

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 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 November 30, 2023**

	Governmental Funds					Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund			
		Series 2018	Series 2021	Series 2018	Series 2021		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$	22,903	\$ -	\$ -	\$ -	\$ -	\$ 22,903
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		-	16,875	-	-	-	16,875
Series 2021-1		-	-	10,486	-	-	10,486
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	2,474,878	2,474,879
Cost of Issuance Account		-	-	-	-	-	-
Due from Other Funds							
General Fund		-	2,785	4,928	-	-	7,714
Debt Service Fund(s)		5,752	-	-	-	-	5,752

Unaudited

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Artisan Lakes East Community Development District
 Balance Sheet
 for the Period Ending November 30, 2023

	Governmental Funds					Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund			
		Series 2018	Series 2021	Series 2018	Series 2021		
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	218,614	218,614
Amount to be Provided by Debt Service Funds	-	-	-	-	-	17,811,386	17,811,386
Total Assets	\$ 28,655	\$ 218,614	\$ 367,366	\$ 1	\$ 2,474,878	\$ 18,030,000	\$ 21,119,513

Unaudited

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Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending November 30, 2023

	Governmental Funds					Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund			
		Series 2018	Series 2021	Series 2018	Series 2021		
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-						-
General Fund	-	-	5,752	-	-	-	5,752
Debt Service Fund(s)	7,714	-	-	-	-	-	7,714
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>\$ 7,714</u>	<u>\$ -</u>	<u>\$ 5,752</u>	<u>\$ -</u>	<u>\$ 339,530</u>	<u>\$ 18,030,000</u>	<u>\$ 18,382,996</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	-	(137,975)	(203,394)	-	21,973	-	(319,396)
Unassigned							
Beginning: October 1, 2022 (Audited)	36,255	-	-	-	-	-	36,255
Results from Current Operations	(15,314)	-	-	-	-	-	(15,314)
Total Fund Equity and Other Credits	<u>\$ 20,941</u>	<u>\$ 218,614</u>	<u>\$ 361,614</u>	<u>\$ 1</u>	<u>\$ 2,135,348</u>	<u>\$ -</u>	<u>\$ 2,736,517</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 28,655</u>	<u>\$ 218,614</u>	<u>\$ 367,366</u>	<u>\$ 1</u>	<u>\$ 2,474,878</u>	<u>\$ 18,030,000</u>	<u>\$ 21,119,513</u>

Unaudited

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Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2023

Description	October	November	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	-	886	886	136,204	1%
Special Assessments - Off-Roll	-	-	-	-	N/A
Miscellaneous Revenue					
Developer Contribution	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 886	\$ 886	\$ 136,204	1%
Expenditures and Other Uses					
Executive					
Professional Management	2,250	2,250	4,500	27,000	17%
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	129	228	250	91%
Communications & Freight Services					

Unaudited

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Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2023

Description	October	November	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	175	175	100%
Legal Services					
Legal - General Counsel	-	2,880	2,880	12,800	23%
Legal - Series 2021 Bonds	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	N/A
Other General Government Services					
Stormwater Needs Analysis	-	-	-	-	N/A
Engineering Services	-	2,189	2,189	7,500	29%
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	7,623	16,200	126,670	13%
Total Expenditures and Other Uses:	\$ 8,578	\$ 7,623	\$ 16,200	\$ 126,670	13%
Net Increase/ (Decrease) in Fund Balance	(8,578)	(6,737)	(15,314)	9,534	
Fund Balance - Beginning	36,255	27,678	36,255	-	
Fund Balance - Ending	\$ 27,678	\$ 20,941	20,941	\$ 9,534	

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Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2023

Description	October	November	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	904	1,779	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	586	645	1,231	-	N/A
Capitalized Interest Account	-	-	-	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	-	2,785	2,785	\$ 425,762	1%
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	\$ 4,334	\$ 5,796	\$ 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	-	143,770	143,770	\$ 287,540	50%
Due to Developer					
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 143,770	143,770	\$ 397,540	N/A
Net Increase/ (Decrease) in Fund Balance	1,461	(139,436)	(137,975)	28,222	
Fund Balance - Beginning	356,588	358,049	356,588	-	
Fund Balance - Ending	\$ 358,049	\$ 218,614	218,614	\$ 28,222	

Unaudited

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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 November 30, 2023

Description	October	November	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	752	1,480	-	N/A
Reserve Account - Series 2021-2	820	847	1,667	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	716	871	1,587	-	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	-	4,928	4,928	\$ 753,176	1%
Special Assessments - Off Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Developer Contributions - Taylor Morrison					
Developer Contributions	-	-	-	-	N/A
Debt Proceeds					
Debt Proceeds	-	-	-	-	N/A
Intragovernmental Transfer In					
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,264	\$ 7,399	\$ 9,662	\$ 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	-	98,759	98,759	\$ 197,518	50%
Series 2021-2 - Heritage Park	-	114,298	114,298	\$ 228,595	50%
Due to Developer					
Due to Developer	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)					
Operating Transfers Out	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 213,056	213,056	\$ 706,113	N/A
Net Increase/ (Decrease) in Fund Balance	2,264	(205,657)	(203,394)	47,063	
Fund Balance - Beginning	565,008	567,271	565,008	-	
Fund Balance - Ending	\$ 567,271	\$ 361,614	361,614	\$ 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 November 30, 2023

Description	October	November	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>\$ -</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>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	-	-
Fund Balance - Beginning	\$ 1	\$ -	\$ 1	\$ -	-
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1</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 November 30, 2023

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Construction Account	10,780	11,193	21,973	\$ -	N/A
Cost of Issuance	-	-	-	\$ -	N/A
Capitized - Series 2021-2	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 10,780	\$ 11,193	\$ 21,973	\$ -	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	-	-	\$ -	\$ -	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:	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 10,780	\$ 11,193	\$ 21,973	-	
Fund Balance - Beginning	\$ 2,113,375	\$ 2,124,155	\$ 2,113,375	\$ -	
Fund Balance - Ending	\$ 2,124,155	\$ 2,135,348	\$ 2,135,348	\$ -	

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