

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

March 4, 2021

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

February 25, 2021

Board of Supervisors

Artisan Lakes East Community Development District

Dear Board Members:

This Regular Meeting of the Board of Supervisors of the Artisan Lakes East Community Development District will be held on **Thursday, March 4, 2021 at 4:00 P.M.** at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**

The venue for this meeting is the Artisan Lakes Clubhouse and was specifically chosen such that the District will be able to meet the social distance guidelines for this meeting for Board Members/Staff, while accommodating an additional five (5) audience members.

Please ensure that all in attendance bring and wear masks during the meeting.

With the limitation for people in the meeting room, the District is requesting that audience members please use the WebEx link and telephone number below to join the Board Meeting.

The venue is requiring the District to enforce the limitation on attendance for audience members.

The following WebEx link and telephone number are provided to join/watch the meeting.

Weblink:

<https://districts.webex.com/districts/onstage/g.php?MTID=e595b8b58767813839b81d29d8dc6cbbe>

Access Code: **179 094 6213**

Event password: Jpward

Call in information if you choose not to use the web link:

Phone: **408-418-9388** and enter the access code **179 094 6213** to join the meeting.

The link to the meeting will also be posted on the District's web site:
www.Artisanlakeseastcdd.org.

The Agenda is as Follows:

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. December 3, 2020 – Landowners Meeting Minutes
 - II. December 3, 2020 - Regular Meeting Minutes
3. Consideration of **Resolution 2021-4** Approving the Proposed Fiscal Year 2022 Budget and setting the Public Hearing on **Thursday, May 6, 2021 at 4:00 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**
4. Staff Reports
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) Financial Statement for period ending November 30, 2020 (unaudited)
 - b) Financial Statement for period ending December 31, 2020 (unaudited)
 - c) Financial Statement for period ending January 31, 2021 (unaudited)
5. Supervisor’s Requests and Audience Comments
6. Adjournment

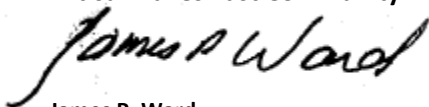
The Second Order of Business is the Consideration of the December 3, 2020 Landowners and Regular meeting minutes.

The Third Item is the Consideration of Resolution 2021-4 which approves the proposed budget for Fiscal Year 2022 and set the public hearing date, time, and location.

The District’s enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for **Thursday, May 6, 2021, at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**

If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Artisan Lakes East Community Development District



James P. Ward
District Manager

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**MINUTES OF MEETING
ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

10 The Landowners Meeting of the Artisan Lakes East Community Development District was held on
11 Thursday, December 3, 2020 at 4:00 P.M., at the Artisan Lakes Clubhouse, 4725 Los Robles Court,
12 Palmetto, Florida 34221.

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Landowner present:

Drew Miller

Taylor Morrison

Present:

James P. Ward

District Manager

Audience:

Wes Haber

District Counsel

Victor Barbosa

District Engineer

21 All resident's names were not included with the minutes. If a resident did not identify
22 themselves or the audio file did not pick up the name, the name was not recorded in these
23 minutes.

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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

32 District Manager James P. Ward called the meeting to order at approximately 4:00 p.m.
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SECOND ORDER OF BUSINESS

Election of a Chairperson

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Election of a Chairperson for the Purpose of Conducting the Landowner's Meeting

39 Mr. Ward noted Mr. Drew Miller was present and representing Taylor Morrison. He asked if Mr. Miller
40 wished to Chair the meeting. Mr. Miller asked Mr. Ward to continue as Chairperson.
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THIRD ORDER OF BUSINESS

Election of Supervisors

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- I. Determination of the Number of Voting Units Represented or Assigned by Proxy**
 - II. Nominations for Supervisors (three positions – Seats 1, 2, and 3)**
 - III. Casting of Ballots**
 - IV. Ballot Tabulations and Results**

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Mr. Ward: The purpose of today's Meeting is to elect three Members to the Board of Supervisors. The seats that are up are Seat 1, Seat 2, and Seat 3. Seat 1 is a vacant seat, Ms. Briones had to resign from the Board a couple of weeks ago, Mr. Humpherys and Ms. Bass's seat. It would be appropriate for you to nominate three individuals to serve on the Board.

Mr. Miller nominated Rob Lee, JD Humpherys, and Cheri Bass.

Mr. Ward asked Mr. Miller to fill out the ballot, sign it, and return the ballot to himself. He noted there were 691 votes available for today's meeting. He explained the two individuals who received the highest number of votes would serve a four-year term and the individual with the lesser number of votes would serve a two-year term.

Mr. Ward asked Mr. Drew Miller to list his title with Taylor Morrison and to indicate whether he was authorized to vote without a proxy.

Mr. Miller: Vice President of Land Development. I am authorized to vote.

Mr. Miller indicated Mr. Rob Lee received 691 votes, Mr. JD Humpherys received 691 votes and Ms. Cheri Bass received 690 votes.

