments Receivable</b>						
Amount Available in Debt Service Funds	-	-	-	351,883	-	351,883
Amount to be Provided by Debt Service Funds	-	-	-	5,708,117	-	5,708,117
<b>Total Assets</b>	<b>\$ 33,206</b>	<b>\$ 351,883</b>	<b>\$ 742,013</b>	<b>\$ 6,060,000</b>	<b>\$ -</b>	<b>\$ 7,187,102</b>

**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending October 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	
<b>Liabilities</b>					
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Bonds Payable</b>					
Current Portion					
Series 2018				\$95,000	95,000
Long Term					
Series 2018				\$5,965,000	5,965,000
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,060,000</u>	<u>\$ 6,060,000</u>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-	-	-	-
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2018 (Unaudited)	-	351,831	741,904	-	1,093,734
Results from Current Operations	-	52	110	-	162
<b>Unassigned</b>					
Beginning: October 1, 2018 (Unaudited)	35,119	-	-	-	35,119
Results from Current Operations	(1,913)	-	-	-	(1,913)
<b>Total Fund Equity and Other Credits</b>	<u>\$ 33,206</u>	<u>\$ 351,883</u>	<u>\$ 742,013</u>	<u>\$ -</u>	<u>\$ 1,127,102</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 33,206</u>	<u>\$ 351,883</u>	<u>\$ 742,013</u>	<u>\$ 6,060,000</u>	<u>\$ 7,187,102</u>

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	-	\$ -	N/A
<b>Interest</b>				
Interest - General Checking	-	-	-	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	-	-	54,760	0%
Special Assessments - Off-Roll	-	-	-	N/A
<b>Developer Contribution</b>		-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 54,760</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	1,667	1,667	20,000	8%
<b>Financial and Administrative</b>				
Audit Services	-	-	4,300	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	-	-	-	N/A
Arbitrage Rebate Services	-	-	500	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	2,500	0%
Trustee Services	-	-	5,725	0%
Dissemination Agent Services	-	-	5,000	0%
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	21	21	360	6%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	-	750	0%

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	50	50	2,000	3%
<b>Insurance</b>	-	-	5,200	0%
<b>Printing &amp; Binding</b>		-	750	0%
<b>Subscription &amp; Memberships</b>	175	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	-	-	7,500	0%
Legal - Series 2018 Bonds	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	N/A
<b>Other General Government Services</b>				
Engineering Services	-	-	-	N/A
Contingencies	-	-	-	N/A
Other Current Charges	-	-	-	N/A
<b>Reserves</b>				
Operational Reserves (Future Years)		-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	N/A
Discounts/Collection Fees		-	-	
<b>Sub-Total:</b>	<b>1,913</b>	<b>1,913</b>	<b>54,760</b>	<b>3%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1,913</b>	<b>\$ 1,913</b>	<b>\$ 54,760</b>	<b>3%</b>
Net Increase/ (Decrease) in Fund Balance	(1,913)	(1,913)	-	
Fund Balance - Beginning	35,119	35,119	-	
<b>Fund Balance - Ending</b>	<b>\$ 33,206</b>	<b>33,206</b>	<b>\$ -</b>	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	-	-	N/A
<b>Interest Income</b>				
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	29	29	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	23	23	-	N/A
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	-	-	397,820	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
<b>Debt Proceeds</b>				
	-	-	-	N/A
<b>Intragovernmental Transfer In</b>				
	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 52</b>	<b>\$ 52</b>	<b>\$ 397,820</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2018	-	-	95,000	N/A
<b>Principal Debt Service - Early Redemptions</b>				
Series 2018	-	-	-	N/A
<b>Interest Expense</b>				
Series 2018	-	-	304,130	N/A
<b>Operating Transfers Out (To Other Funds)</b>				
	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 399,130</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	52	52	(1,310)	
Fund Balance - Beginning	351,831	351,831	-	
<b>Fund Balance - Ending</b>	<b>\$ 351,883</b>	<b>351,883</b>	<b>\$ (1,310)</b>	

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 October 31, 2019**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	-	-	\$ -	N/A
<b>Interest Income</b>				
Construction Account	110	110	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
<b>Debt Proceeds</b>				
Operating Transfers In (From Other Funds)	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 110</b>	<b>\$ 110</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	\$ -	\$ -	\$ -	N/A
<b>Other Contractual Services</b>				
Trustee Services	\$ -	\$ -	\$ -	N/A
<b>Printing &amp; Binding</b>				
Legal Services	\$ -	\$ -	\$ -	N/A
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	N/A
<b>Other General Government Services</b>				
Stormwater Mgmt-Construction	\$ -	\$ -	\$ -	N/A
<b>Capital Outlay</b>				
Construction - Capital Outlay	\$ -	\$ -	\$ -	N/A
<b>Cost of Issuance</b>				
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	N/A
<b>Underwriter's Discount</b>				
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 110	\$ 110	-	
Fund Balance - Beginning	\$ 741,904	\$ 741,904	-	
<b>Fund Balance - Ending</b>	<b>\$ 742,013</b>	<b>\$ 742,013</b>	<b>\$ -</b>	

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**JPWARD and Associates, LLC**