

# ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - OCTOBER 2021

FISCAL YEAR 2022

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PREPARED BY:

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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, 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			
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 32,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,723
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	-	158,591	-	-	-	-	-	158,591
Series 2021-1	-	-	-	-	-	-	-	-
Prepayment Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-
Capitalized Interest Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	64,407	-	-	-	-	64,407
Series 2021-2	-	-	305,229	-	-	-	-	305,229
Construction Account	-	-	-	148,656	11,867,607	-	-	12,016,262
Cost of Issuance Account	-	-	-	-	0	-	-	0
<b>Due from Other Funds</b>								
General Fund	-	1,672	-	-	-	-	-	1,672
Debt Service Fund(s)	-	-	-	-	-	-	-	-

**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending October 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	-	-	-	-	-	359,217	359,217	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,270,783	18,270,783	
Total Assets	<u>\$ 32,723</u>	<u>\$ 359,217</u>	<u>\$ 721,587</u>	<u>\$ 148,656</u>	<u>\$ 11,867,607</u>	<u>\$ 18,630,000</u>	<u>\$ 31,759,790</u>	

**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending October 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			
<b>Liabilities</b>								
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>	-							-
General Fund	-							-
Debt Service Fund(s)	1,672							1,672
<b>Due to Developer</b>	-							-
<b>Unamortized Prem/Discount on Bonds</b>	-				339,530			339,530
<b>Bonds Payable</b>								
Current Portion								
Series 2018						\$100,000		100,000
Series 2021						\$125,000		125,000
Long Term								
Series 2018						\$5,770,000		5,770,000
Series 2021						\$12,635,000		12,635,000
<b>Total Liabilities</b>	<u>\$ 1,672</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 339,530</u>	<u>\$ 18,630,000</u>		<u>\$ 18,971,203</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, 2021 (Unaudited)	-	357,544	721,584	148,655	11,528,027	-		12,755,810
Results from Current Operations	-	1,674	3	1	49	-		1,726
<b>Unassigned</b>								
Beginning: October 1, 2021 (Unaudited)	39,098	-	-	-	-	-		39,098
Results from Current Operations	(8,047)	-	-	-	-	-		(8,047)
<b>Total Fund Equity and Other Credits</b>	<u>\$ 31,051</u>	<u>\$ 359,217</u>	<u>\$ 721,587</u>	<u>\$ 148,656</u>	<u>\$ 11,528,076</u>	<u>\$ -</u>		<u>\$ 12,788,587</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 32,723</u>	<u>\$ 359,217</u>	<u>\$ 721,587</u>	<u>\$ 148,656</u>	<u>\$ 11,867,607</u>	<u>\$ 18,630,000</u>		<u>\$ 31,759,790</u>

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

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	401	401	95,585	0%
Special Assessments - Off-Roll	-	-	-	N/A
<b>Miscellaneous Revenue</b>		-	-	N/A
<b>Developer Contribution</b>		-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 401</b>	<b>\$ 401</b>	<b>\$ 95,585</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	1,806	1,806	20,000	9%
<b>Financial and Administrative</b>				
Audit Services	-	-	5,200	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	-	-	-	N/A
Arbitrage Rebate Services	-	-	1,000	0%
<b>Other Contractual Services</b>				
Legal Advertising	82	82	3,000	3%
Trustee Services	-	-	11,600	0%
Dissemination Agent Services	-	-	6,000	0%
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	53	53	360	15%
<b>Communications &amp; Freight Services</b>				