FOURTH ORDER OF BUSINESS

Landowner's Question or Comments

Mr. Ward asked if Mr. Miller had any questions; he had none. He asked if there were any member of the public present by audio or video who had questions; there were none.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 4:02 p.m.

Artisan Lakes East Community Development District

James P. Ward, Secretary

Travis Stagnitta, Chairperson

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**MINUTES OF MEETING
ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Artisan Lakes East Community Development
11 District was held on Thursday, December 3, 2020 at 4:00 P.M., at the Artisan Lakes Clubhouse, 4725 Los
12 Robles Court, Palmetto, Florida 34221.
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Present and constituting a quorum:

Travis Stagnitta	Chairperson
Cheri Bass	Vice Chairperson
JD Humpherys	Assistant Secretary
Robert Lee	Assistant Secretary
Jennifer Gardner	Assistant Secretary

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Also present were:

James P. Ward	District Manager
Wes Haber	District Counsel
Victor Barbosa	District Engineer

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Audience:

Drew Miller	Taylor Morrison
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36 All resident's names were not included with the minutes. If a resident did not identify
37 themselves or the audio file did not pick up the name, the name was not recorded in these
38 minutes.
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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 4:03 p.m. He explained
the meeting room was small; therefore, all audience participants were asked to participate via audio or
video call. He called roll and all Members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Administration of Oath of Office

**Administration of Oath of Office for the newly elected Supervisor's to Seats 1, 2, and 3, from the
Landowner's Meeting held just prior to the Regular Meeting.**

I. Oath of Office

II. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

III. Form 1 – Statement of Financial Interests

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 50 Mr. Ward explained he was a notary public with the State of Florida and authorized to administer the
 51 Oath. He administered the Oath of Office to the newly elected Board Members filling Seats 1, 2, and 3.
 52 He asked the newly elected Board Members to sign the Oath of Office and return the signed Oath to
 53 himself for notarization and to be made part of the public record. He discussed the Form 1 – Statement
 54 of Financial Interests noting this Form was required to be filed on behalf of the Artisan Lakes East CDD
 55 with the Supervisor of Elections within 30 days of today’s date. He indicated he would be happy to
 56 answer any questions regarding the Form 1. He encouraged the new Board Members to file Form 1 in a
 57 timely manner to avoid late fees.

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60 **THIRD ORDER OF BUSINESS** **Consideration of Resolution 2021-1**

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 62 **Consideration of Resolution 2021-1 Canvassing and Certifying the Results of the December 3, 2020**
 63 **Landowners Election**

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 65 *Mr. Ward: In section 1, in Seat 1, will be Rob Lee with 691 votes, in Seat 2 will be JD Humpherys with 691*
 66 *votes, and in Seat 3 will be Ms. Bass with 690 votes. In section 2, Mr. Lee and Mr. Humpherys will serve*
 67 *four-year terms, and Ms. Bass will serve a two-year term based on the votes. With those changes to the*
 68 *Resolution, it is in order and recommended for your consideration.*

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 70 **On MOTION made by Mr. Travis Stagnita, seconded by Ms. Jennifer**
 71 **Gardner, and with all in favor, Resolution 2021-1 was adopted as**
 72 **above, and the Chair was authorized to sign.**

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75 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2021-2**

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 77 **Consideration of Resolution 2021-2 Re-Designating the Officers of the Artisan Lakes East Community**
 78 **Development District**

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 80 *Mr. Ward: Currently the Chair is vacant, Ms. Bass serves as Vice Chair, Mr. Humpherys is an Assistant*
 81 *Secretary, and the remaining Board Members serve as Assistant Secretaries also. I serve as your*
 82 *Secretary and Treasurer. You may leave that as you deem appropriate or you may change this as you*
 83 *desire. It was determined Mr. Travis Stagnitta would serve as Chair, Ms. Cheri Bass would serve as Vice*
 84 *Chair and the remaining Board Members would serve as Assistant Secretaries.*

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 86 *Mr. Ward: With those changes to the Resolution, it is in order and recommended for your consideration.*

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 88 **On MOTION made by Mr. Rob Lee, seconded by Ms. Cheri Bass, and**
 89 **with all in favor, Resolution 2021-2 was adopted as above, and the**
 90 **Chair was authorized to sign.**

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93 **FIFTH ORDER OF BUSINESS** **Consideration of Minutes**

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 95 **May 7, 2020 Public Hearing Minutes**

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Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes. Hearing none, he called for a motion to approve the May 7, 2020 Public Hearing Minutes.

On MOTION made by Mr. Travis Stagnita, seconded by Mr. Rob Lee, and with all in favor, the May 7, 2020 Public Hearing Minutes were approved.

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SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-3

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Consideration of Resolution 2021-3 of the Board of Supervisors of the Artisan Lakes East Community Development District, Adopting the Alternative Investment Guidelines for Investing Public Funds in excess of amount needed to meet current operating expenses, in accordance with Section 218.415(17), Florida Statutes

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Mr. Ward: This Resolution is only related to your General Operating Account which carries on average less than \$50,000 dollars a year and there is a requirement that we adopt a procedure to invest those funds if and to the extent we do that, which we really don't in this District because it is a very low amount. Your bond funds are separate and the guidelines for investments with those funds are identified in very specific terms outlined in your indenture. If you have any questions, I will be happy to answer them, but it is a very standard resolution I use for all Districts for General Funds. A motion to adopt it would be in order.

