ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2023

FISCAL YEAR 2023

PREPARED BY:

JPWard and Associates, LLC

Community Development District Advisors

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 Develoment District Balance Sheet

for the Period Ending April 30, 2023

				De	Cebt Service	Governmental Fund Funds	ds	Capital Projec	t Fund	Account Groups	
		Gene	ral Fund	Series 201	8	Series 2021	Series	2018	Series 2021	General Long Term Debt	(Memorandum Only)
Assets											
Cash and Investments											
General Fund - Invested Cash		\$	67,512	\$	- \$	-	\$	- \$	-	\$ -	\$ 67,512
Debt Service Fund											
Interest Account											
	Series 2018		-		-	-		-	-	-	-
	Series 2021-1		-			-		-	-	-	-
	Series 2021-2		-			0		-	-	-	0
Sinking Account											
	Series 2018		-		0	-		-	-	-	0
	Series 2021-1		-			-		-	-	-	-
	Series 2021-2		-			-		-	-	-	-
Reserve Account											
	Series 2018			19	8,954	-		-	-	-	198,954
	Series 2021-1					165,483		-	-	-	165,483
	Series 2021-2					186,469		-	-	-	186,469
Revenue											
	Series 2018		-	37	4,549			-	-	-	374,549
	Series 2021-1		-			632,938		-	-	-	632,938
Prepayment Account											
	Series 2018		-		-	-		-	-	-	
	Series 2021-1		-		-	-		-	-	-	
	Series 2021-2		-		-	-		-	-	-	
Capitalized Interest Account					-	-		-	-		-
	Series 2018		-		-	-		-	-	-	
	Series 2021-1		-		-	-		-	-	-	-
	Series 2021-2		-		-	25		-	-	-	25
Construction Account								1	2,410,917		2,410,917
Cost of Issuance Account								-	-		-
Due from Other Funds											
General Fund			-		1,323	2,341		-	-	-	3,665
Debt Service Fund(s)					-	-		-	-	-	-

Prepared by:

Artisan Lakes East Community Develoment District Balance Sheet for the Period Ending April 30, 2023

				Gov	ernmental Funds	;						
			Debt Serv	ice Fur	nds		Capital Pro	oject F	und	count Groups eneral Long		Totals morandum
	General Fund	:	Series 2018	S	Series 2021	S	Series 2018	9	Series 2021	erm Debt	(Only)
Accounts Receivable	-		-		-		-		-	-		-
Assessments Receivable	-		-		-		-		-	-		-
Amount Available in Debt Service Funds	-		-		-		-		-	574,826		574,826
Amount to be Provided by Debt Service Funds			<u>-</u> _		-				-	17,830,174		17,830,174
Total Assets	67,512	\$	574,826	\$	987,256	\$	1	\$	2,410,917	\$ 18,405,000	\$	22,445,512

Artisan Lakes East Community Develoment District Balance Sheet

for the Period Ending April 30, 2023

			Debt Serv	overnmental Funds unds	S	Capita	l Pro	oject Fu	und	count Groups	(Me	Totals emorandum
	Gene	eral Fund	Series 2018	Series 2021		Series 2018		S	eries 2021	Term Debt	(IVIC	Only)
Liabilities												
Accounts Payable & Payroll Liabilities	\$	-	\$ -	\$ -	\$		-	\$	-	\$ -	\$	-
Due to Other Funds		-										-
General Fund		-	-	-			-		-	-		-
Debt Service Fund(s)		3,665	-	-			-		-	-		3,665
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	\$	3,665	\$ -	\$ -	\$		_	\$	339,530	\$ 18,405,000	\$	18,748,195
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		-	213,150	419,120			-		(8,565,115)	-		(7,932,845)
Unassigned												
Beginning: October 1, 2022 (Audited)		26,043	-	-			-		-	-		26,043
Results from Current Operations		37,804	-	-			-		-	-		37,804
Total Fund Equity and Other Credits	\$	63,848	\$ 574,826	\$ 987,256	\$		1	\$	2,071,387	\$ -	\$	3,697,317
Total Liabilities, Fund Equity and Other Credits	\$	67,512	\$ 574,826	\$ 987,256	\$		1	\$	2,410,917	\$ 18,405,000	\$	22,445,512

