

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 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 March 31, 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	\$ 133,922	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,922
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	-	366,720	-	-	-	-	-	366,720
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	-	-	231,830	-	-	-	-	231,830
Construction Account	-	-	-	148,659	11,867,852	-	-	12,016,511
Cost of Issuance Account	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	34,381	-	-	-	-	-	34,381
Debt Service Fund(s)	-	-	-	-	-	-	-	-

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending March 31, 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	-	-	-	-	-	600,055	600,055	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,029,945	18,029,945	
Total Assets	<u>\$ 133,922</u>	<u>\$ 600,055</u>	<u>\$ 583,787</u>	<u>\$ 148,659</u>	<u>\$ 11,867,852</u>	<u>\$ 18,630,000</u>	<u>\$ 31,964,275</u>	

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending March 31, 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)	34,381							34,381
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	<u>\$ 34,381</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 339,530</u>	<u>\$ 18,630,000</u>		<u>\$ 19,003,911</u>
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	-	242,511	(137,797)	4	294	-		105,012
Unassigned								
Beginning: October 1, 2021 (Unaudited)	34,537	-	-	-	-	-		34,537
Results from Current Operations	65,005	-	-	-	-	-		65,005
Total Fund Equity and Other Credits	<u>\$ 99,541</u>	<u>\$ 600,055</u>	<u>\$ 583,787</u>	<u>\$ 148,659</u>	<u>\$ 11,528,322</u>	<u>\$ -</u>		<u>\$ 12,960,364</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 133,922</u>	<u>\$ 600,055</u>	<u>\$ 583,787</u>	<u>\$ 148,659</u>	<u>\$ 11,867,852</u>	<u>\$ 18,630,000</u>		<u>\$ 31,964,275</u>

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

Description	October	November	December	January	February	March	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	176	93,769	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	\$ 176	\$ 93,769	\$ 95,585	98%
Expenditures and Other Uses									
Executive									
Professional Management	1,806	1,806	1,806	1,806	1,806	1,806	10,833	20,000	54%
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	-	-	-	-	-	4,031	4,031	11,600	35%
Dissemination Agent Services	-	-	-	-	-	-	-	6,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	53	22	22	-	10	1	108	360	30%
Communications & Freight Services									

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

Description	October	November	December	January	February	March	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	-	-	24	-	2,834	1,228	4,085	7,500	54%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	58	-	747	93	898	-	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:	7,728	2,276	2,433	1,806	7,364	7,158	28,765	95,585	30%
Total Expenditures and Other Uses:	\$ 7,728	\$ 2,276	\$ 2,433	\$ 1,806	\$ 7,364	\$ 7,158	\$ 28,765	\$ 95,585	30%
Net Increase/ (Decrease) in Fund Balance	(7,327)	3,247	69,592	5,760	715	(6,982)	65,005	-	
Fund Balance - Beginning	34,537	27,210	30,457	100,048	105,809	106,523	34,537	-	
Fund Balance - Ending	\$ 27,210	\$ 30,457	\$ 100,048	\$ 105,809	\$ 106,523	\$ 99,541	99,541	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

Description	October	November	December	January	February	March	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	1	5	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	4	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments									
Special Assessments - On Roll	1,672	23,007	300,002	31,514	33,648	733	390,577	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	\$ 735	\$ 390,586	\$ 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	735	242,511	1,881	
Fund Balance - Beginning	357,544	359,217	234,151	534,154	565,669	599,320	357,544	-	
Fund Balance - Ending	\$ 359,217	\$ 234,151	\$ 534,154	\$ 565,669	\$ 599,320	\$ 600,055	600,055	\$ 1,881	

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 March 31, 2022

Description	October	November	December	January	February	March	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	1	4	-	N/A
Reserve Account - Series 2021-2	1	1	1	1	1	1	5	-	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	1	6	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	\$ 2	\$ 16	\$ 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	2	(137,797)	100,255	
Fund Balance - Beginning	721,584	721,587	583,778	583,780	583,783	583,785	721,584	-	
Fund Balance - Ending	\$ 721,587	\$ 583,778	\$ 583,780	\$ 583,783	\$ 583,785	\$ 583,787	\$ 583,787	\$ 100,255	

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 March 31, 2022

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	-	-	-	-	-	-	-	\$ -	N/A
Interest Income									
Construction Account	1	1	1	1	1	1	4	\$ -	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	\$ 1	\$ 4	\$ -	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	\$ 1	\$ 4	\$ -	
Fund Balance - Beginning	\$ 148,655	\$ -	\$ 1	\$ 1	\$ 2	\$ 3	\$ 148,655	\$ -	
Fund Balance - Ending	\$ 1	\$ 1	\$ 2	\$ 3	\$ 3	\$ 148,659	\$ -		

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	-	-	-	-	-	-	-	\$ -	N/A
Interest Income									
Construction Account	49	50	49	50	50	46	294	\$ -	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	\$ 46	\$ 294	\$ -	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	\$ 46	\$ 294	-	
Fund Balance - Beginning	\$ 11,528,027	\$ 11,528,076	\$ 11,528,127	\$ 11,528,176	\$ 11,528,226	\$ 11,528,276	\$ 11,528,027	\$ -	
Fund Balance - Ending	\$ 11,528,076	\$ 11,528,127	\$ 11,528,176	\$ 11,528,226	\$ 11,528,276	\$ 11,528,322	\$ 11,528,322	\$ -	