On MOTION made by Ms. Jennifer Gardner, seconded by Mr. Travis Stagnitta, and with all in favor, Resolution 2021-3 was adopted, and the Chair was authorized to sign.

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SEVENTH ORDER OF BUSINESS

Staff Reports

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I. District Attorney

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No report.

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II. District Engineer

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Mr. Victor Barbosa: As with the Artisan Lakes CDD we are also preparing an ownership exhibit per direction from the District Manager for anything that the District owns such as wetlands, lakes, etc. That's the only thing we are currently working on. He asked if there were any questions; there were none.

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III. District Manager

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a. Financial Statement for period ending May 31, 2020 (unaudited)

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b. Financial Statement for period ending June 30, 2020 (unaudited)

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- 143 c. **Financial Statement for period ending July 31, 2020 (unaudited)**
- 144 d. **Financial Statement for period ending August 31, 2020 (unaudited)**
- 145 e. **Financial Statement for period ending September 30, 2020 (unaudited)**
- 146 f. **Financial Statement for period ending October 31, 2020 (unaudited)**

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148 No report.

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151 **EIGHTH ORDER OF BUSINESS** **Audience Comments and Supervisor’s Requests**

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153 Mr. Ward if there were any Supervisor’s requests; there were none. He asked if there were any
154 audience comments or questions; there were none.

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157 **NINTH ORDER OF BUSINESS** **Adjournment**

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159 Mr. Ward adjourned the Meeting at approximately 4:14 p.m.

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161 **On MOTION made by Ms. Jennifer Gardner, seconded by Ms. Cheri**
162 **Bass, and with all in favor, the meeting was adjourned.**

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Artisan Lakes East Community Development District

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James P. Ward, Secretary

Travis Stagnitta, Chairperson

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RESOLUTION 2021-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Artisan Lakes East Community Development District (the "Board"), a proposed Budget for Fiscal Year 2022; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPATION OF WHEREAS CLAUSES. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. APPROVAL OF THE PROPOSED BUDGETS. The proposed Budgets submitted by the District Manager for Fiscal Year 2022 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

DATE:	Thursday, May 6, 2021
HOUR:	4:00 P.M.
LOCATION:	Artisan Lakes Clubhouse 4725 Los Robles Court Palmetto, Florida 34221

SECTION 4. SUBMITTAL OF BUDGET TO MANATEE COUNTY. The District Manager is hereby directed to submit a copy of the proposed budget to Manatee County at least 60 days prior to the hearing set above. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the proposed budget on the District's website at least two days before the budget hearing date.

SECTION 5. NOTICE OF PUBLIC HEARING. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof., That all Sections or parts of Sections of any Resolutions,

RESOLUTION 2021-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 4th day of March 2021.

ATTEST:

**ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Travis Stagnitta, Chairperson

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

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

Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2022

Description	Fiscal Year		Anticipated	Fiscal Year
	2021	Actual at	Year End	2022
	Budget	12/31/2020	09/30/2021	Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Assessment Revenue				
Assessments - On-Roll	\$ 59,500	\$ 38,379	\$ 59,500	\$ 59,984
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Taylor Morrison	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 59,500	\$ 38,379	\$ 59,500	\$ 59,984

Appropriations

Legislative

Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -

Executive

Professional - Management	\$ 20,000	\$ 5,417	\$ 20,000	\$ 20,000
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Financial and Administrative

Audit Services	\$ 4,300	\$ -	\$ 4,100	\$ 4,200
Accounting Services	\$ -	\$ -	\$ -	\$ -
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ -
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500

Other Contractual Services

Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 3,000	\$ 324	\$ 3,000	\$ 3,000
Trustee Services	\$ 5,800	\$ -	\$ 5,800	\$ 5,800
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -
Bank Service Fees	\$ 360	\$ 69	\$ 360	\$ 360

Travel and Per Diem

	\$ -	\$ -	\$ -	\$ -
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Communications and Freight Services

Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 750	\$ -	\$ 750	\$ 750

Rentals and Leases

Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 2,000	\$ 100	\$ 2,000	\$ 2,000

Insurance

	\$ 5,200	\$ 5,381	\$ 5,381	\$ 5,800
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Subscriptions and Memberships

	\$ 175	\$ 175	\$ 175	\$ 175
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Printing and Binding

	\$ 750	\$ 191	\$ 700	\$ 700
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Office Supplies

	\$ -	\$ -	\$ -	\$ -
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Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2022