Artisan Lakes East Community Development District General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest										ŕ
Interest - General Checking	-	-	_	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	152	160	41,739	25,410	551	17,687	318	86,017	95,595	90%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue							-	-	-	N/A
Developer Contribution							-	-	-	N/A
Intragovernmental Transfer In		-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 152	\$ 160	\$ 41,739	\$ 25,410	\$ 551	\$ 17,687	\$ 318	\$ 86,017	\$ 95,595	90%
Expenditures and Other Uses										
Executive										
Professional Management	1,917	1,917	1,917	1,917	1,917	1,917	1,917	13,417	23,000	58%
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	-	-	-	-	-	165	2,000	8%
Trustee Services	-	-	-	-	-	-	-	-	8,170	0%
Dissemination Agent Services	-	-	-	-	-	-	-	-	6,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	68	68	68	63	59	67	53	446	250	178%
Communications & Freight Services										

Prepared by:

Artisan Lakes East Community Development District General Fund

															To	tal Annual	% of
Description	Octobe	r	November	Decen	nber	Ja	anuary	Feb	ruary	1	March	April	Yea	ar to Date		Budget	Budget
Postage, Freight & Messenger		11	-		-		-		-		-	-		11		150	7%
Computer Services - Website Development		-	-		-		-		-		-	-		-		1,200	0%
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		-		-	-		7,052		12,800	55%
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		13,474		7,500	180%
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:	1,9	96	8,312	1	,985		20,109		1,976		7,970	5,865		48,212		95,595	50%
Total Expenditures and Other Uses:	\$ 1,9	96	\$ 8,312	\$ 1	,985	\$	20,109	\$	1,976	\$	7,970	\$ 5,865	\$	48,212	\$	95,595	50%
Net Increase/ (Decrease) in Fund Balance	(1,8	13)	(8,152)	39	9,754		5,300		(1,424)		9,717	(5,547)		37,804		-	
Fund Balance - Beginning	26,0	13	24,200	16	5,048		55,802	(51,103		59,678	69,395		26,043		-	
Fund Balance - Ending	\$ 24,2	00	\$ 16,048	\$ 55	,802	\$	61,103	\$ 5	59,678	\$	69,395	\$ 63,848		63,848	\$	-	

Artisan Lakes East Community Development District

Debt Service Fund - Series 2018

Description	October	N	lovember	D	ecember	 January	F	ebruary	March	April	Year to Date	tal Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$	-	\$	-	\$ - 9	\$	- 9	\$ - \$	-	-	-	N/A
Interest Income													
Interest Account	-		-		-						-	-	N/A
Sinking Fund Account	-		-		-	-		-	-	-	-	-	N/A
Reserve Account	1		1		1	1		26	359	504	892	-	N/A
Prepayment Account	-		-		-					-	-	-	N/A
Revenue Account	1		1		0	0		1	17	25	45	-	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	358,188	\$ 397,975	90%
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:	\$ 636	\$	667	\$	173,810	\$ 105,811	\$	2,323	\$ 74,026 \$	1,852	\$ 359,125	\$ 397,975	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2018	-		-		-	-		-	-	-	-	\$ 105,000	0%
Principal Debt Service - Early Redemptions													
Series 2018	-		-		-	-		-	-	-	-	-	N/A
Interest Expense													
Series 2018	-		145,975		-	-		-	-	-	145,975	\$ 291,950	50%
Due to Developer	-		-		-	-		-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-		-		-	-		-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$	145,975	\$	-	\$ - :	\$	- :	\$ - \$	-	145,975	\$ 396,950	N/A
Net Increase/ (Decrease) in Fund Balance	636		(145,308)		173,810	105,811		2,323	74,026	1,852	213,150	1,025	
Fund Balance - Beginning	 361,676		362,312		217,005	 390,815		496,626	498,949	572,974	361,676	 	
Fund Balance - Ending	\$ 362,312	\$	217,005	\$	390,815	\$ 496,626	\$	498,949	\$ 572,974	574,826	574,826	\$ 1,025	

