
Artisan Lakes East Community Development District

Financial Statements

December 31, 2019

Prepared by:

JPWARD AND ASSOCIATES LLC

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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>

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**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending December 31, 2019**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund			
	General Fund	Series 2018	Series 2018			
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 43,046	\$ -	\$ -	\$ -	\$ -	\$ 43,046
Debt Service Fund						
Interest Account						
Series 2018	-	-	-	-	-	-
Sinking Account						
Series 2018	-	-	-	-	-	-
Reserve Account						
Series 2018		199,004	-	-	-	199,004
Revenue						
Series 2018	-	183,520	-	-	-	183,520
Prepayment Account						
Series 2018	-	-	-	-	-	-
Capitalized Interest Account						
Construction Account			148,553			148,553
Cost of Issuance Account						
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable						
Assessments Receivable						
Amount Available in Debt Service Funds	-	-	-	382,524	382,524	382,524
Amount to be Provided by Debt Service Funds	-	-	-	5,677,476	5,677,476	5,677,476
Total Assets	\$ 43,046	\$ 382,524	\$ 148,553	\$ 6,060,000	\$ 6,634,124	\$ 6,634,124

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending December 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	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Bonds Payable					
Current Portion					
Series 2018				\$95,000	95,000
Long Term					
Series 2018				\$5,965,000	5,965,000
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)	-	351,831	741,904	-	1,093,734
Results from Current Operations	-	30,694	(593,350)	-	(562,657)
Unassigned					
Beginning: October 1, 2018 (Unaudited)	35,119	-	-	-	35,119
Results from Current Operations	7,927	-	-	-	7,927
Total Fund Equity and Other Credits	<u>\$ 43,046</u>	<u>\$ 382,524</u>	<u>\$ 148,553</u>	<u>\$ -</u>	<u>\$ 574,124</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 43,046</u>	<u>\$ 382,524</u>	<u>\$ 148,553</u>	<u>\$ 6,060,000</u>	<u>\$ 6,634,124</u>

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

Description	October	November	December	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	-	480	23,344	23,824	54,760	44%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Developer Contribution						
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 480	\$ 23,344	23,824	\$ 54,760	44%
Expenditures and Other Uses						
Executive						
Professional Management	1,667	1,667	1,667	5,000	20,000	25%
Financial and Administrative						
Audit Services	-	-	-	-	4,300	0%
Accounting Services	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	500	0%
Other Contractual Services						
Legal Advertising	-	1,401	-	1,401	2,500	56%
Trustee Services	-	-	-	-	5,725	0%
Dissemination Agent Services	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Service Fees	21	21	22	64	360	18%
Communications & Freight Services						
Postage, Freight & Messenger	-	-	-	-	750	0%

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	50	150	2,000	8%
Insurance	-	5,125	-	5,125	5,200	99%
Printing & Binding			-	-	750	0%
Subscription & Memberships	175	-	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	1,032	1,032	7,500	14%
Legal - Series 2018 Bonds	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	2,949	2,949	-	N/A
Other General Government Services						
Engineering Services	-	-	-	-	-	N/A
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:	1,913	8,264	5,720	15,897	54,760	29%
Total Expenditures and Other Uses:	\$ 1,913	\$ 8,264	\$ 5,720	\$ 15,897	\$ 54,760	29%
Net Increase/ (Decrease) in Fund Balance	(1,913)	(7,784)	17,624	7,927	-	
Fund Balance - Beginning	35,119	33,206	25,422	35,119	-	
Fund Balance - Ending	\$ 33,206	\$ 25,422	\$ 43,046	43,046	\$ -	

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

Description	October	November	December	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	29	25	25	79	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	N/A
Capitalized Interest Account	23	19	-	42	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	-	3,697	179,823	183,520	397,820	46%
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds						
	-	-	-	-	-	N/A
Intragovernmental Transfer In						
	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 52	\$ 3,742	\$ 179,848	\$ 183,642	\$ 397,820	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2018	-	-	-	-	95,000	N/A
Principal Debt Service - Early Redemptions						
Series 2018	-	-	-	-	-	N/A
Interest Expense						
Series 2018	-	152,065	-	152,065	304,130	N/A
Operating Transfers Out (To Other Funds)						
	-	883	-	883	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 152,948	\$ -	\$ 152,948	\$ 399,130	N/A
Net Increase/ (Decrease) in Fund Balance	52	(149,206)	179,848	30,694	(1,310)	
Fund Balance - Beginning	351,831	351,883	202,676	351,831	-	
Fund Balance - Ending	\$ 351,883	\$ 202,676	\$ 382,524	\$ 382,524	\$ (1,310)	

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**Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2019**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	-	-	-	-	\$ -	N/A
Interest Income						
Construction Account	110	95	92	296	\$ -	N/A
Cost of Issuance	-	-	-	-	\$ -	N/A
Debt Proceeds						
	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	883	-	883	\$ -	N/A
Total Revenue and Other Sources:	\$ 110	\$ 978	\$ 92	\$ 1,179	\$ -	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	\$ -	\$ -	\$ 594,529	\$ 594,529	\$ -	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:	\$ -	\$ -	\$ 594,529	\$ 594,529	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 110	\$ 978	\$ (594,438)	\$ (593,350)	-	
Fund Balance - Beginning	\$ 741,904	\$ 742,013	\$ 742,991	\$ 741,904	-	
Fund Balance - Ending	\$ 742,013	\$ 742,991	\$ 148,553	\$ 148,553	\$ -	

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