

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2022

FISCAL YEAR 2022

PREPARED BY:

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

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Artisan Lakes East Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending February 28, 2022**

	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	\$ 140,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,171
Debt Service Fund								
Interest Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-
Sinking Account								
Series 2018	-	0	-	-	-	-	-	0
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	-	366,718	-	-	-	-	-	366,718
Series 2021-1	-	-	3	-	-	-	-	3
Prepayment Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-
Capitalized Interest Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	3	-	-	-	-	3
Series 2021-2	-	-	231,828	-	-	-	-	231,828
Construction Account	-	-	-	148,658	11,867,807	-	-	12,016,465
Cost of Issuance Account	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	33,648	-	-	-	-	-	33,648
Debt Service Fund(s)	-	-	-	-	-	-	-	-

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending February 28, 2022**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund				
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021			
Accounts Receivable	-	-	-	-	-	-	-	
Assessments Receivable	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	-	599,320	599,320	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,030,680	18,030,680	
Total Assets	<u>\$ 140,171</u>	<u>\$ 599,320</u>	<u>\$ 583,785</u>	<u>\$ 148,658</u>	<u>\$ 11,867,807</u>	<u>\$ 18,630,000</u>	<u>\$ 31,969,740</u>	

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending February 28, 2022**

	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-							-
General Fund	-							-
Debt Service Fund(s)	33,648							33,648
Due to Developer	-							-
Unamortized Prem/Discount on Bonds	-				339,530			339,530
Bonds Payable								
Current Portion								
Series 2018						\$100,000		100,000
Series 2021						\$125,000		125,000
Long Term								
Series 2018						\$5,770,000		5,770,000
Series 2021						\$12,635,000		12,635,000
Total Liabilities	\$ 33,648	\$ -	\$ -	\$ -	\$ 339,530	\$ 18,630,000		\$ 19,003,178
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	-	-
Fund Balance								
Restricted								
Beginning: October 1, 2021 (Unaudited)	-	357,544	721,584	148,655	11,528,027	-		12,755,810
Results from Current Operations	-	241,776	(137,799)	3	249	-		104,229
Unassigned								
Beginning: October 1, 2021 (Unaudited)	39,098	-	-	-	-	-		39,098
Results from Current Operations	67,426	-	-	-	-	-		67,426
Total Fund Equity and Other Credits	\$ 106,523	\$ 599,320	\$ 583,785	\$ 148,658	\$ 11,528,276	\$ -		\$ 12,966,562
Total Liabilities, Fund Equity and Other Credits	\$ 140,171	\$ 599,320	\$ 583,785	\$ 148,658	\$ 11,867,807	\$ 18,630,000		\$ 31,969,740

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	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	401	5,523	72,024	7,566	8,078	93,593	95,585	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue								
Developer Contribution	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 401	\$ 5,523	\$ 72,024	\$ 7,566	\$ 8,078	\$ 93,593	\$ 95,585	98%
Expenditures and Other Uses								
Executive								
Professional Management	1,806	1,806	1,806	1,806	1,806	9,028	20,000	45%
Financial and Administrative								
Audit Services	-	-	-	-	500	500	5,200	10%
Accounting Services	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	1,000	0%
Other Contractual Services								
Legal Advertising	82	-	-	-	-	82	3,000	3%
Trustee Services	-	-	-	-	-	-	11,600	0%
Dissemination Agent Services	-	-	-	-	-	-	6,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	N/A
Bank Service Fees	53	22	22	-	10	107	360	30%
Communications & Freight Services								

