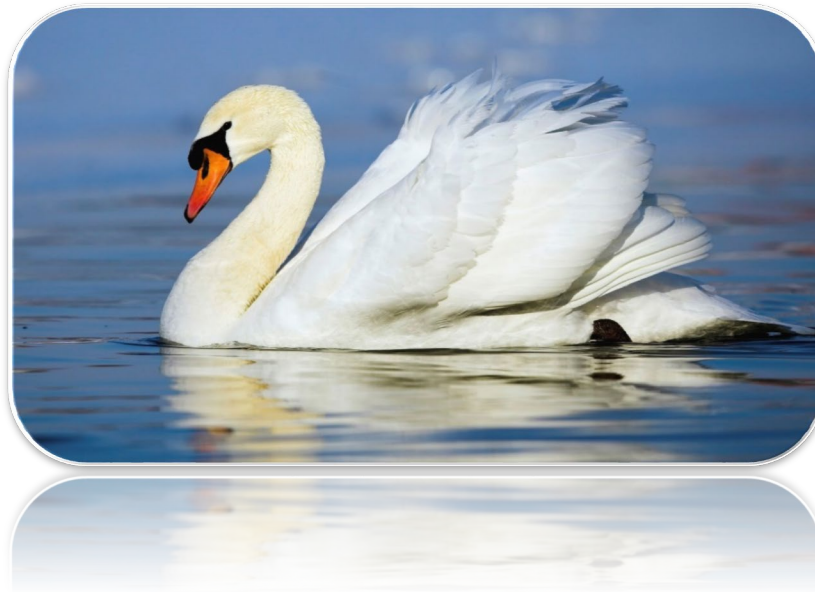


ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2023

FISCAL YEAR 2023

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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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending July 31, 2023**

	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	\$ 48,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,487
Debt Service Fund								
Interest Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	0	-	-	-	-	0
Sinking Account								
Series 2018	-	-	-	-	-	-	-	-
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	-	130,905	-	-	-	-	-	130,905
Series 2021-1	-	-	159,044	-	-	-	-	159,044
Prepayment Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-
Capitalized Interest Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	0	-	0
Construction Account								
Cost of Issuance Account	-	-	-	-	1	2,433,408	-	2,433,409
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending July 31, 2023**

	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	-	-	-	-	-	329,859	329,859	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,075,141	18,075,141	
Total Assets	<u>\$ 48,487</u>	<u>\$ 329,859</u>	<u>\$ 510,995</u>	<u>\$ 1</u>	<u>\$ 2,433,408</u>	<u>\$ 18,405,000</u>	<u>\$ 21,727,749</u>	

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending July 31, 2023**

	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						\$105,000		105,000
Series 2021						\$270,000		270,000
Long Term								
Series 2018						\$5,665,000		5,665,000
Series 2021						\$12,365,000		12,365,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 339,530</u>	<u>\$ 18,405,000</u>		<u>\$ 18,744,530</u>
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	-	-
Fund Balance								
Restricted								
Beginning: October 1, 2022 (Audited)	-	361,676	568,136	1	10,636,502	-		11,566,314
Results from Current Operations	-	(31,818)	(57,141)	-	(8,542,624)	-		(8,631,582)
Unassigned								
Beginning: October 1, 2022 (Audited)	26,043	-	-	-	-	-		26,043
Results from Current Operations	22,444	-	-	-	-	-		22,444
Total Fund Equity and Other Credits	<u>\$ 48,487</u>	<u>\$ 329,859</u>	<u>\$ 510,995</u>	<u>\$ 1</u>	<u>\$ 2,093,878</u>	<u>\$ -</u>		<u>\$ 2,983,219</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 48,487</u>	<u>\$ 329,859</u>	<u>\$ 510,995</u>	<u>\$ 1</u>	<u>\$ 2,433,408</u>	<u>\$ 18,405,000</u>		<u>\$ 21,727,749</u>

**Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023**

Description	October	November	December	January	February	March	April	May	June	July	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	152	160	41,739	25,410	551	17,687	318	-	587	-	86,604	95,595	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue													
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 152	\$ 160	\$ 41,739	\$ 25,410	\$ 551	\$ 17,687	\$ 318	\$ -	\$ 587	\$ -	\$ 86,604	\$ 95,595	91%
Expenditures and Other Uses													
Executive													
Professional Management	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	19,167	23,000	83%
Financial and Administrative													
Audit Services	-	-	-	1,500	-	3,800	-	-	-	-	5,300	4,300	123%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	-	500	1,000	50%
Other Contractual Services													
Legal Advertising	-	165	-	-	-	-	-	350	-	-	515	2,000	26%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	8,170	0%
Dissemination Agent Services	-	-	-	-	-	-	-	6,000	-	-	6,000	6,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	68	68	68	63	59	67	53	179	69	68	762	250	305%
Communications & Freight Services													
Postage, Freight & Messenger	11	-	-	-	-	-	-	-	44	8	63	150	42%
Computer Services - Website Development													
Insurance	-	5,988	-	-	-	-	-	-	-	-	5,988	5,800	103%
Printing & Binding	-	-	-	-	-	1,686	-	-	-	-	1,686	500	337%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	-	7,052	-	-	-	804	268	817	8,940	12,800	70%

**Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services													
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Engineering Services	-	-	-	9,579	-	-	3,896	1,592	-	-	15,066	7,500	201%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	12,750	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserves													
Operational Reserves (Future Years)												10,000	0%
Extraordinary Items	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees													
Sub-Total:	1,996	8,312	1,985	20,109	1,976	7,970	5,865	10,841	2,297	2,810	64,160	95,595	67%
Total Expenditures and Other Uses:	\$ 1,996	\$ 8,312	\$ 1,985	\$ 20,109	\$ 1,976	\$ 7,970	\$ 5,865	\$ 10,841	\$ 2,297	\$ 2,810	\$ 64,160	\$ 95,595	67%
Net Increase/ (Decrease) in Fund Balance	(1,843)	(8,152)	39,754	5,300	(1,424)	9,717	(5,547)	(10,841)	(1,710)	(2,810)	22,444	-	
Fund Balance - Beginning	26,043	24,200	16,048	55,802	61,103	59,678	69,395	63,848	53,006	51,297	26,043	-	
Fund Balance - Ending	\$ 24,200	\$ 16,048	\$ 55,802	\$ 61,103	\$ 59,678	\$ 69,395	\$ 63,848	\$ 53,006	\$ 51,297	\$ 48,487	48,487	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	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	1	1	1	1	26	359	504	604	625	621	2,743	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	17	25	917	396	398	1,757	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments													
Special Assessments - On Roll	635	666	173,809	105,811	2,295	73,649	1,323	-	2,445	-	360,633	\$ 397,975	91%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds													
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In													
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 636	\$ 667	\$ 173,810	\$ 105,811	\$ 2,323	\$ 74,026	\$ 1,852	\$ 1,521	\$ 3,466	\$ 1,019	\$ 365,132	\$ 397,975	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2018	-	-	-	-	-	-	-	105,000	-	-	105,000	\$ 105,000	100%
Principal Debt Service - Early Redemptions													
Series 2018	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2018	-	145,975	-	-	-	-	-	\$145,975.00	-	-	291,950	\$ 291,950	100%
Due to Developer													
Due to Developer	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)													
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 145,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,975	\$ -	\$ -	\$ 396,950	\$ 396,950	N/A
Net Increase/ (Decrease) in Fund Balance	636	(145,308)	173,810	105,811	2,323	74,026	1,852	(249,454)	3,466	1,019	(31,818)	1,025	
Fund Balance - Beginning	361,676	362,312	217,005	390,815	496,626	498,949	572,974	574,826	325,373	328,839	361,676	-	
Fund Balance - Ending	\$ 362,312	\$ 217,005	\$ 390,815	\$ 496,626	\$ 498,949	\$ 572,974	\$ 574,826	\$ 325,373	\$ 328,839	\$ 329,859	\$ 329,859	\$ 1,025	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,908	N/A
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account - Series 2021-1	1	1	1	1	22	298	419	502	520	517	2,281	-	N/A
Reserve Account - Series 2021-2	1	1	1	1	25	336	472	566	586	582	2,570	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	0	-	-	-	0	2	1,349	474	478	2,303	-	N/A
Capitalized Interest Account - Series 2021-1	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account - Series 2021-2	0	0	-	-	-	0	0	-	-	-	1	-	N/A
Special Assessments - Prepayments													
Special Assessments - On Roll	1,123	1,178	307,500	187,198	4,060	130,299	2,341	-	4,326	-	638,026	\$ 703,903	91%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions - Taylor Morrison													
Developer Contributions - Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds													
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In													
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,125	\$ 1,180	\$ 307,502	\$ 187,200	\$ 4,107	\$ 130,934	\$ 3,234	\$ 2,417	\$ 5,906	\$ 1,577	\$ 645,182	\$ 819,811	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2021-1 - Eaves Bend	-	-	-	-	-	-	-	130,000	-	-	130,000	\$ 130,000	100%
Series 2021-2 - Heritage Park	-	-	-	-	-	-	-	140,000	-	-	140,000	\$ 140,000	100%
Principal Debt Service - Early Redemptions													
Series 2021-1 - Eaves Bend	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Series 2021-2 - Heritage Park	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2021-1 - Eaves Bend	-	100,254	-	-	-	-	-	100,254	-	-	200,508	\$ 200,508	100%
Series 2021-2 - Heritage Park	-	115,908	-	-	-	-	-	115,908	-	-	231,815	\$ 231,815	100%
Due to Developer													
Due to Developer	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)													
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 216,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 486,161	\$ -	\$ -	\$ 702,323	\$ 702,323	N/A
Net Increase/ (Decrease) in Fund Balance	1,125	(214,981)	307,502	187,200	4,107	130,934	3,234	(483,744)	5,906	1,577	(57,141)	1,580	
Fund Balance - Beginning	568,136	569,261	354,280	661,781	848,981	853,088	984,022	987,256	503,512	509,418	568,136	-	
Fund Balance - Ending	\$ 569,261	\$ 354,280	\$ 661,781	\$ 848,981	\$ 853,088	\$ 984,022	\$ 987,256	\$ 503,512	\$ 509,418	\$ 510,995	\$ 510,995	\$ 1,580	

