

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

MARCH 7, 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

February 29, 2024

Board of Supervisors

Artisan Lakes East Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Artisan Lakes East Community Development District will be held on **Thursday, March 7, 2024, at 3:30 P.M.** at the **Eaves Bend at Artisan Lakes, 5967 Maidenstone Way, Palmetto, FL 34221.**

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

<https://districts.webex.com/districts/j.php?MTID=m1d20a04caf760991487da9f507f35516>

Access Code: **2341 251 4826** Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2341 251 4826**, password: **Jpward (579274** from phones) to join the meeting.

Agenda

1. Call to order & roll call.
2. Consideration of Minutes:
 - I. February 1, 2024 – Regular Meeting Minutes.
3. Consideration of **Resolution 2024-8**, a Resolution of the Board approving the Proposed Fiscal Year 2023 Budget and setting the Public Hearing on **Thursday, May 2, 2024, at 3:30 P.M.** at the **Eaves Bend at Artisan Lakes, 5967 Maidenstone Way, Palmetto, FL 34221.**
4. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - a) Update of SWFWMD Permits (Status of Statements of Completion).
 - III. District Manager.
 - a) Update on Fiscal Year 2024 Meeting Schedule
 1. March 7, 2024 – Present Proposed FY 2025 Budget.
 2. Public Hearings – Approval of Budget Fiscal Year 2025, May 2, 2024.
 3. Candidate Qualifying period: June 10 through June 14, 2024 (Seats 2&3).
 4. Last Landowners Election – November 7, 2024 (Seat 1).

b) Financial Statement for period ending January 31, 2024 (unaudited).

5. Supervisor's Requests and Audience Comments.

6. Adjournment.

Staff Review

The first order of business is the call to order and roll call.

The second order of business is the consideration of the Minutes from the Artisan Lakes East Board of Supervisors Regular Meeting held on September 7, 2023.

The third order of business is the consideration of **Resolution 2024-8**, which approves the proposed budget for Fiscal Year 2025 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 toward adopting the budget at a Public Hearing scheduled for Thursday, May 2, 2024, at Eaves Bend at Artisan Lakes, 5967 Maidenstone Way, Palmetto, FL 34221.

The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to the Assessment Rates for the general fund contemplated as a result of the preparation of the Budget.

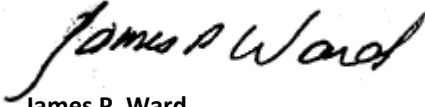
The public hearing is scheduled for Thursday, May 2, 2024, at 3:30 P.M. at Eaves Bend at Artisan Lakes, 5967 Maidenstone Way, Palmetto, FL 34221.

The fourth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on the Fiscal Year 2024 meeting schedule, in addition to the Financial Statements (unaudited) for the period(s) ending January 31, 2024.

The remainder of the agenda is standard in nature, and in the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Yours sincerely,

Artisan Lakes East Community Development District



James P. Ward
District Manager

The Fiscal Year 2024 meeting schedule is as follows:

April 4, 2024	May 2, 2024: Public Hearings
June 6, 2024	July 4, 2024 – No Meeting
August 1, 2024	September 5, 2024

1
2
3
4
5
6
7
8
9

**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 on Thursday, February 1, 2024 at 3:30 P.M. at the Eaves Bend at Artisan Lakes, 5967
12 Maidenstone Way, Palmetto, FL 34221.
13
14

15
16
17
18
19

Present and constituting a quorum:

20 Travis Stagnitta	Chairperson
21 Marc Ferlita	Vice Chairperson
22 Michael Piendel	Assistant Secretary
23 Matthew Sawyer	Assistant Secretary

24
25

Absent:

26 Craig Fisher	Assistant Secretary
-----------------	---------------------

27
28
29

Also present were:

30 James P. Ward	District Manager
31 Victor Barbosa	District Engineer
32 Ben Steets	Grau and Associates

33
34

Audience:

35 All residents' names were not included with the minutes. If a resident did not identify
36 themselves or the audio file did not pick up the name, the name was not recorded in these
37 minutes.
38

39
40
41
42

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

43
44

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

45 Mr. James Ward called the meeting to order at approximately 4:47 p.m. He called roll and all Members
46 of the Board were present, with the exception of Supervisor Fisher, constituting a quorum.
47

48
49

SECOND ORDER OF BUSINESS

Consideration of Resignation

50
51
52

**Acceptance of the Resignation of Mr. Robert Lee from Seat 1 effective December 15, 2023, whose
term is set to expire November 2024**

- 53
54
55
56
57
- a) Appointment of individual to fill Seat 1
 - b) Oath of Office
 - c) Guide to the Sunshine Law and Code of Ethics for Public Employees

48 **d) Sample of E-filed Form 1 – Statement of Financial Interests (2024 Changes to the Law and filing**
49 **requirements)**

50
51 Mr. Ward called for a motion to accept Mr. Lee’s resignation for purposes of inclusion in the record.
52

On MOTION made by Michael Piendel, seconded by Matt Sawyer, and with all in favor, Mr. Robert Lee’s Letter of Resignation was accepted for purposes of inclusion in the record.

56
57 Mr. Ward indicated statute allowed the remaining Board Members to appoint an individual to fill
58 Mr. Lee’s unexpired term which expired November 2024 for Seat 1. He called for a motion.
59

On MOTION made by Michael Piendel, seconded by Matt Sawyer, and with all in favor, Mr. Marc Ferlita was appointed to fill the unexpired term for Seat 3.

60
61
62
63
64 As a Notary Public, Mr. Ward administered the Oath of Office to Mr. Ferlita. He advised Mr. Ferlita
65 to file his Form 1 online within 30 days. He indicated he would provide Mr. Ferlita with a link to the
66 Ethics website to file the Form 1. He discussed Form 1, the Code of Ethics, the Sunshine Laws, and
67 public records noting the most important thing to remember was not to discuss (in any manner) any
68 subject which might come before the Board for consideration outside of the Board Meetings with
69 other Board Members. He told Mr. Ferlita to contact himself (Mr. Ward) or District Counsel with any
70 questions.
71

72
73 **THIRD ORDER OF BUSINESS** **Consideration of Resolution 2024-1**

74
75 **Consideration of Resolution 2024-1, a Resolution of the Board of Supervisors Re-designating the**
76 **officers of the Artisan Lakes East Community Development District**
77

78 Mr. Ward asked the Board to choose a Vice Chairperson. He said Mr. Stagnitta would serve as Chair, he
79 would serve as Secretary and Treasurer, and the remaining Board Members would Serve as Assistant
80 Secretaries.
81

82 The Board appointed Marc Ferlita to serve as Vice Chairperson.
83

On MOTION made by Travis Stagnitta, seconded by Matt Sawyer, and with all in favor, Resolution 2024-1 was adopted, and the Chair was authorized to sign.