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	43	43	750	6%
<b>Computer Services - Website Development</b>	-	-	2,000	0%
<b>Insurance</b>	5,570	5,570	5,800	96%
<b>Printing &amp; Binding</b>	-	-	700	0%
<b>Subscription &amp; Memberships</b>	175	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	-	-	7,500	0%
Legal - Series 2021 Bonds	-	-	-	N/A
Legal - Boundary Amendment	720	720	-	N/A
<b>Other General Government Services</b>				
Engineering Services	-	-	7,500	0%
Contingencies	-	-	14,000	0%
Capital Outlay	-	-	-	N/A
<b>Reserves</b>				
Operational Reserves (Future Years)	-	-	10,000	0%
<b>Other Fees and Charges</b>	-	-	-	N/A
Discounts/Collection Fees	-	-	-	
<b>Sub-Total:</b>	<b>8,448</b>	<b>8,448</b>	<b>95,585</b>	<b>9%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 8,448</b>	<b>\$ 8,448</b>	<b>\$ 95,585</b>	<b>9%</b>
Net Increase/ (Decrease) in Fund Balance	(8,047)	(8,047)	-	
Fund Balance - Beginning	39,098	39,098	-	
<b>Fund Balance - Ending</b>	<b>\$ 31,051</b>	<b>31,051</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, 2021**

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	1	1	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	1	1	-	N/A
Capitalized Interest Account	-	-	-	N/A
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	1,672	1,672	398,031	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
<b>Debt Proceeds</b>				
Intragovernmental Transfer In	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,674</b>	<b>\$ 1,674</b>	<b>\$ 398,031</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2018	-	-	100,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2018	-	-	-	N/A
<b>Interest Expense</b>				
Series 2018	-	-	296,150	0%
<b>Due to Developer</b>				
	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>				
	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 396,150</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,674	1,674	1,881	
Fund Balance - Beginning	357,544	357,544	-	
<b>Fund Balance - Ending</b>	<b>\$ 359,217</b>	<b>359,217</b>	<b>\$ 1,881</b>	

Prepared by:

**JPWARD and Associates, LLC**



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

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 - 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
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	-	-	-	N/A
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>\$ 3</b>	<b>\$ 3</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2021	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>				
Series 2021	-	-	-	N/A
<b>Interest Expense</b>				
Series 2021	-	-	-	N/A
<b>Due to Developer</b>	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	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	3	3	-	
Fund Balance - Beginning	721,584	721,584	-	
<b>Fund Balance - Ending</b>	<b>\$ 721,587</b>	<b>721,587</b>	<b>\$ -</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, 2021**

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	1	1	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ -</u>	<u>N/A</u>
<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>	\$ -	\$ -	\$ -	N/A
<b>Legal Services</b>				
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	N/A
<b>Other General Government Services</b>				
Stormwater Mgmt-Construction	\$ -	\$ -	\$ -	N/A
<b>Capital Outlay</b>				
<b>Construction - Capital Outlay</b>	\$ -	\$ -	\$ -	N/A
<b>Cost of Issuance</b>				
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	N/A
<b>Underwriter's Discount</b>	\$ -	\$ -	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	-	
Fund Balance - Beginning	<u>\$ 148,655</u>	<u>\$ 148,655</u>	<u>\$ -</u>	
<b>Fund Balance - Ending</b>	<u><u>\$ 148,656</u></u>	<u><u>\$ -</u></u>		

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	-	-	\$ -	N/A
<b>Interest Income</b>				
Construction Account	49	49	\$ -	N/A
Cost of Issuance	0	0	\$ -	N/A
<b>Debt Proceeds</b>	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ 49	\$ 49	\$ -	N/A
<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>	\$ -	\$ -	\$ -	N/A
<b>Legal Services</b>				
Legal - Series 2021 Bonds	\$ -	\$ -	\$ -	N/A
<b>Other General Government Services</b>				
Engineering Services	\$ -	\$ -	\$ -	N/A
<b>Capital Outlay</b>				
<b>Construction - Capital Outlay</b>	\$ -	\$ -	\$ -	N/A
<b>Cost of Issuance</b>				
Legal - Series 2021 Bonds	\$ -	\$ -	\$ -	N/A
<b>Underwriter's Discount</b>	\$ -	\$ -	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 49	\$ 49	-	
Fund Balance - Beginning	\$ 11,528,027	\$ 11,528,027	\$ -	
<b>Fund Balance - Ending</b>	\$ 11,528,076	\$ 11,528,076	\$ -	

Prepared by:

**JPWARD and Associates, LLC**