Artisan Lakes East Community Development District
 Capital Projects Fund - Series 2018
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Construction Account	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds													
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses													
Executive													
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other Contractual Services													
Trustee Services	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Printing & Binding													
Legal Services	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Other General Government Services													
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Capital Outlay													
Construction - Capital Outlay													
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Underwriter's Discount													
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	-
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	-

Artisan Lakes East Community Development District
 Capital Projects Fund - Series 2021
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Construction Account	45	47	45	31	319	4,327	6,088	7,317	7,598	7,576	33,393	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capitized - Series 2021-2	-	-	-	-	-	-	-	0	-	-	0	\$ -	N/A
Debt Proceeds													
-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)													
-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 45	\$ 47	\$ 45	\$ 31	\$ 319	\$ 4,327	\$ 6,088	\$ 7,317	\$ 7,598	\$ 7,576	\$ 33,393	\$ -	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 2021 Bonds	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Other General Government Services													
Engineering Services	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Capital Outlay													
Construction - Capital Outlay													
Water-Sewer Combination	-	-	8,576,017	-	-	-	-	-	-	-	\$ 8,576,017	\$ -	N/A
Cost of Issuance													
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Underwriter's Discount													
-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)													
-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 8,576,017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,576,017	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 45	\$ 47	\$ (8,575,972)	\$ 31	\$ 319	\$ 4,327	\$ 6,088	\$ 7,317	\$ 7,598	\$ 7,576	\$ (8,542,624)	\$ -	
Fund Balance - Beginning	\$ 10,636,502	\$ 10,636,547	\$ 10,636,594	\$ 2,060,622	\$ 2,060,653	\$ 2,060,972	\$ 2,065,299	\$ 2,071,387	\$ 2,078,704	\$ 2,086,302	\$ 10,636,502	\$ -	
Fund Balance - Ending	\$ 10,636,547	\$ 10,636,594	\$ 2,060,622	\$ 2,060,653	\$ 2,060,972	\$ 2,065,299	\$ 2,071,387	\$ 2,078,704	\$ 2,086,302	\$ 2,093,878	\$ 2,093,878	\$ -	