84
85
86
87
88
89 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes**

90
91 **September 7, 2023 – Regular Meeting**
92

93 Mr. Ward asked if there were any corrections or deletions to the Minutes; hearing none, he called for a
94 motion.

142
143 **Consideration of Resolution 2024-3, a Resolution of the Board of Supervisors Addressing Real Estate**
144 **Conveyances and Permits; accepting a Certificate of the District Engineer and declaring the 2018**
145 **Project Complete; addressing contribution requirements; providing direction to the Trustee; finalizing**
146 **the 2018 Assessments; authorizing conveyances; authorizing a mutual release; providing for a**
147 **supplement to the improvement lien book; providing for severability, conflicts, and an effective date**
148

149 Mr. Ward explained 2024-3 and 2024-4 were basically the same thing; they were conveyance
150 documents accepting the certificate from the District Engineer and declaring the 2018 bond series and
151 2021 bond series projects complete. He noted it did address some additional contribution requirements
152 the developer had with respect to completing infrastructure pursuant to those two bond issue projects
153 and provided some direction to the Trustee.

154
155 Mr. Stagnitta asked if everything was done.

156
157 Mr. Ward explained this Resolution simply deemed the project complete for purposes of the CDDs trust
158 indenture; as the District had expended all the funds in the trust account, it was completing the project
159 as it related to the trust account. He stated there would be completion obligations on Taylor Morrison
160 to finish other infrastructure within the project, but that was under a separate agreement.

161
162 **On MOTION made by Michael Piendel, seconded by Travis Stagnitta,**
163 **and with all in favor, Resolution 2024-3 was adopted, and the Chair**
164 **was authorized to sign.**

165
166
167 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2024-4**

168
169 **Consideration of Resolution 2024-4, a Resolution of the Board of Supervisors Addressing Real Estate**
170 **Conveyances and Permits; accepting a Certificate of the District Engineer and declaring the 2021**
171 **Project Complete; addressing contribution requirements; providing direction to the Trustee; finalizing**
172 **the 2021 Assessments; authorizing conveyances; authorizing a mutual release; providing for a**
173 **supplement to the improvement lien book; providing for severability, conflicts, and an effective date**
174

175 Mr. Ward indicated 2024-4 was basically the same as 2024-3 but for the 2021 series bonds. He called
176 for a motion.

177
178 **On MOTION made by Michael Piendel, seconded by Travis Stagnitta,**
179 **and with all in favor, Resolution 2024-4 was adopted, and the Chair**
180 **was authorized to sign.**

181
182
183 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2024-5**

184
185 **Consideration of Resolution 2024-5, a Resolution of the Board of Supervisors Reaffirming, Restating**
186 **and Re-Establishing the District’s adoption of an Electronic Records Policy and a policy on the use of**
187 **Electronic Signatures; addressing severability, conflicts, and an effective date**
188

189 Mr. Ward explained 2024-5 restated and reaffirmed the District’s existing policy regarding electronic
190 records, added some of the new provisions and brought the current policy into alignment with state
191 statute.

192
193 **On MOTION made by Michael Piendel, seconded by Matt Sawyer, and**
194 **with all in favor, Resolution 2024-5 was adopted, and the Chair was**
195 **authorized to sign.**

196
197

198 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2024-6**

199
200 **Consideration of Resolution 2024-6, a Resolution of the Board of Supervisors Approving an Agreement**
201 **with the Artisan Lakes Community Development District and the Master Association relative to the**
202 **Maintenance of certain Infrastructure Improvements; Authorizing the Chairman and Vice Chairman to**
203 **approve changes; providing a severability clause; and providing an effective date**

204
205 Mr. Ward explained 2024-6 and 2024-7 were companion items. He said the resolutions were approving
206 agreements between the Artisan Lakes CDD and the Artisan Lakes East CDD and the Master Association
207 relative to the maintenance of the existing facilities. He explained it codified the existing relationships
208 between the Master Association and the two CDDs.

209
210 Mr. Piendel asked if existing relationships needed to be codified from time to time.

211
212 Mr. Ward explained the existing agreements needed to be updated and upgraded.

213
214 Mr. Piendel asked if Artisan Lakes CDD approved these resolutions.

215
216 Mr. Ward responded in the affirmative.

217
218 **On MOTION made by Michael Piendel, seconded by Marc Ferlita, and**
219 **with all in favor, Resolution 2024-6 was adopted, and the Chair was**
220 **authorized to sign.**

221
222

223 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2024-7**

224
225 **Consideration of Resolution 2024-7, a Resolution of the Board of Supervisors Approving an Agreement**
226 **with the Artisan Lakes Community Development District relative to the Maintenance of certain**
227 **Stormwater Improvements; Authorizing the Chairman and Vice Chairman to approve changes;**
228 **providing a severability clause; and providing an effective date**

229
230 Mr. Ward called for a motion.

231
232 **On MOTION made by Marc Ferlita, seconded by Michael Piendel, and**
233 **with all in favor, Resolution 2024-7 was adopted, and the Chair was**
234 **authorized to sign.**

235

236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283

TWELVTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

No report.

II. District Engineer**a) Update of SWFWMD Permits (Status of Statements of Completion)**

Mr. Victor Barbosa indicated he was continuing to work with SWFWMD to get the phase 1 permit modified to allow for the Statement of Completion. He noted there were some repairs which needed to be made to pond banks and other things. He stated he anticipated this would take until March before the permit modification was approved and the District could move forward with the Statement of Completion.