Description	Fiscal Year		Anticipated	Fiscal Year
	2021	Actual at	Year End	2022
	Budget	12/31/2020	09/30/2021	Budget
Legal Services				
General Counsel	\$ 7,500	\$ 855	\$ 4,000	\$ 7,500
Boundary Amendment	\$ -	\$ -	\$ -	\$ -
Other General Government Services				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Reserves				
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 4,165	\$ -	\$ 4,165	\$ 4,199
Total Appropriations	\$ 59,500	\$ 12,512	\$ 55,931	\$ 59,984
Fund Balances:				
Change from Current Year Operations	\$ -	\$ 25,867	\$ 3,569	\$ -
Fund Balance - Beginning				
Restricted for Future Operations	\$ -	\$ -	\$ -	\$ -
Unassigned.	\$ 33,165	\$ 33,165	\$ 33,165	\$ 36,734
Total Fund Balance	\$ 33,165	\$ 59,032	\$ 36,734	\$ 36,734
Assessment Rate	\$ 141.00			\$ 142.14
Units Subject to Assessment	422			422

**Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2022**

FY 2022

Revenues and Other Sources

Carryforward	\$	-
Interest Income - General Account	\$	-

Appropriations

Legislative

Board of Supervisor's Fees	\$	-
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The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District. The current Board has waived the statutory authorized fees.

Executive

Professional - Management	\$	20,000
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The District retains the services of a professional management company - **JPWard and Associates, LLC** - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to the District.

Financial and Administrative

Audit Services	\$	4,200
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures, if it's Revenues or Expenditures reach a certain threshold.

Accounting Services	\$	-
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For the Maintenance of the District's books and records on a daily basis.

Assessment Roll Preparation	\$	-
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For the preparation by the Financial Advisor of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Collier County Property Appraiser.

Arbitrage Rebate Fees	\$	500
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For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.

Other Contractual Services

Recording and Transcription	\$	-
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Legal Advertising	\$	3,000
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Trustee Services	\$	5,800
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With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.

Dissemination Agent Services	\$	5,000
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With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.

Property Appraiser Fees	\$	-
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Bank Service Fees	\$	360
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Travel and Per Diem

	\$	-
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Communications and Freight Services

Telephone	\$	-
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Postage, Freight & Messenger	\$	750
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Rentals and Leases

Miscellaneous Equipment	\$	-
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Computer Services (Web Site Maintenance)	\$	2,000
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Insurance	\$	5,800
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**Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2022**

Subscriptions and Memberships	\$	175
Printing and Binding	\$	700
Office Supplies	\$	-
Legal Services		
General Counsel	\$	7,500
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".		
Other General Government Services		
Engineering Services	\$	-
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
Contingencies	\$	-
Reserves		
Operational Reserve (Future Years)	\$	-
The District has established an operational reserve to cover expenses that occur before assessment monies are received, and/or other expenses that may arise that are not anticipated in the Budget.		
Other Fees and Charges		
Discounts and Tax Collector Fees	\$	4,199
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee		
Total Appropriations:		<u>\$ 59,984</u>

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018 Bonds - Budget
Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 12/31/2020	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 1	\$ 3	\$ -
Reserve Account	\$ -	\$ 2	\$ 4	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 425,762	\$ 275,946	\$ 425,762	\$ 425,762
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Taylor Morrison	\$ -	\$ 5,668	\$ 5,668	\$ -
Total Revenue & Other Sources	\$ 425,762	\$ 281,618	\$ 431,437	\$ 425,762
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 95,000	\$ -	\$ 95,000	\$ 100,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 304,130	\$ 150,070	\$ 304,130	\$ 296,150
Other Fees and Charges				
Discounts for Early Payment	\$ 27,939	\$ -	\$ 27,939	\$ 27,731
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 332,069	\$ 150,070	\$ 427,069	\$ 423,881
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 131,548	\$ 4,368	\$ 1,881
Fund Balance - Beginning	\$ 343,356	\$ 343,356	\$ 343,356	\$ 347,724
Fund Balance - Ending	\$ 343,356	\$ 474,904	\$ 347,724	\$ 349,605

Restricted Fund Balance:

Reserve Account Requirement	\$ 199,004
Restricted for November 1, 2022 Interest Payment	\$ 145,975
Total - Restricted Fund Balance:	\$ 344,979

Description of Product	Number of Units	FY 2021 Rate	FY 2022 Rate
Single Family 30' - 39'	0	\$ -	\$ -
Single Family 40' - 49'	198	\$ 848.98	\$ 848.98
Single Family 50' - 59'	130	\$ 1,061.22	\$ 1,061.22
Single Family 60' - 69'	94	\$ 1,273.46	\$ 1,273.46
Total:	422		

