

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2023

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

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 December 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	\$ 90,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,101
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	-	245,378	-	-	-	-	-	245,378
Series 2021-1	-	-	408,956	-	-	-	-	408,956
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	2,485,681	-	-	2,485,682
Cost of Issuance Account	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable								
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds								
Amount Available in Debt Service Funds	-	-	-	-	-	444,331	-	444,331
Amount to be Provided by Debt Service Funds								
Amount to be Provided by Debt Service Funds	-	-	-	-	-	17,585,669	-	17,585,669
Total Assets	\$ 90,101	\$ 444,331	\$ 760,908	\$ 1	\$ 2,485,681	\$ 18,030,000	\$ -	\$ 21,811,022

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending December 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vendors Payable	4,246	-	-	-	-	-	-	4,246
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	-	-	-	-	-	-	\$0	-
Series 2021	-	-	-	-	-	-	\$0	-
Long Term								
Series 2018	-	-	-	-	-	-	\$5,665,000	5,665,000
Series 2021	-	-	-	-	-	-	\$12,365,000	12,365,000
Total Liabilities	\$ 4,246	\$ -	\$ -	\$ -	\$ 339,530	\$ -	\$ 18,030,000	\$ 18,373,776
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	-	87,743	195,900	-	32,776	-	-	316,419
Unassigned								
Beginning: October 1, 2022 (Audited)	32,009	-	-	-	-	-	-	32,009
Results from Current Operations	53,846	-	-	-	-	-	-	53,846
Total Fund Equity and Other Credits	\$ 85,855	\$ 444,331	\$ 760,908	\$ 1	\$ 2,146,151	\$ -	\$ -	\$ 3,437,246
Total Liabilities, Fund Equity and Other Credits	\$ 90,101	\$ 444,331	\$ 760,908	\$ 1	\$ 2,485,681	\$ 18,030,000	\$ -	\$ 21,811,022

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

Description	October	November	December	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	71,479	72,364	136,204	53%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Miscellaneous Revenue						
Developer Contribution	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 886	\$ 71,479	\$ 72,364	\$ 136,204	53%
Expenditures and Other Uses						
Executive						
Professional Management	2,250	2,250	2,250	6,750	27,000	25%
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	68	297	250	119%
Communications & Freight Services						
Postage, Freight & Messenger	-	-	-	-	25	0%
Computer Services - Website Development						
Insurance	6,228	-	-	6,228	6,100	102%
Printing & Binding						
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

Prepared by:

Unaudited

JPWARD and Associates, LLC

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
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	2,318	18,519	126,670	15%
 Total Expenditures and Other Uses:	\$ 8,578	\$ 7,623	\$ 2,318	\$ 18,519	\$ 126,670	15%
 Net Increase/ (Decrease) in Fund Balance	(8,578)	(6,737)	69,160	53,846	9,534	
Fund Balance - Beginning	32,009	23,432	16,695	32,009	-	
Fund Balance - Ending	\$ 23,432	\$ 16,695	\$ 85,855	85,855	\$ 9,534	

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

Description	October	November	December	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	869	2,648	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	586	645	73	1,305	-	N/A
Capitalized Interest Account	-	-	-	-	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	-	2,785	224,776	227,561	\$ 425,762	53%
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	\$ 225,718	\$ 231,513	\$ 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)	225,718	87,743	28,222	
Fund Balance - Beginning	356,588	358,049	218,614	356,588	-	
Fund Balance - Ending	\$ 358,049	\$ 218,614	\$ 444,331	444,331	\$ 28,222	

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

Description	October	November	December	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	722	2,202	-	N/A
Reserve Account - Series 2021-2	820	847	814	2,481	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	716	871	45	1,633	-	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	397,712	402,640	\$ 753,176	53%
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	\$ 7,399	\$ 399,294	\$ 408,956	\$ 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						
	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)						
	-	-	-	-	-	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)	399,294	195,900	47,063	
Fund Balance - Beginning	565,008	567,271	361,614	565,008	-	
Fund Balance - Ending	\$ 567,271	\$ 361,614	\$ 760,908	760,908	\$ 47,063	

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, 2023

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

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Construction Account	10,780	11,193	10,803	32,776	\$ -	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	\$ 10,803	\$ 32,776	\$ -	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	-	-	-	\$ -	\$ -	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:	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 10,780	\$ 11,193	\$ 10,803	\$ 32,776	-	
Fund Balance - Beginning	\$ 2,113,375	\$ 2,124,155	\$ 2,135,348	\$ 2,113,375	\$ -	
Fund Balance - Ending	\$ 2,124,155	\$ 2,135,348	\$ 2,146,151	\$ 2,146,151	\$ -	

Prepared by:

JWARD and Associates, LLC