III. District Manager**a) Discussion of FY 2025 Budget to move the CDD's operations for the water management system to the CDD****b) Important Board Meeting Dates for Balance of Fiscal Year 2024:**

1. April 4, 2024 – Present Proposed Fiscal Year 2025 Budget
2. Proposed - June 6, 2024, Public Hearings – Approval of Budget Fiscal Year 2025

c) Financial Statement for period ending October 31, 2023 (unaudited)**d) Financial Statement for period ending November 30, 2023 (unaudited)****e) Financial Statement for period ending December 31, 2023 (unaudited)**

Mr. Ward: I have two things for you. One is the preparation of your fiscal year 2025 budget. What we just approved now, and what has been occurring in this District, is that we have operating agreements with the Master Association for the maintenance of the District's facilities. They basically included Artisan Lakes Parkway landscaping, and the entire water management system within Eaves Bend. Over the last number of months, I have heard a lot of discussion about the maintenance of the water management system, who maintains it, etc. I recently found out that the Master Association is actually not maintaining these facilities. It's being maintained by the sub-associations, whether it's the Esplanade or the Eaves Bend associations. My opinion is that it either needs to be maintained in totality by the Master Association or it needs to come back to the two CDDs for a preparation of a joint budget between those two CDDs to maintain only the stormwater management system. I think the landscaping can stay with the associations. We had a very length discussion of this topic at the Artisan Lakes Board. It was long. I am not sure they are all convinced that's what we should be doing, but I do believe that is exactly what we should be doing. The maintenance of the water management system and it's a single water management system for the whole community, which should be maintained by one entity, not by two separate entities in an HOA environment with two separate HOA boards. It needs to be maintained at the same time by one entity. In order to do that, I've got about 90 days' worth of work to prepare the operating budgets for the two CDDs. My thought is it will be one operating budget that maintains the entire system, the total cost being divided by the total number of units in Artisan Lakes and Artisan Lakes East, so you will get one rate, the same rate, for each resident, for the maintenance of the one

284 *water management system. Then we will operate it as one operating entity, basically through both*
285 *CDDs, but since I manage both it will end up as one operating entity for purposes of going forward.*
286 *I bring this up today because in order to start this process it takes a good three months to get the*
287 *budget ready, I need to hire a consultant team to help me do this and help prepare the capital plan*
288 *needed to strategically manage a system of this size and complexity, spend the time with Victor's*
289 *team to make sure we know what is required from a permit perspective to maintain it, and then get*
290 *prices for purposes of budgeting. That's the thought process. I'm asking you to provide direction*
291 *about whether you all want to do this, and if you do, then we can start to move down the path to*
292 *prepare those budgets.*

293
294 *Mr. Piendel: When you say stormwater system, are you including the treatment of the ponds, the*
295 *systems in and of itself.*

296
297 *Mr. Ward: Yes. The stormwater system is all of the lakes, preserves, littoral shelves, stormwater*
298 *pipework that drains from the roadways to the lakes, the weir structure, those kinds of things.*

299
300 *Mr. Stagnitta: How does that get paid for? Shouldn't you just bring a proposal to the table and let*
301 *people know about it?*

302
303 *Mr. Piendel: Well, this would be reducing HOA budgets and increasing CDD budgets, but the CDD*
304 *has to pay for the investigation.*

305
306 *Mr. Ward: The CDD would have to pay for the investigation anyway.*

307
308 *Mr. Piendel: Is the money in the budget? Are you increasing their fees to do this?*

309
310 *Mr. Sawyer: We have some funds in the HOA, but the maintenance aspect of it is not where it*
311 *should be, and that's where hiring consultants, reviewing it with engineers, having counsel, having*
312 *the conversations, we would reduce the HOA budgets, increase the CDD budgets, but the*
313 *investigation portion, no, it's not in there. That's an additional cost. Regardless, the CDDs need to*
314 *be the entities working as one. The agreement that's currently set with the Master Association*
315 *would be terminated.*

316
317 *Mr. Piendel: The CDD would be responsible with the maintenance company to maintain it.*

318
319 *Mr. Sawyer: Yes. I think you should absolutely move forward.*

320
321 Discussion ensued regarding whether or not the CDD should move forward with developing a
322 budget for maintenance of the stormwater management system.

323
324 *Mr. Piendel: I don't know if moving forward with an open checkbook is the way to do it.*

325
326 *Mr. Ward: It's not an open checkbook. The top end of the problem is the maintenance of the*
327 *system is not being handled the way it should be. Somebody has got to prepare a budget to do all*
328 *of this. It's going to take both of the CDDs 90 days for me to get this work done, and I'm going to*
329 *obviously have to hire a consulting team to do this. It's no different than you hiring somebody to*
330 *prepare a set of plans to do something. You've got to maintain the system. And it's not an open*
331 *checkbook because all we are doing is preparing the budgets of what this is going to cost to do it,*

332 *and how much it's going to cost each resident. It's a limited amount of funding to do the work, but*
333 *at some point --*

334

335 *Mr. Ferlita: Then we would bid the project out to a maintenance company to maintain it? Is that*
336 *how that would be facilitated?*

337

338 *Mr. Ward: Yes. It's component parts, so it's going to be multiple companies. You are going to have*
339 *a company that maintains the lakes; this may be the company that maintains the littorals. Lake*
340 *bank restoration is usually done by separate companies. There are other companies that do the*
341 *cleaning of the drainage pipes. Preserves is a whole other company. All of that goes through a*
342 *bidding process or quotes, issue purchase orders, whatever it may be. It's not any different than*
343 *what you do in the HOA.*

344

345 *Mr. Piendel: I'm not opposed to it. If I was the Artisan Lakes people, I'd be, give me a proposal to*
346 *do this.*

347

348 *Mr. Sawyer: He's just preparing the budget. He's going to have to do some investigation work. The*
349 *conversation has already arisen within the communities.*

350

351 *Mr. Piendel: I'm just saying if we asked our engineer for a proposal then we would know exactly*
352 *what we would have to spend.*

353

354 *Mr. Sawyer: It's a little larger than that because of the system and all of the maintenance. They are*
355 *going to have to prepare the scope, get the consultants.*

356

357 *Mr. Piendel: Okay, but what are they spending to do the investigation? Do we have a not to*
358 *exceed?*

359

360 *Mr. Ward: I'm guessing this will cost \$20,000 to \$25,000 dollars.*

361

362 Discussion ensued regarding setting a not to exceed amount of \$25,000 dollars which would be
363 split between the two CDDs.

364

365 Mr. Ward explained the shared cost of the maintenance of the stormwater system would be split
366 between the two CDDs according to the number of units in each CDD; each homeowner would pay
367 an equal share of the cost. He asked if the Board was comfortable moving forward with the budget
368 planning process.

369

370 The Board agreed to move forward with the water management system budget planning process
371 with a not to exceed amount of \$25,000 dollars.