Artisan Lakes East Community Development District

Debt Service Fund - Series 2018

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 6,060,000	Varies		
5/1/2019				\$ 110,669.53	
11/1/2019				\$ 152,065.00	\$ 262,735
5/1/2020	\$ 95,000		4.20%	\$ 152,065.00	
11/1/2020				\$ 150,070.00	\$ 397,135
5/1/2021	\$ 95,000		4.20%	\$ 150,070.00	
11/1/2021				\$ 148,075.00	\$ 393,145
5/1/2022	\$ 100,000		4.20%	\$ 148,075.00	
11/1/2022				\$ 145,975.00	\$ 394,050
5/1/2023	\$ 105,000		4.20%	\$ 145,975.00	
11/1/2023				\$ 143,770.00	\$ 394,745
5/1/2024	\$ 110,000		4.20%	\$ 143,770.00	
11/1/2024				\$ 141,460.00	\$ 395,230
5/1/2025	\$ 115,000		4.55%	\$ 141,460.00	
11/1/2025				\$ 138,843.75	\$ 395,304
5/1/2026	\$ 120,000		4.55%	\$ 138,843.75	
11/1/2026				\$ 136,113.75	\$ 394,958
5/1/2027	\$ 125,000		4.55%	\$ 136,113.75	
11/1/2027				\$ 133,270.00	\$ 394,384
5/1/2028	\$ 130,000		4.55%	\$ 133,270.00	
11/1/2028				\$ 130,312.50	\$ 393,583
5/1/2029	\$ 140,000		4.55%	\$ 130,312.50	
11/1/2029				\$ 127,127.50	\$ 397,440
5/1/2030	\$ 145,000		5.10%	\$ 127,127.50	
11/1/2030				\$ 123,430.00	\$ 395,558
5/1/2031	\$ 155,000		5.10%	\$ 123,430.00	
11/1/2031				\$ 119,477.50	\$ 397,908
5/1/2032	\$ 160,000		5.10%	\$ 119,477.50	
11/1/2032				\$ 115,397.50	\$ 394,875
5/1/2033	\$ 170,000		5.10%	\$ 115,397.50	
11/1/2033				\$ 111,062.50	\$ 396,460
5/1/2034	\$ 180,000		5.10%	\$ 111,062.50	
11/1/2034				\$ 106,472.50	\$ 397,535
5/1/2035	\$ 185,000		5.10%	\$ 106,472.50	
11/1/2035				\$ 101,755.00	\$ 393,228
5/1/2036	\$ 195,000		5.10%	\$ 101,755.00	
11/1/2036				\$ 96,782.50	\$ 393,538
5/1/2037	\$ 205,000		5.10%	\$ 96,782.50	
11/1/2037				\$ 91,555.00	\$ 393,338
5/1/2038	\$ 220,000		5.10%	\$ 91,555.00	
11/1/2038				\$ 85,945.00	\$ 397,500
5/1/2039	\$ 230,000		5.10%	\$ 85,945.00	
11/1/2039				\$ 80,080.00	\$ 346,025
5/1/2040	\$ 240,000		5.20%	\$ 80,080.00	
11/1/2040				\$ 73,840.00	\$ 393,920
5/1/2041	\$ 255,000		5.20%	\$ 73,840.00	

Artisan Lakes East Community Development District

Debt Service Fund - Series 2018

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2041				\$ 67,210.00	\$ 396,050
5/1/2042		\$ 270,000	5.20%	\$ 67,210.00	
11/1/2042				\$ 60,190.00	\$ 127,400
5/1/2043		\$ 280,000	5.20%	\$ 60,190.00	
11/1/2043				\$ 52,910.00	\$ 393,100
5/1/2044		\$ 295,000	5.20%	\$ 52,910.00	
11/1/2044				\$ 45,240.00	\$ 393,150
5/1/2045		\$ 315,000	5.20%	\$ 45,240.00	
11/1/2045				\$ 37,050.00	\$ 397,290
5/1/2046		\$ 330,000	5.20%	\$ 37,050.00	
11/1/2046				\$ 28,470.00	\$ 395,520
5/1/2047		\$ 345,000	5.20%	\$ 28,470.00	
11/1/2047				\$ 19,500.00	\$ 392,970
5/1/2048		\$ 365,000	5.20%	\$ 19,500.00	
11/1/2048				\$ 10,010.00	\$ 394,510
5/1/2049		\$ 385,000	5.20%	\$ 10,010.00	
					\$ 395,010

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2020

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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

Artisan Lakes East Community Development District

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JPWard & Associates LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Phone: (954) 658-4900

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending November 30, 2020**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2018	Capital Project Fund Series 2018	Account Groups General Long Term Debt	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 26,546	\$ -	\$ -	\$ -	\$ 26,546
Debt Service Fund					
Interest Account					
Series 2018	-	0	-	-	0
Sinking Account					
Series 2018	-	-	-	-	-
Reserve Account					
Series 2018		198,817	-	-	198,817
Revenue					
Series 2018	-	12,481	-	-	12,481
Prepayment Account					
Series 2018	-	-	-	-	-
Capitalized Interest Account		-	-	-	-
Construction Account			148,649		148,649
Cost of Issuance Account			-		-
Due from Other Funds					
General Fund	-	1,335	-	-	1,335
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable					
Assessments Receivable					
Amount Available in Debt Service Funds	-	-	-	212,633	212,633
Amount to be Provided by Debt Service Funds	-	-	-	5,657,367	5,657,367
Total Assets	\$ 26,546	\$ 212,633	\$ 148,649	\$ 5,870,000	\$ 6,257,828