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	43	-	45	-	-	88	750	12%
Computer Services - Website Development	-	-	-	-	-	-	2,000	0%
Insurance	5,570	-	-	-	-	5,570	5,800	96%
Printing & Binding		266	194		-	460	700	66%
Subscription & Memberships	175	-	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	358	24	-	2,834	3,215	7,500	43%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	720	3,484	58	-	747	5,009	-	N/A
Other General Government Services								
Engineering Services	-	183	285	-	1,468	1,935.00	7,500	26%
Contingencies	-	-	-	-	-	-	14,000	0%
Capital Outlay	-	-	-	-	-	-	-	N/A
Reserves								
Operational Reserves (Future Years)						-	10,000	0%
Other Fees and Charges	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees						-	-	
Sub-Total:	8,448	6,117	2,433	1,806	7,364	26,168	95,585	27%
Total Expenditures and Other Uses:	\$ 8,448	\$ 6,117	\$ 2,433	\$ 1,806	\$ 7,364	\$ 26,168	\$ 95,585	27%
Net Increase/ (Decrease) in Fund Balance	(8,047)	(594)	69,592	5,760	715	67,426	-	
Fund Balance - Beginning	39,098	31,051	30,457	100,048	105,809	39,098	-	
Fund Balance - Ending	\$ 31,051	\$ 30,457	\$ 100,048	\$ 105,809	\$ 106,523	106,523	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	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	1	1	1	1	1	4	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	3	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	1,672	23,007	300,002	31,514	33,648	389,844	398,031	98%
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:	\$ 1,674	\$ 23,008	\$ 300,003	\$ 31,515	\$ 33,650	\$ 389,851	\$ 398,031	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2018	-	-	-	-	-	-	100,000	0%
Principal Debt Service - Early Redemptions								
Series 2018	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2018	-	148,075	-	-	-	148,075	296,150	50%
Due to Developer								
-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)								
-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 148,075	\$ -	\$ -	\$ -	148,075	\$ 396,150	N/A
Net Increase/ (Decrease) in Fund Balance	1,674	(125,067)	300,003	31,515	33,650	241,776	1,881	
Fund Balance - Beginning	357,544	359,217	234,151	534,154	565,669	357,544	-	
Fund Balance - Ending	\$ 359,217	\$ 234,151	\$ 534,154	\$ 565,669	\$ 599,320	599,320	\$ 1,881	

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Artisan Lakes East Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	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	1	1	1	1	1	3	-	N/A
Reserve Account - Series 2021-2	1	1	1	1	1	4	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	N/A
Capitalized Interest Account - Series 2021-1	0	0	-	-	-	1	64,406	0%
Capitalized Interest Account - Series 2021-2	1	1	1	1	1	5	189,316	0%
Special Assessments - Prepayments								
Special Assessments - On Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Developer Contributions - Taylor Morrison	-	-	-	-	-	-	326,945	0%
Debt Proceeds	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 3	\$ 2	\$ 2	\$ 2	\$ 13	\$ 580,667	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2021-1	-	-	-	-	-	-	125,000	N/A
Series 2021-2	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions								
Series 2021-1	-	-	-	-	-	-	-	N/A
Series 2021-2	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2021-1	-	64,404	-	-	-	64,404	166,096	N/A
Series 2021-2	-	73,408	-	-	-	73,408	189,316	N/A
Due to Developer	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 137,813	\$ -	\$ -	\$ -	\$ 137,813	\$ 480,412	N/A
Net Increase/ (Decrease) in Fund Balance	3	(137,809)	2	2	2	(137,799)	100,255	
Fund Balance - Beginning	721,584	721,587	583,778	583,780	583,783	721,584	-	
Fund Balance - Ending	\$ 721,587	\$ 583,778	\$ 583,780	\$ 583,783	\$ 583,785	\$ 583,785	\$ 100,255	

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Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	-	-	-	-	-	-	\$ -	N/A
Interest Income								
Construction Account	1	1	1	1	1	3	\$ -	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	\$ 1	\$ 3	\$ -	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	\$ 1	\$ 3	\$ -	
Fund Balance - Beginning	\$ 148,655	\$ -	\$ 1	\$ 1	\$ 2	\$ 148,655	\$ -	
Fund Balance - Ending	\$ 1	\$ 1	\$ 2	\$ 3	\$ 148,658	\$ -		

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Artisan Lakes East Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	-	-	-	-	-	-	\$ -	N/A
Interest Income								
Construction Account	49	50	49	50	50	249	\$ -	N/A
Cost of Issuance	0	-	-	-	-	0	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 49	\$ 50	\$ 49	\$ 50	\$ 50	\$ 249	\$ -	N/A
Expenditures and Other Uses								
Executive								
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other Contractual Services								
Trustee Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Legal Services								
Legal - Series 2021 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other General Government Services								
Engineering Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Capital Outlay								
Construction - Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Cost of Issuance								
Legal - Series 2021 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Discount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 49	\$ 50	\$ 49	\$ 50	\$ 50	\$ 249	-	
Fund Balance - Beginning	\$ 11,528,027	\$ 11,528,076	\$ 11,528,127	\$ 11,528,176	\$ 11,528,226	\$ 11,528,027	\$ -	
Fund Balance - Ending	\$ 11,528,076	\$ 11,528,127	\$ 11,528,176	\$ 11,528,226	\$ 11,528,276	\$ 11,528,276	\$ -	