372

373 Mr. Ward said the other thing he wished to discuss was the changes to the Ethics statute. *Don't*
374 *worry, it's not the Form 6. In past years, you had to file your Form 1 with the Supervisor of*
375 *Elections. This year you file directly on the State of Florida's Ethics Commission website. We will*
376 *send you the links for the website so you can go on and do your filing. Your Form 1 filing is due July*
377 *1, 2024. It is for the year 2023. On that form is going to be a checkbox to check whether you have*
378 *done the Ethics training. You do not have to check the box on the Form you are filing this year, but*
379 *you do have to file it electronically. We will send you the documents not, and we will also remind*

380 *you in May to do it. The other change to the law which has been made is that in past years the*
 381 *Supervisor of Elections could fine you for late filings. Those were voluntary fines the Supervisor of*
 382 *Elections could send you. It's \$25 dollars per day. The law is now not permissive, it's mandatory, so*
 383 *if you file late, you will automatically be charged \$25 dollars per day not to exceed \$1,500 dollars.*
 384 *Because it is an individual filing, the District cannot pay your fines. You have to pay them*
 385 *personally, so I would strongly encourage you to get your filing done by July 1, 2024. You can file*
 386 *early. The thing to remember is, this website just went up a month ago, so I'm guessing of the*
 387 *thousands of public officials, the middle part of June to July 1, that website is going to crash. So, I*
 388 *would do it sooner than that. The other part of the law which is changing is you do have to do*
 389 *Ethics Training this year, 4 hours, which has to be done. We will send you the links to the Ethics site.*
 390 *There are three separate categories. It is not for this year's form, it's for next year's form, but it has*
 391 *to be done this year. Again, I would not wait until the end of the year, and you forget about it. I*
 392 *would do it within the next six months and get it out of the way. We will send you reminders, but*
 393 *don't wait until the last day.*

394
 395

396 **THIRTEENTH ORDER OF BUSINESS**

Audience Comments and Supervisor's Requests

397

398 Mr. Ward asked if there were any Supervisor's requests; there were none. He asked if there were any
 399 audience members present on audio/video or in person with any comments or questions; there were
 400 none.

401

402

403 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

404

405 Mr. Ward adjourned the Meeting at approximately 5:17 p.m.

406

**On MOTION made by Michael Piendel, seconded by Matt Sawyer, and
 with all in favor, the meeting was adjourned.**

407

408

409

410

Artisan Lakes East Community Development District

411

412

413

414

 James P. Ward, Secretary

 Travis Stagnitta, Chairperson

415

RESOLUTION 2024-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025 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 2025; 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. INCORPORATION 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 2025 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 2, 2024
HOUR:	3:30 P.M.
LOCATION:	Eaves Bend at Artisan Lakes 5967 Maidenstone Way Palmetto, FL 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 2024-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025 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 7th day of March 2024.

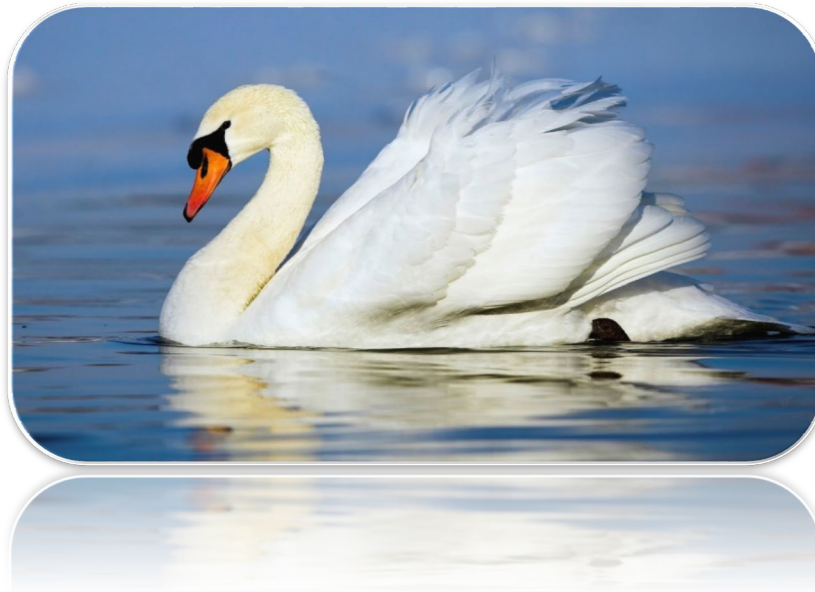
ATTEST:

**ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Travis Stagnitta, Chairperson

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2025

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 2025

Description	Fiscal Year 2024 Budget	Actual at 01/22/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
Assessment Revenue					
Assessments - On-Roll	\$ 136,204	\$ 72,364	\$ 136,204	\$ 148,589	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Contributions - Private Sources					
Taylor Morrison	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 136,204	\$ 72,364	\$ 136,204	\$ 148,589	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees (Waived by TM Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive					
Professional - Management	\$ 27,000	\$ 9,000	\$ 27,000	\$ 25,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,400	\$ 5,400	\$ 5,400	\$ 5,500	Statutory required audit - Yearly
Accounting Services	\$ -	\$ -	\$ -	\$ 4,000	
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ 6,000	
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,500	\$ 1,500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 2,000	\$ -	\$ 610	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 8,170	\$ 4,246	\$ 8,385	\$ 8,385	Trust Fees for Bonds
Dissemination Agent Services	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ 297	\$ 300	\$ 300	Bank Fee - Governmental Accounts
Travel and Per Diem					
	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 25	\$ -	\$ 100	\$ 100	Agenda Mailings and other Misc Mailings
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 1,200	\$ -	\$ 600	\$ 600	Statutory Maintenance of District Web Site
Insurance					
	\$ 6,100	\$ 6,228	\$ 6,928	\$ 7,628	General Liability and D&O Liability Insurance
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding					
	\$ 50	\$ -	\$ 1,700	\$ 1,700	Agenda books and copies
Office Supplies					
	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 12,800	\$ 3,036	\$ 14,250	\$ 12,800	District Attorney
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	
Other General Government Services					
Engineering Services	\$ 7,500	\$ 2,189	\$ 10,000	\$ 7,500	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Reserves					
Extraordinary Capital/Operations	\$ 50,000	\$ -	\$ -	\$ 50,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.

**Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual at 01/22/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 9,534	\$ -	\$ 9,534	\$ 10,401	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Appropriations	\$ 136,204	\$ 30,571	\$ 92,482	\$ 148,589	
Fund Balances:					
Change from Current Year Operations	\$ (0)	\$ 41,793	\$ 43,722	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning					
Extraordinary Capital/Operations	\$ (8,008)		\$ 35,714	\$ 82,618	Long Term Capital Planning - Balance of Funds
1st Three (3) Months Operations	\$ 34,051		\$ 34,051	\$ 37,147	Required to meet Cash Needs until Assessment Rec'd.
Total Fund Balance	\$ 26,043		\$ 69,765	\$ 119,765	Total Cash Position
Assessment Rate	\$ 129.10			\$ 140.84	Year of Year Assessment Rate
Units Subject to Assessment	1055			1055	Anticipated Number of Units to be Built
Adopted Cap Rate	\$ 148.47			\$ 148.47	Mailed Notice Req'd if Cap Rate Exceeded

TOTAL UNITS AND TYPES OF UNITS - FY 2025 BUDGET

Type of Unit	2018	2021 -		Total
		Eaves Bend	Heritage Park	
Single Family 30' - 39'	0	0	0	0
Single Family 40' - 49'	198	158	48	404
Single Family 50' - 59'	130	123	96	349
Single Family 60' - 69'	94	70	138	302
Single Family 70' and up	0	0	0	0
Total Units	422	351	282	1055

Chart provides the current unit counts based on recorded plats and anticipated units provided by Developer.

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018 Bonds - Budget
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual at 01/22/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 1,305	\$ 2,802	\$ 2,500
Reserve Account	\$ -	\$ 2,647	\$ 4,334	\$ 4,300
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 425,762	\$ 227,561	\$ 425,762	\$ 425,762
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Taylor Morrison	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 425,762	\$ 231,513	\$ 432,898	\$ 432,562
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 287,540	\$ 143,770	\$ 287,540	\$ 282,920
Other Fees and Charges				
Discounts for Early Payment	\$ 27,828	\$ -	\$ 27,828	\$ 27,854
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 425,368	\$ 143,770	\$ 425,368	\$ 425,774
Net Increase/(Decrease) in Fund Balance	\$ 394	\$ 87,743	\$ 7,530	\$ 6,787
Fund Balance - Beginning	\$ 362,708	\$ 362,708	\$ 362,708	\$ 370,238
Fund Balance - Ending	\$ 363,102	\$ 450,451	\$ 370,238	\$ 377,026

Restricted Fund Balance:

Reserve Account Requirement	\$ 198,954
Restricted for November 1, 2025 Interest Payment	\$ 138,844
Total - Restricted Fund Balance:	\$ 337,798

Description of Product	Number of Units	Rate	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

Debt Service Fund - Series 2021 Bonds - Budget

Fiscal Year 2023

Description	Fiscal Year 2024 Budget	Actual at 01/22/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward (Capitalized Interest)	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 1,633	\$ 6,532	\$ 6,000
Reserve Account	\$ -	\$ 4,683	\$ 18,732	\$ 16,000
Interest Account		\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 753,176	\$ 402,640	\$ 742,000	\$ 753,176
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2018 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 753,176	\$ 408,956	\$ 767,264	\$ 775,176
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2021-1 Eaves Bend	\$ 135,000	\$ -	\$ 135,000	\$ 135,000
Series 2021-2 Heritage Park	\$ 145,000	\$ -	\$ 145,000	\$ 145,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2021-1 Eaves Bend	\$ 197,518	\$ 98,759	\$ 197,518	\$ 194,413
Series 2021-2 Heritage Park	\$ 228,595	\$ 114,297	\$ 228,595	\$ 225,260
Other Fees and Charges				
Discounts for Early Payment	\$ 49,273	\$ -	\$ 49,273	\$ 49,273
Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 755,386	\$ 213,056	\$ 755,386	\$ 748,946
Net Increase/(Decrease) in Fund Balance	\$ (2,210)	\$ 195,900	\$ 11,878	\$ 4,230
Fund Balance - Beginning	\$ 558,540	\$ 558,540	\$ 558,540	\$ 570,418
Fund Balance - Ending	\$ 556,330	\$ 754,440	\$ 570,418	\$ 574,648
Restricted Fund Balance:				
Reserve Account Requirement			\$ 351,951	
Restricted for November 1, 2025 Interest Payment				
Series 2021-1 Eaves Bend			\$ 95,654	
Series 2021-2 Heritage Park			\$ 110,963	
Total - Restricted Fund Balance:			\$ 558,568	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2021 Bonds - Budget
Fiscal Year 2023

Description	Fiscal Year 2024 Budget	Actual at 01/22/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
-------------	----------------------------	-------------------------	------------------------------------	----------------------------

Assessment Rates	Eaves Bend		Heritage Park	
	FY 2024	FY 2025	FY 2024	FY 2025
Single Family 40' - 49'	\$850.26	\$850.26	\$1,064.12	\$1,064.12
Single Family 50' - 59'	\$1,062.82	\$1,062.82	\$ 1,330.14	\$1,330.14
Single Family 60' - 69'	\$1,275.39	\$1,275.39	\$ 1,596.17	\$1,596.17