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending November 30, 2020

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2018	Capital Project Fund Series 2018	Account Groups General Long Term Debt	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	1,335	-	-	-	1,335
Due to Developer	-	-	-	-	-
Bonds Payable					
Current Portion					
Series 2018				\$95,000	95,000
Long Term					
Series 2018				\$5,775,000	5,775,000
Total Liabilities	\$ 1,335	\$ -	\$ -	\$ 5,870,000	\$ 5,871,335
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2020 (Unaudited)	-	343,356	148,648	-	492,003
Results from Current Operations	-	(130,722)	1	-	(130,721)
Unassigned					
Beginning: October 1, 2020 (Unaudited)	33,165	-	-	-	33,165
Results from Current Operations	(7,955)	-	-	-	(7,955)
Total Fund Equity and Other Credits	\$ 25,210	\$ 212,633	\$ 148,649	\$ -	\$ 386,492
Total Liabilities, Fund Equity and Other Credits	\$ 26,546	\$ 212,633	\$ 148,649	\$ 5,870,000	\$ 6,257,828

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2020

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	258	1,644	1,902	55,335	3%
Special Assessments - Off-Roll	-	-	-	-	N/A
Developer Contribution			-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 258	\$ 1,644	1,902	\$ 55,335	3%
Expenditures and Other Uses					
Executive					
Professional Management	1,806	1,806	3,611	20,000	18%
Financial and Administrative					
Audit Services	-	-	-	4,300	0%
Accounting Services	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	500	0%
Other Contractual Services					
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	45	360	12%
Communications & Freight Services					
Postage, Freight & Messenger	-	-	-	750	0%

**Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2020**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	100	2,000	5%
Insurance	5,381	-	5,381	5,200	103%
Printing & Binding			-	750	0%
Subscription & Memberships	175	-	175	175	100%
Legal Services					
Legal - General Counsel	-	221	221	7,500	3%
Legal - Series 2018 Bonds	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	N/A
Other General Government Services					
Engineering Services	-	-	-	-	N/A
Contingencies	-	-	-	-	N/A
Other Current Charges	-	-	-	-	N/A
Reserves					
Operational Reserves (Future Years)			-	-	N/A
Other Fees and Charges	-	-	-	-	N/A
Discounts/Collection Fees			-	-	
Sub-Total:	7,757	2,100	9,857	55,335	18%
Total Expenditures and Other Uses:	\$ 7,757	\$ 2,100	\$ 9,857	\$ 55,335	18%
Net Increase/ (Decrease) in Fund Balance	(7,499)	(456)	(7,955)	-	
Fund Balance - Beginning	33,165	25,666	33,165	-	
Fund Balance - Ending	\$ 25,666	\$ 25,210	25,210	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2020

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	-	N/A
Interest Income					
Interest Account	-	0	0	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	1	1	2	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	1	1	-	N/A
Capitalized Interest Account	-	-	-	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	1,855	11,822	13,677	397,823	3%
Special Assessments - Off Roll	5,668	-	5,668	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Debt Proceeds					
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,524	\$ 11,824	\$ 19,348	\$ 397,823	N/A
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory					
Series 2018	-	-	-	95,000	N/A
Principal Debt Service - Early Redemptions					
Series 2018	-	-	-	-	N/A
Interest Expense					
Series 2018	-	150,070	150,070	304,130	N/A
Due to Developer					
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 150,070	150,070	\$ 399,130	N/A
Net Increase/ (Decrease) in Fund Balance	7,524	(138,246)	(130,722)	(1,307)	
Fund Balance - Beginning	343,356	350,880	343,356	-	
Fund Balance - Ending	\$ 350,880	\$ 212,633	212,633	\$ (1,307)	

Prepared by:

JPWARD and Associates, LLC

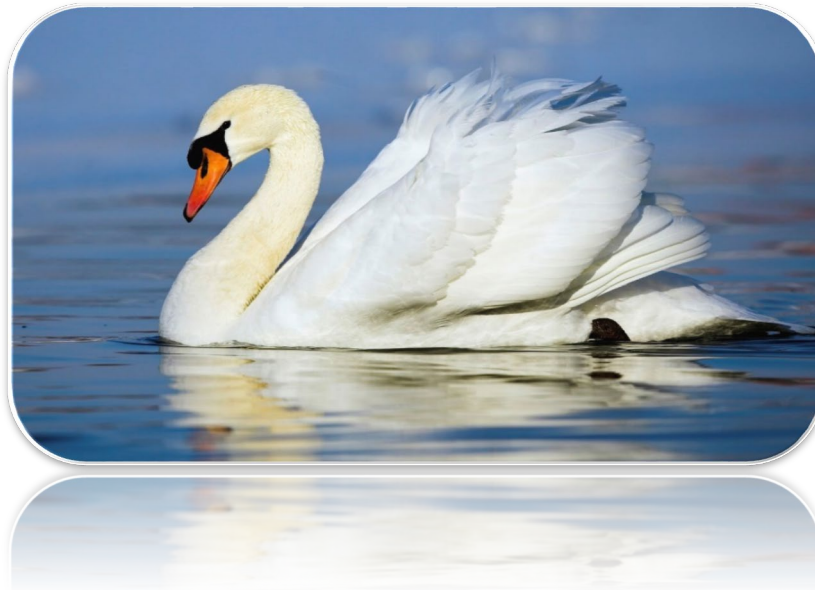
**Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2020**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	-	-	-	\$ -	N/A
Interest Income					
Construction Account	1	1	1	\$ -	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>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</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	 \$ 1	 \$ 1	 \$ 1	 -	 -
Fund Balance - Beginning	<u>\$ 148,648</u>	<u>\$ 148,648</u>	<u>\$ 148,648</u>	<u>\$ -</u>	<u>-</u>
Fund Balance - Ending	<u><u>\$ 148,648</u></u>	<u><u>\$ 148,649</u></u>	<u><u>\$ 148,649</u></u>	<u><u>\$ -</u></u>	<u><u>-</u></u>

