

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2023

FISCAL YEAR 2024

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 October 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	\$ 24,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,537
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	-	159,096	-	-	-	-	-	159,096
Series 2021-1	-	-	221,072	-	-	-	-	221,072
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	-	-	-	1	2,463,685	-	-	2,463,686
Cost of Issuance Account	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	5,752	-	-	-	-	-	-	5,752

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending October 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	-	-	-	-	-	358,049	358,049	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	17,671,951	17,671,951	
Total Assets	<u>\$ 30,289</u>	<u>\$ 358,049</u>	<u>\$ 573,023</u>	<u>\$ 1</u>	<u>\$ 2,463,685</u>	<u>\$ 18,030,000</u>	<u>\$ 21,455,047</u>	

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending October 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	\$ 2,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,611
Due to Other Funds	-							-
General Fund	-	-	5,752	-	-	-	-	5,752
Debt Service Fund(s)		-	-	-	-	-	-	-
Due to Developer	-	-	-					-
Unamortized Prem/Discount on Bonds	-	-	-		339,530			339,530
Bonds Payable								
Current Portion								
Series 2018						\$0		-
Series 2021						\$0		-
Long Term								
Series 2018						\$5,665,000		5,665,000
Series 2021						\$12,365,000		12,365,000
Total Liabilities	<u>\$ 2,611</u>	<u>\$ -</u>	<u>\$ 5,752</u>	<u>\$ -</u>	<u>\$ 339,530</u>	<u>\$ 18,030,000</u>		<u>\$ 18,377,893</u>
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	-	-
Fund Balance								
Restricted								
Beginning: October 1, 2022 (Audited)	-	356,588	565,008	1	2,113,375	-		3,034,972
Results from Current Operations	-	1,461	2,264	-	10,780	-		14,504
Unassigned								
Beginning: October 1, 2022 (Audited)	36,255	-	-	-	-	-		36,255
Results from Current Operations	(8,578)	-	-	-	-	-		(8,578)
Total Fund Equity and Other Credits	<u>\$ 27,678</u>	<u>\$ 358,049</u>	<u>\$ 567,271</u>	<u>\$ 1</u>	<u>\$ 2,124,155</u>	<u>\$ -</u>		<u>\$ 3,077,154</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 30,289</u>	<u>\$ 358,049</u>	<u>\$ 573,023</u>	<u>\$ 1</u>	<u>\$ 2,463,685</u>	<u>\$ 18,030,000</u>		<u>\$ 21,455,047</u>

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

Description	October	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	-	-	136,204	0%
Special Assessments - Off-Roll	-	-	-	N/A
Miscellaneous Revenue		-	-	N/A
Developer Contribution		-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 136,204	0%
Expenditures and Other Uses				
Executive				
Professional Management	2,250	2,250	27,000	8%
Financial and Administrative				
Audit Services	-	-	4,400	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	-	-	-	N/A
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	-	-	2,000	0%
Trustee Services	-	-	8,170	0%
Dissemination Agent Services	-	-	6,000	0%
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	100	100	250	40%
Communications & Freight Services				

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	-	-	25	0%
Computer Services - Website Development	-	-	1,200	0%
Insurance	6,228	6,228	6,100	102%
Printing & Binding	-	-	50	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	12,800	0%
Legal - Series 2021 Bonds	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	N/A
Other General Government Services				
Stormwater Needs Analysis	-	-	-	N/A
Engineering Services	-	-	7,500	0%
Contingencies	-	-	-	N/A
Capital Outlay	-	-	-	N/A
Reserves				
Operational Reserves (Future Years)	-	-	50,000	0%
Extraordinary Items	-	-	-	N/A
Other Fees and Charges	-	-	-	N/A
Discounts/Collection Fees	-	-	-	
Sub-Total:	8,578	8,578	126,670	7%
Total Expenditures and Other Uses:	\$ 8,578	\$ 8,578	\$ 126,670	7%
Net Increase/ (Decrease) in Fund Balance	(8,578)	(8,578)	9,534	
Fund Balance - Beginning	36,255	36,255	-	
Fund Balance - Ending	\$ 27,678	27,678	\$ 9,534	

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

Description	October	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	875	875	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	586	586	-	N/A
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	\$ 425,762	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds				
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,461	\$ 1,461	\$ 425,762	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2018	-	-	\$ 110,000	0%
Principal Debt Service - Early Redemptions				
Series 2018	-	-	-	N/A
Interest Expense				
Series 2018	-	-	\$ 287,540	0%
Due to Developer				
	-	-	-	N/A
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ 397,540	N/A
Net Increase/ (Decrease) in Fund Balance	1,461	1,461	28,222	
Fund Balance - Beginning	356,588	356,588	-	
Fund Balance - Ending	\$ 358,049	358,049	\$ 28,222	

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

Description	October	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 - Series 2021-1	728	728	-	N/A
Reserve Account - Series 2021-2	820	820	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	716	716	-	N/A
Capitalized Interest Account - Series 2021-1	-	-	-	N/A
Capitalized Interest Account - Series 2021-2	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	\$ 753,176	0%
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:	\$ 2,264	\$ 2,264	\$ 753,176	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2021-1 - Eaves Bend	-	-	\$ 135,000	0%
Series 2021-2 - Heritage Park	-	-	\$ 145,000	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	-	-	\$ 197,518	0%
Series 2021-2 - Heritage Park	-	-	\$ 228,595	0%
Due to Developer	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ 706,113	N/A
Net Increase/ (Decrease) in Fund Balance	2,264	2,264	47,063	
Fund Balance - Beginning	565,008	565,008	-	
Fund Balance - Ending	\$ 567,271	567,271	\$ 47,063	

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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 October 31, 2023**

Description	October	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	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
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:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	-	-
Fund Balance - Beginning	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ -</u>	<u>-</u>
Fund Balance - Ending	<u><u>\$ 1</u></u>	<u><u>\$ 1</u></u>	<u><u>\$ -</u></u>	<u><u>-</u></u>

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Construction Account	10,780	10,780	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
Capitilized - Series 2021-2	-	-	\$ -	N/A
Debt Proceeds	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 10,780</u>	<u>\$ 10,780</u>	<u>\$ -</u>	<u>N/A</u>
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	-	\$ -	\$ -	N/A
Water-Sewer Combination	-	\$ -	\$ -	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:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 10,780	\$ 10,780	-	
Fund Balance - Beginning	<u>\$ 2,113,375</u>	<u>\$ 2,113,375</u>	<u>\$ -</u>	
Fund Balance - Ending	<u><u>\$ 2,124,155</u></u>	<u><u>\$ 2,124,155</u></u>	<u><u>\$ -</u></u>	

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