

# ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - DECEMBER 2020

FISCAL YEAR 2021

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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 December 31, 2020**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2018	Capital Project Fund Series 2018	Account Groups General Long Term Debt	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 321,301	\$ -	\$ -	\$ -	\$ 321,301
Debt Service Fund					
Interest Account					
Series 2018	-	0	-	-	0
Sinking Account					
Series 2018	-	-	-	-	-
Reserve Account					
Series 2018		198,817	-	-	198,817
Revenue					
Series 2018	-	13,817	-	-	13,817
Prepayment Account					
Series 2018	-	-	-	-	-
Capitalized Interest Account		-	-	-	-
Construction Account			148,649		148,649
Cost of Issuance Account			-		-
<b>Due from Other Funds</b>					
General Fund	-	262,269	-	-	262,269
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>					
<b>Assessments Receivable</b>					
Amount Available in Debt Service Funds	-	-	-	474,904	474,904
Amount to be Provided by Debt Service Funds	-	-	-	5,395,097	5,395,097
<b>Total Assets</b>	<b>\$ 321,301</b>	<b>\$ 474,904</b>	<b>\$ 148,649</b>	<b>\$ 5,870,000</b>	<b>\$ 6,814,854</b>

**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending December 31, 2020**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2018	Capital Project Fund 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)	262,269	-	-	-	262,269
<b>Due to Developer</b>	-	-	-	-	-
<b>Bonds Payable</b>					
Current Portion					
Series 2018				\$95,000	95,000
Long Term					
Series 2018				\$5,775,000	5,775,000
<b>Total Liabilities</b>	<b>\$ 262,269</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,870,000</b>	<b>\$ 6,132,269</b>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-	-	-	-
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2020 (Unaudited)	-	343,356	148,648	-	492,003
Results from Current Operations	-	131,548	2	-	131,550
<b>Unassigned</b>					
Beginning: October 1, 2020 (Unaudited)	33,165	-	-	-	33,165
Results from Current Operations	25,867	-	-	-	25,867
<b>Total Fund Equity and Other Credits</b>	<b>\$ 59,032</b>	<b>\$ 474,904</b>	<b>\$ 148,649</b>	<b>\$ -</b>	<b>\$ 682,585</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 321,301</b>	<b>\$ 474,904</b>	<b>\$ 148,649</b>	<b>\$ 5,870,000</b>	<b>\$ 6,814,854</b>

**Artisan Lakes East Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2020**

Description	October	November	December	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	258	1,644	36,477	38,379	55,335	69%
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>\$ 258</b>	<b>\$ 1,644</b>	<b>\$ 36,477</b>	<b>38,379</b>	<b>\$ 55,335</b>	<b>69%</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	1,806	1,806	1,806	5,417	20,000	27%
<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	324	-	-	324	3,000	11%
Trustee Services	-	-	-	-	5,800	0%
Dissemination Agent Services	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Service Fees	21	24	24	69	360	19%
<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 December 31, 2020**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	50	50	-	100	2,000	5%
<b>Insurance</b>	5,381	-	-	5,381	5,200	103%
<b>Printing &amp; Binding</b>			191	191	750	25%
<b>Subscription &amp; Memberships</b>	175	-	-	175	175	100%
<b>Legal Services</b>						
Legal - General Counsel	-	221	634	855	7,500	11%
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>7,757</b>	<b>2,100</b>	<b>2,655</b>	<b>12,512</b>	<b>55,335</b>	<b>23%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 7,757</b>	<b>\$ 2,100</b>	<b>\$ 2,655</b>	<b>\$ 12,512</b>	<b>\$ 55,335</b>	<b>23%</b>
Net Increase/ (Decrease) in Fund Balance	(7,499)	(456)	33,822	25,867	-	
Fund Balance - Beginning	33,165	25,666	25,210	33,165	-	
<b>Fund Balance - Ending</b>	<b>\$ 25,666</b>	<b>\$ 25,210</b>	<b>\$ 59,032</b>	<b>59,032</b>	<b>\$ -</b>	

**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2020**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>						
Interest Account	-	0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	1	1	1	2	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	-	N/A
Capitalized Interest Account	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>						
Special Assessments - On Roll	1,855	11,822	262,269	275,946	397,823	69%
Special Assessments - Off Roll	5,668	-	-	5,668	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
<b>Debt Proceeds</b>						
Intragovernmental Transfer In	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 7,524</b>	<b>\$ 11,824</b>	<b>\$ 262,270</b>	<b>\$ 281,618</b>	<b>\$ 397,823</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	-	150,070	-	150,070	304,130	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>\$ 150,070</b>	<b>\$ -</b>	<b>150,070</b>	<b>\$ 399,130</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	7,524	(138,246)	262,270	131,548	(1,307)	
Fund Balance - Beginning	343,356	350,880	212,633	343,356	-	
<b>Fund Balance - Ending</b>	<b>\$ 350,880</b>	<b>\$ 212,633</b>	<b>\$ 474,904</b>	<b>474,904</b>	<b>\$ (1,307)</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 December 31, 2020**

Description	October	November	December	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	1	2	\$ -	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>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 2</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>						
	\$ -	\$ -	\$ -	\$ -	\$ -	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>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 2	-	-
Fund Balance - Beginning	\$ 148,648	\$ 148,648	\$ 148,649	\$ 148,648	-	-
<b>Fund Balance - Ending</b>	<b>\$ 148,648</b>	<b>\$ 148,649</b>	<b>\$ 148,649</b>	<b>\$ 148,649</b>	<b>\$ -</b>	<b>-</b>

Prepared by:

**JPWARD and Associates, LLC**