Prepared by:

JPWARD and Associates, LLC

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2020

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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Artisan Lakes East Community Development District

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JPWard & Associates LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

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

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2018	Series 2018	Account Groups General Long Term Debt	
Assets					
Cash and Investments					
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			-		-
Due from Other Funds					
General Fund	-	262,269	-	-	262,269
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable					
Assessments Receivable					
Amount Available in Debt Service Funds	-	-	-	474,904	474,904
Amount to be Provided by Debt Service Funds	-	-	-	5,395,097	5,395,097
Total Assets	\$ 321,301	\$ 474,904	\$ 148,649	\$ 5,870,000	\$ 6,814,854

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

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
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest						
Interest - General Checking	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	258	1,644	36,477	38,379	55,335	69%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Developer Contribution						
	-	-	-	-	-	N/A
Intragovernmental Transfer In						
	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 258	\$ 1,644	\$ 36,477	38,379	\$ 55,335	69%
Expenditures and Other Uses						
Executive						
Professional Management	1,806	1,806	1,806	5,417	20,000	27%
Financial and Administrative						
Audit Services	-	-	-	-	4,300	0%
Accounting Services	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	500	0%
Other Contractual Services						
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%
Communications & Freight Services						
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
Computer Services - Website Development	50	50	-	100	2,000	5%
Insurance	5,381	-	-	5,381	5,200	103%
Printing & Binding			191	191	750	25%
Subscription & Memberships	175	-	-	175	175	100%
Legal Services						
Legal - General Counsel	-	221	634	855	7,500	11%
Legal - Series 2018 Bonds	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	N/A
Other General Government Services						
Engineering Services	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	N/A
Reserves						
Operational Reserves (Future Years)				-	-	N/A
Other Fees and Charges	-	-	-	-	-	N/A
Discounts/Collection Fees				-	-	
Sub-Total:	7,757	2,100	2,655	12,512	55,335	23%
Total Expenditures and Other Uses:	\$ 7,757	\$ 2,100	\$ 2,655	\$ 12,512	\$ 55,335	23%
Net Increase/ (Decrease) in Fund Balance	(7,499)	(456)	33,822	25,867	-	
Fund Balance - Beginning	33,165	25,666	25,210	33,165	-	
Fund Balance - Ending	\$ 25,666	\$ 25,210	\$ 59,032	59,032	\$ -	

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
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	-	N/A
Interest Income						
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
Special Assessments - Prepayments						
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
Debt Proceeds						
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,524	\$ 11,824	\$ 262,270	\$ 281,618	\$ 397,823	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2018	-	-	-	-	95,000	N/A
Principal Debt Service - Early Redemptions						
Series 2018	-	-	-	-	-	N/A
Interest Expense						
Series 2018	-	150,070	-	150,070	304,130	N/A
Due to Developer						
	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)						
	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 150,070	\$ -	150,070	\$ 399,130	N/A
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	-	
Fund Balance - Ending	\$ 350,880	\$ 212,633	\$ 474,904	474,904	\$ (1,307)	

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
Revenue and Other Sources						
Carryforward	-	-	-	-	\$ -	N/A
Interest Income						
Construction Account	1	1	1	2	\$ -	N/A
Cost of Issuance	-	-	-	-	\$ -	N/A
Debt Proceeds						
	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)						
	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 2	\$ -	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	\$ 1	\$ 1	\$ 1	\$ 2	-	-
Fund Balance - Beginning	\$ 148,648	\$ 148,648	\$ 148,649	\$ 148,648	-	-
Fund Balance - Ending	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,649	\$ -	-

Prepared by:

JPWARD and Associates, LLC

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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