**Artisan Lakes East Community Development District
Debt Service Fund - Series 2021-1 Bonds - Eaves Bend**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		\$ 6,015,000	Varies			
7/7/2021						
11/1/2021				\$ 64,404.46	\$ 64,404	\$ 6,015,000
5/1/2022	\$ 125,000		2.300%	\$ 101,691.25		\$ 5,890,000
11/1/2022				\$ 100,253.75	\$ 291,096	\$ 5,890,000
5/1/2023	\$ 130,000		2.300%	\$ 100,253.75		\$ 5,760,000
11/1/2023				\$ 98,758.75	\$ 330,508	\$ 5,760,000
5/1/2024	\$ 135,000		2.300%	\$ 98,758.75		\$ 5,625,000
11/1/2024				\$ 97,206.25	\$ 332,518	\$ 5,625,000
5/1/2025	\$ 135,000		2.300%	\$ 97,206.25		\$ 5,490,000
11/1/2025				\$ 95,653.75	\$ 329,413	\$ 5,490,000
5/1/2026	\$ 140,000		2.300%	\$ 95,653.75		\$ 5,350,000
11/1/2026				\$ 94,043.75	\$ 331,308	\$ 5,350,000
5/1/2027	\$ 140,000		2.750%	\$ 94,043.75		\$ 5,210,000
11/1/2027				\$ 92,118.75	\$ 328,088	\$ 5,210,000
5/1/2028	\$ 145,000		2.750%	\$ 92,118.75		\$ 5,065,000
11/1/2028				\$ 90,125.00	\$ 329,238	\$ 5,065,000
5/1/2029	\$ 150,000		2.750%	\$ 90,125.00		\$ 4,915,000
11/1/2029				\$ 88,062.50	\$ 330,250	\$ 4,915,000
5/1/2030	\$ 155,000		2.750%	\$ 88,062.50		\$ 4,760,000
11/1/2030				\$ 85,931.25	\$ 331,125	\$ 4,760,000
5/1/2031	\$ 160,000		2.750%	\$ 85,931.25		\$ 4,600,000
11/1/2031				\$ 83,731.25	\$ 331,863	\$ 4,600,000
5/1/2032	\$ 165,000		3.125%	\$ 83,731.25		\$ 4,435,000
11/1/2032				\$ 81,153.13	\$ 332,463	\$ 4,435,000
5/1/2033	\$ 170,000		3.125%	\$ 81,153.13		\$ 4,265,000
11/1/2033				\$ 78,496.88	\$ 332,306	\$ 4,265,000
5/1/2034	\$ 175,000		3.125%	\$ 78,496.88		\$ 4,090,000
11/1/2034				\$ 75,762.50	\$ 331,994	\$ 4,090,000
5/1/2035	\$ 180,000		3.125%	\$ 75,762.50		\$ 3,910,000
11/1/2035				\$ 72,950.00	\$ 331,525	\$ 3,910,000
5/1/2036	\$ 185,000		3.125%	\$ 72,950.00		\$ 3,725,000
11/1/2036				\$ 70,059.38	\$ 330,900	\$ 3,725,000
5/1/2037	\$ 190,000		3.125%	\$ 70,059.38		\$ 3,535,000
11/1/2037				\$ 67,090.63	\$ 330,119	\$ 3,535,000
5/1/2038	\$ 195,000		3.125%	\$ 67,090.63		\$ 3,340,000
11/1/2038				\$ 64,043.75	\$ 329,181	\$ 3,340,000
5/1/2039	\$ 205,000		3.125%	\$ 64,043.75		\$ 3,135,000
11/1/2039				\$ 60,840.63	\$ 333,088	\$ 3,135,000
5/1/2040	\$ 210,000		3.125%	\$ 60,840.63		\$ 2,925,000
11/1/2040				\$ 57,559.38	\$ 331,681	\$ 2,925,000
5/1/2041	\$ 215,000		3.125%	\$ 57,559.38		\$ 2,710,000
11/1/2041				\$ 54,200.00	\$ 330,119	\$ 2,710,000
5/1/2042	\$ 225,000		4.000%	\$ 54,200.00		\$ 2,485,000
11/1/2042				\$ 49,700.00	\$ 333,400	\$ 2,485,000
5/1/2043	\$ 235,000		4.000%	\$ 49,700.00		\$ 2,250,000

**Artisan Lakes East Community Development District
Debt Service Fund - Series 2021-1 Bonds - Eaves Bend**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2043				\$ 45,000.00	\$ 334,400	\$ 2,250,000
5/1/2044		\$ 245,000	4.000%	\$ 45,000.00		\$ 2,005,000
11/1/2044				\$ 40,100.00	\$ 85,100	\$ 2,005,000
5/1/2045		\$ 255,000	4.000%	\$ 40,100.00		\$ 1,750,000
11/1/2045				\$ 35,000.00	\$ 335,200	\$ 1,750,000
5/1/2046		\$ 265,000	4.000%	\$ 35,000.00		\$ 1,485,000
11/1/2046				\$ 29,700.00	\$ 335,000	\$ 1,485,000
5/1/2047		\$ 275,000	4.000%	\$ 29,700.00		\$ 1,210,000
11/1/2047				\$ 24,200.00	\$ 334,400	\$ 1,210,000
5/1/2048		\$ 285,000	4.000%	\$ 24,200.00		\$ 925,000
11/1/2048				\$ 18,500.00	\$ 333,400	\$ 925,000
5/1/2049		\$ 295,000	4.000%	\$ 18,500.00		\$ 630,000
11/1/2049				\$ 12,600.00	\$ 332,000	\$ 630,000
5/1/2050		\$ 310,000	4.000%	\$ 12,600.00		\$ 320,000
11/1/2050				\$ 6,400.00	\$ 335,200	\$ 320,000
5/1/2051		\$ 320,000	4.000%	\$ 6,400.00		\$ -
11/1/51				\$ 6,400.00		