Artisan Lakes East Community Development District Debt Service Fund - Series 2021

Statement of Revenues, Expenditures and Changes in Fund Balance

Through April 30, 2023

Description	0	ctober	N	ovember	De	ecember	January		February	March	April	Year to Date	tal Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$	-	\$	-	\$	- \$		- 5	-	\$ -	-	-	\$ 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	742	-	N/A
Reserve Account - Series 2021-2		1		1		1		1	25	336	472	836	-	N/A
Prepayment Account		-		-		-					-	-	-	N/A
Revenue Account		-		0		-		-	-	0	2	2	-	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	187,1	98	4,060	130,299	2,341	633,700	\$ 703,903	90%
Special Assessments - Off Roll		-		-		-					-	-	-	N/A
Special Assessments - Prepayments		-		-		-						-	-	N/A
Developer Contributions - Taylor Morrison		-		-		-		-	-	-	-	-	-	N/A
Debt Proceeds		-		-		-		-	-	-	-	-	-	N/A
Intragovernmental Transfer In		-		-		-		-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$	1,125	\$	1,180	\$	307,502 \$	187,2	00 \$	4,107	\$ 130,934 \$	3,234	\$ 635,281	\$ 819,811	N/A
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2021-1 - Eaves Bend		-		-		-		-	-	-	-	-	\$ 130,000	0%
Series 2021-2 - Heritage Park		-		-		-		-	-	-	-	-	\$ 140,000	0%
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	50%
Series 2021-2 - Heritage Park		-		115,908		-		-	-	-	-	115,908	\$ 231,815	50%
Due to Developer		-		-		-		-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)		-		-		-		-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$	-	\$	216,161	\$	- \$	1	-	-	\$ -	-	216,161	\$ 702,323	N/A
Net Increase/ (Decrease) in Fund Balance		1,125		(214,981)		307,502	187,2	00	4,107	130,934	3,234	419,120	1,580	
Fund Balance - Beginning		568,136		569,261		354,280	661,7		848,981	853,088	984,022	568,136	, -	
Fund Balance - Ending			\$	354,280		,	- /-		-,	,	,-	,		

Artisan Lakes East Community Development District Capital Projects Fund - Series 2018

Description	October	November	December	. January	Februa	ary I	March	April	Year	to Date	Total An Budge		% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$	- \$	- \$	- \$	- \$	-	\$	-	\$	-	N/A
Interest Income													
Construction Account	-	-		-	-	-	-	-		-	\$	-	N/A
Cost of Issuance	-	-		-	-	-	-	-		-	\$	-	N/A
Debt Proceeds	-			-	-	-	-	-		-	\$	-	N/A
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	-	-		-	-	-	-	-	\$	-	\$	-	N/A
Legal Services													
Legal - Series 2018 Bonds	-	-		-	-	-	-	-	\$	-	\$	-	N/A
Other General Government Services													
Stormwater Mgmt-Construction	-	-		-	-	-	-	-	\$	-	\$	-	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:	\$ -	\$ -	\$	- \$	- \$	- \$	- \$	-	\$	-	\$	-	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

Description	October	ا	November	ا	December	January		February	March	April	Υ	ear to Date	To	otal Annual Budget	% of Budge
Revenue and Other Sources															
Carryforward	\$ -	\$	- 5	\$	- \$		-	\$ - \$	- 5	\$ -	\$	-	\$	-	N/A
Interest Income															
Construction Account	45		47		45		31	319	4,327	6,088		10,902	\$	-	N/A
Cost of Issuance	-		-		-		-	-	-	-		-	\$	-	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	\$	10,902	\$	-	N/A
Expenditures and Other Uses															
Executive															
Professional Management	\$ -	\$	- 5	\$	- \$		-	\$ - \$	- 5	\$ -	\$	-	\$	-	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	-		-		-		-	-	-	-	\$	-	\$	-	N/A
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	\$	(8,565,115)		-	
Fund Balance - Beginning	\$ 10,636,502	\$	10,636,547	\$	10,636,594 \$	2,060,	522	\$ 2,060,653 \$	2,060,972	\$ 2,065,299	\$	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	\$	2,071,387	\$	-	