Artisan Lakes East Community Development District

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JPWard & Associates LLC

2900 Northeast 12th Terrace

Suite 1

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Phone: (954) 658-4900

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending January 31, 2021**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2018	Capital Project Fund Series 2018	Account Groups General Long Term Debt	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 331,794	\$ -	\$ -	\$ -	\$ 331,794
Debt Service Fund					
Interest Account					
Series 2018	-	0	-	-	0
Sinking Account					
Series 2018	-	-	-	-	-
Reserve Account					
Series 2018		198,817	-	-	198,817
Revenue					
Series 2018	-	13,818	-	-	13,818
Prepayment Account					
Series 2018	-	-	-	-	-
Capitalized Interest Account		-	-	-	-
Construction Account			148,650		148,650
Cost of Issuance Account			-		-
Due from Other Funds					
General Fund	-	273,391	-	-	273,391
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable					
Assessments Receivable					
Amount Available in Debt Service Funds					
	-	-	-	486,026	486,026
Amount to be Provided by Debt Service Funds					
	-	-	-	5,383,974	5,383,974
Total Assets	\$ 331,794	\$ 486,026	\$ 148,650	\$ 5,870,000	\$ 6,836,470

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending January 31, 2021**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2018	Capital Project Fund Series 2018	Account Groups General Long Term Debt	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	273,391	-	-	-	273,391
Due to Developer	-	-	-	-	-
Bonds Payable					
Current Portion					
Series 2018				\$95,000	95,000
Long Term					
Series 2018				\$5,775,000	5,775,000
Total Liabilities	\$ 273,391	\$ -	\$ -	\$ 5,870,000	\$ 6,143,391
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2020 (Unaudited)	-	343,356	148,648	-	492,003
Results from Current Operations	-	142,671	2	-	142,673
Unassigned					
Beginning: October 1, 2020 (Unaudited)	33,165	-	-	-	33,165
Results from Current Operations	25,238	-	-	-	25,238
Total Fund Equity and Other Credits	\$ 58,402	\$ 486,026	\$ 148,650	\$ -	\$ 693,079
Total Liabilities, Fund Equity and Other Credits	\$ 331,794	\$ 486,026	\$ 148,650	\$ 5,870,000	\$ 6,836,470

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	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	258	1,644	36,477	1,547	39,926	55,335	72%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Developer Contribution						-	N/A
Intragovernmental Transfer In						-	N/A
Total Revenue and Other Sources:	\$ 258	\$ 1,644	\$ 36,477	\$ 1,547	39,926	\$ 55,335	72%
Expenditures and Other Uses							
Executive							
Professional Management	1,806	1,806	1,806	1,806	7,222	20,000	36%
Financial and Administrative							
Audit Services	-	-	-	-	-	4,300	0%
Accounting Services	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	0%
Other Contractual Services							
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	7	76	360	21%
Communications & Freight Services							
Postage, Freight & Messenger	-	-	-	34	34	750	5%

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	-	-	100	2,000	5%
Insurance	5,381	-	-	-	5,381	5,200	103%
Printing & Binding			191		191	750	25%
Subscription & Memberships	175	-	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	221	634	330	1,185	7,500	16%
Legal - Series 2018 Bonds	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	N/A
Reserves							
Operational Reserves (Future Years)					-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	N/A
Discounts/Collection Fees					-	-	
Sub-Total:	7,757	2,100	2,655	2,176	14,688	55,335	27%
Total Expenditures and Other Uses:	\$ 7,757	\$ 2,100	\$ 2,655	\$ 2,176	\$ 14,688	\$ 55,335	27%
Net Increase/ (Decrease) in Fund Balance	(7,499)	(456)	33,822	(630)	25,238	-	
Fund Balance - Beginning	33,165	25,666	25,210	59,032	33,165	-	
Fund Balance - Ending	\$ 25,666	\$ 25,210	\$ 59,032	\$ 58,402	58,402	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income							
Interest Account	-	0	0	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	3	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	1,855	11,822	262,269	11,122	287,068	397,823	72%
Special Assessments - Off Roll	5,668	-	-	-	5,668	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Debt Proceeds							
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,524	\$ 11,824	\$ 262,270	\$ 11,123	\$ 292,741	\$ 397,823	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2018	-	-	-	-	-	95,000	N/A
Principal Debt Service - Early Redemptions							
Series 2018	-	-	-	-	-	-	N/A
Interest Expense							
Series 2018	-	150,070	-	-	150,070	304,130	N/A
Due to Developer							
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 150,070	\$ -	\$ -	150,070	\$ 399,130	N/A
Net Increase/ (Decrease) in Fund Balance	7,524	(138,246)	262,270	11,123	142,671	(1,307)	
Fund Balance - Beginning	343,356	350,880	212,633	474,904	343,356	-	
Fund Balance - Ending	\$ 350,880	\$ 212,633	\$ 474,904	\$ 486,026	486,026	\$ (1,307)	

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 January 31, 2021

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	-	-	-	-	-	\$ -	N/A
Interest Income							
Construction Account	1	1	1	1	2	\$ -	N/A
Cost of Issuance	-	-	-	-	-	\$ -	N/A
Debt Proceeds							
	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)							
	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ -	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	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ -	
Fund Balance - Beginning	\$ 148,648	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,648	\$ -	
Fund Balance - Ending	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,650	\$ 148,650	\$ -	

Prepared by:

JPWARD and Associates, LLC