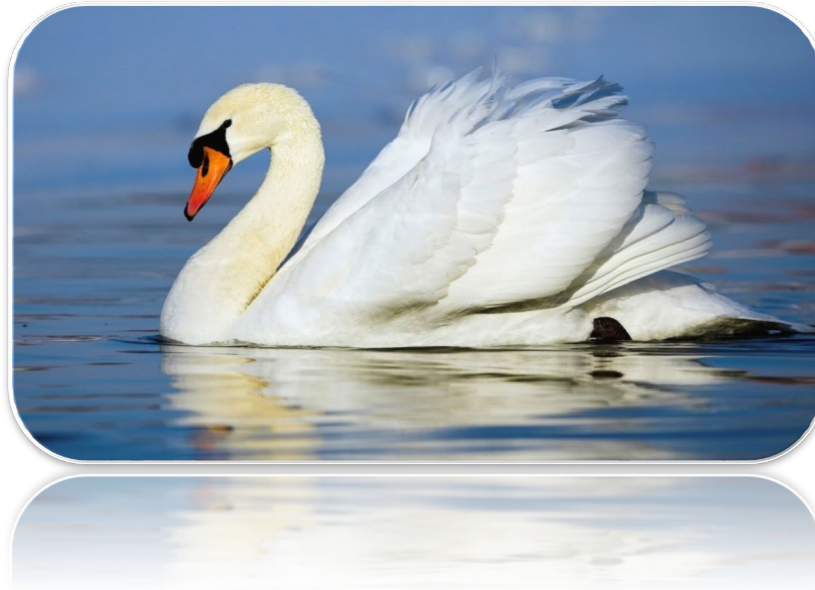
**Artisan Lakes Community Development District
Debt Service Fund - Series 2021-1 Bonds - Heritage Park**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		\$ 6,745,000	Varies			
7/7/2021						
11/1/2021				\$ 73,408.08	\$ 73,408	\$ 6,745,000
5/1/2022				\$ 115,907.50		\$ 6,745,000
11/1/2022				\$ 115,907.50	\$ 189,316	\$ 6,745,000
5/1/2023	\$ 140,000		2.300%	\$ 115,907.50		\$ 6,605,000
11/1/2023				\$ 114,297.50	\$ 371,815	\$ 6,605,000
5/1/2024	\$ 145,000		2.300%	\$ 114,297.50		\$ 6,460,000
11/1/2024				\$ 112,630.00	\$ 373,595	\$ 6,460,000
5/1/2025	\$ 145,000		2.300%	\$ 112,630.00		\$ 6,315,000
11/1/2025				\$ 110,962.50	\$ 370,260	\$ 6,315,000
5/1/2026	\$ 150,000		2.300%	\$ 110,962.50		\$ 6,165,000
11/1/2026				\$ 109,237.50	\$ 371,925	\$ 6,165,000
5/1/2027	\$ 155,000		2.750%	\$ 109,237.50		\$ 6,010,000
11/1/2027				\$ 107,106.25	\$ 373,475	\$ 6,010,000
5/1/2028	\$ 160,000		2.750%	\$ 107,106.25		\$ 5,850,000
11/1/2028				\$ 104,906.25	\$ 374,213	\$ 5,850,000
5/1/2029	\$ 165,000		2.750%	\$ 104,906.25		\$ 5,685,000
11/1/2029				\$ 102,637.50	\$ 374,813	\$ 5,685,000
5/1/2030	\$ 165,000		2.750%	\$ 102,637.50		\$ 5,520,000
11/1/2030				\$ 100,368.75	\$ 370,275	\$ 5,520,000
5/1/2031	\$ 170,000		2.750%	\$ 100,368.75		\$ 5,350,000
11/1/2031				\$ 98,031.25	\$ 370,738	\$ 5,350,000
5/1/2032	\$ 175,000		3.125%	\$ 98,031.25		\$ 5,175,000
11/1/2032				\$ 95,296.88	\$ 371,063	\$ 5,175,000
5/1/2033	\$ 185,000		3.125%	\$ 95,296.88		\$ 4,990,000
11/1/2033				\$ 92,406.25	\$ 375,594	\$ 4,990,000
5/1/2034	\$ 190,000		3.125%	\$ 92,406.25		\$ 4,800,000
11/1/2034				\$ 89,437.50	\$ 374,813	\$ 4,800,000
5/1/2035	\$ 195,000		3.125%	\$ 89,437.50		\$ 4,605,000
11/1/2035				\$ 86,390.63	\$ 373,875	\$ 4,605,000
5/1/2036	\$ 200,000		3.125%	\$ 86,390.63		\$ 4,405,000
11/1/2036				\$ 83,265.63	\$ 372,781	\$ 4,405,000
5/1/2037	\$ 205,000		3.125%	\$ 83,265.63		\$ 4,200,000
11/1/2037				\$ 80,062.50	\$ 371,531	\$ 4,200,000
5/1/2038	\$ 215,000		3.125%	\$ 80,062.50		\$ 3,985,000
11/1/2038				\$ 76,703.13	\$ 375,125	\$ 3,985,000
5/1/2039	\$ 220,000		3.125%	\$ 76,703.13		\$ 3,765,000
11/1/2039				\$ 73,265.63	\$ 373,406	\$ 3,765,000
5/1/2040	\$ 230,000		3.125%	\$ 73,265.63		\$ 3,535,000
11/1/2040				\$ 69,671.88	\$ 376,531	\$ 3,535,000
5/1/2041	\$ 235,000		3.125%	\$ 69,671.88		\$ 3,300,000
11/1/2041				\$ 66,000.00	\$ 374,344	\$ 3,300,000
5/1/2042	\$ 245,000		4.000%	\$ 66,000.00		\$ 3,055,000
11/1/2042				\$ 61,100.00	\$ 377,000	\$ 3,055,000
5/1/2043	\$ 255,000		4.000%	\$ 61,100.00		\$ 2,800,000

**Artisan Lakes Community Development District
Debt Service Fund - Series 2021-1 Bonds - Heritage Park**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2043				\$ 56,000.00	\$ 377,200	\$ 2,800,000
5/1/2044		\$ 265,000	4.000%	\$ 56,000.00		\$ 2,535,000
11/1/2044				\$ 50,700.00	\$ 106,700	\$ 2,535,000
5/1/2045		\$ 275,000	4.000%	\$ 50,700.00		\$ 2,260,000
11/1/2045				\$ 45,200.00	\$ 376,400	\$ 2,260,000
5/1/2046		\$ 285,000	4.000%	\$ 45,200.00		\$ 1,975,000
11/1/2046				\$ 39,500.00	\$ 375,400	\$ 1,975,000
5/1/2047		\$ 295,000	4.000%	\$ 39,500.00		\$ 1,680,000
11/1/2047				\$ 33,600.00	\$ 374,000	\$ 1,680,000
5/1/2048		\$ 310,000	4.000%	\$ 33,600.00		\$ 1,370,000
11/1/2048				\$ 27,400.00	\$ 377,200	\$ 1,370,000
5/1/2049		\$ 320,000	4.000%	\$ 27,400.00		\$ 1,050,000
11/1/2049				\$ 21,000.00	\$ 374,800	\$ 1,050,000
5/1/2050		\$ 335,000	4.000%	\$ 21,000.00		\$ 715,000
11/1/2050				\$ 14,300.00	\$ 377,000	\$ 715,000
5/1/2051		\$ 350,000	4.000%	\$ 14,300.00		\$ 365,000
11/1/2051				\$ 7,300.00	\$ 378,600	\$ 365,000
5/1/2052		\$ 365,000	4.000%	\$ 7,300.00		\$ -

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2024

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

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

Artisan Lakes East Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund</i>	
<i>Series 2018</i>	<i>5</i>
<i>Series 2021</i>	<i>6</i>
<i>Capital Project Fund</i>	
<i>Series 2018</i>	<i>7</i>
<i>Series 2021</i>	<i>8</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending January 31, 2024

	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	\$ 573,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 573,635
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	-	246,827	-	-	-	-	-	246,827
Series 2021-1	-	-	411,416	-	-	-	-	411,416
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	2,496,829	-	-	2,496,830
Cost of Issuance Account	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	160,610	284,180	-	-	-	-	444,790
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable								
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds								
Amount Available in Debt Service Funds	-	-	-	-	-	606,392	-	606,392
Amount to be Provided by Debt Service Funds								
Amount to be Provided by Debt Service Funds	-	-	-	-	-	17,423,608	-	17,423,608
Total Assets	\$ 573,635	\$ 606,392	\$ 1,047,548	\$ 1	\$ 2,496,829	\$ 18,030,000	\$ -	\$ 22,754,404

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending January 31, 2024

	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)	444,790	-	-	-	-	-	-	444,790
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	\$ 449,036	\$ -	\$ -	\$ -	\$ 339,530	\$ -	\$ 18,030,000	\$ 18,818,567
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	-	-
Fund Balance								
Restricted								
Beginning: October 1, 2023 (Audited)	-	356,588	565,008	1	2,113,375	-	-	3,034,972
Results from Current Operations	-	249,803	482,540	-	43,924	-	-	776,267
Unassigned								
Beginning: October 1, 2023 (Audited)	32,009	-	-	-	-	-	-	32,009
Results from Current Operations	92,589	-	-	-	-	-	-	92,589
Total Fund Equity and Other Credits	\$ 124,598	\$ 606,392	\$ 1,047,548	\$ 1	\$ 2,157,299	\$ -	\$ -	\$ 3,935,837
Total Liabilities, Fund Equity and Other Credits	\$ 573,635	\$ 606,392	\$ 1,047,548	\$ 1	\$ 2,496,829	\$ 18,030,000	\$ -	\$ 22,754,404

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

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	-	886	71,479	51,074	123,438	136,204	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Miscellaneous Revenue							
						-	N/A
Developer Contribution							
						-	N/A
Intragovernmental Transfer In							
						-	N/A
Total Revenue and Other Sources:	\$ -	\$ 886	\$ 71,479	\$ 51,074	\$ 123,438	\$ 136,204	91%
Expenditures and Other Uses							
Executive							
Professional Management	2,250	2,250	2,250	2,250	9,000	27,000	33%
Financial and Administrative							
Audit Services	-	-	-	5,400	5,400	4,400	123%
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	-	-	-	4,246	4,246	8,170	52%
Dissemination Agent Services	-	-	-	-	-	6,000	0%
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	100	129	68	69	365	250	146%
Communications & Freight Services							
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	-	156	3,036	12,800	24%
Legal - Series 2021 Bonds	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	N/A
Other General Government Services							
Stormwater Needs Analysis	-	-	-	-	-	-	N/A
Engineering Services	-	2,189	-	210	2,399	7,500	32%
Contingencies	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	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 January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Reserves							
Operational Reserves (Future Years)	-	-	-	-	-	50,000	0%
Extraordinary Items	-	-	-	-	-	-	N/A
Other Fees and Charges						-	N/A
Discounts/Collection Fees	-	-	-	-	-	9,534	0%
Sub-Total:	8,578	7,623	2,318	12,331	30,849	136,204	23%
Total Expenditures and Other Uses:	\$ 8,578	\$ 7,623	\$ 2,318	\$ 12,331	\$ 30,849	\$ 136,204	23%
Net Increase/ (Decrease) in Fund Balance	(8,578)	(6,737)	69,160	38,743	92,589	-	
Fund Balance - Beginning	32,009	23,432	16,695	85,855	32,009	-	
Fund Balance - Ending	\$ 23,432	\$ 16,695	\$ 85,855	\$ 124,598	124,598	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	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	893	3,540	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	586	645	73	557	1,862	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	-	2,785	224,776	160,610	388,171	\$ 425,762	91%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Debt Proceeds							
	-	-	-	-	-	-	N/A
Intragovernmental Transfer In							
	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,461	\$ 4,334	\$ 225,718	\$ 162,060	\$ 393,573	\$ 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							
	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)							
	-	-	-	-	-	-	N/A
Other Fees and Charges							
	-	-	-	-	-	-	-
Discounts for Early Payment	-	-	-	-	-	27,828	0%
Total Expenditures and Other Uses:	\$ -	\$ 143,770.00	\$ 0.00	\$ 0.00	143,770	\$ 425,368	N/A
Net Increase/ (Decrease) in Fund Balance	1,461	(139,436)	225,718	162,060	249,803	394	
Fund Balance - Beginning	356,588	358,049	218,614	444,331	356,588	-	
Fund Balance - Ending	\$ 358,049	\$ 218,614	\$ 444,331	\$ 606,392	606,392	\$ 394	

Prepared by:

JPWARD and Associates, LLC

Artisan Lakes East Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	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	742	2,945	-	N/A
Reserve Account - Series 2021-2	820	847	814	837	3,318	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	716	871	45	881	2,513	-	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	284,180	686,820	\$ 753,176	91%
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	\$ 286,640	\$ 695,596	\$ 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
Other Fees and Charges							
Discounts for Early Payment	-	-	-	-	-	49,273	0%
Total Expenditures and Other Uses:	\$ -	\$ 213,056.25	\$ 0.00	\$ 0.00	213,056	\$ 755,386	N/A
Net Increase/ (Decrease) in Fund Balance	2,264	(205,657)	399,294	286,640	482,540	(2,210)	
Fund Balance - Beginning	565,008	567,271	361,614	760,908	565,008	-	
Fund Balance - Ending	\$ 567,271	\$ 361,614	\$ 760,908	\$ 1,047,548	1,047,548	\$ (2,210)	

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, 2024

Description	October	November	December	January	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>\$ -</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>\$ -</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>\$ -</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 January 31, 2024

Description	October	November	December	January	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	11,148	43,924	\$ -	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:	<u>\$ 10,780</u>	<u>\$ 11,193</u>	<u>\$ 10,803</u>	<u>\$ 11,148</u>	<u>\$ 43,924</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							
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>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
 Net Increase/ (Decrease) in Fund Balance	 \$ 10,780	 \$ 11,193	 \$ 10,803	 \$ 11,148	 \$ 43,924	 -	
Fund Balance - Beginning	\$ 2,113,375	\$ 2,124,155	\$ 2,135,348	\$ 2,146,151	\$ 2,113,375	\$ -	
Fund Balance - Ending	<u>\$ 2,124,155</u>	<u>\$ 2,135,348</u>	<u>\$ 2,146,151</u>	<u>\$ 2,157,299</u>	<u>\$ 2,157,299</u>	<u>\$ -</u>	