ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2022

FISCAL YEAR 2022

PREPARED BY:

JPWard and Associates, LLC

Community Development District Advisors

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 Develoment District Balance Sheet

for the	Period	Ending	April	30,	2022
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			Debt Ser	Governmental Funds vice Funds	s Capital Pro	oject Fund	Account Groups	
	Ge	neral Fund	Series 2018	Series 2021	Series 2018	Series 2021	General Long Term Debt	(Memorandum Only)
Assets								
Cash and Investments								
General Fund - Invested Cash	\$	126,291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,291
Debt Service Fund								
Interest Account								
Series 2018		-	148,075	-	-	-	-	148,075
Series 2021-1		-		101,688	-	-	-	101,688
Series 2021-2		-		115,908	-	-	-	115,908
Sinking Account								
Series 2018		-	100,000	-	-	-	-	100,000
Series 2021-1		-		125,003	-	-	-	125,003
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		-	118,647		-	-	-	118,647
Series 2021-1		-		1	-	-	-	1
Prepayment Account								
Series 2018		-	-	-	-	-	-	
Series 2021-1		-	-	-	-	-	-	
Series 2021-2		-	-	-	-	-	-	
Capitalized Interest Account			-	-	-	-		-
Series 2018		-	-	-	-	-	-	
Series 2021-1		-	-	-	-	-	-	-
Series 2021-2		-	-	115,924	-	-	-	115,924
Construction Account					148,659	11,867,903		12,016,562
Cost of Issuance Account					-	-		-
Due from Other Funds								
General Fund		-	36,947	-	-	-	-	36,947

Prepared by:

Artisan Lakes East Community Develoment District Balance Sheet for the Period Ending April 30, 2022

		Debt Ser	Governmental Fund vice Funds		oject Fund	Account Groups	
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	General Long Term Debt	(Memorandum Only)
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	602,623	602,623
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,027,377	18,027,377
Total Assets	\$ 126,291	\$ 602,623	\$ 810,475	\$ 148,659	\$ 11,867,903	\$ 18,630,000	\$ 32,185,950

Artisan Lakes East Community Develoment District Balance Sheet

for the Period Ending April 30, 2022

				Fund	Account Groups General Long			Totals				
	Gene	eral Fund		Series 2018	Series 2021	Series 2018		Series 2021		Term Debt	(IVIE	morandum Only)
Liabilities												
Accounts Payable & Payroll Liabilities	\$	-	\$	-	\$ -	\$ -	\$	-	\$	-	\$	-
Due to Other Funds		-										-
General Fund		-		-	-	-		-		-		-
Debt Service Fund(s)		36,947		-	-	-		-		-		36,947
Due to Developer		-		-	-							-
Unamortized Prem/Discount on Bonds		-		-	-			-				-
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	\$	36,947	\$	-	\$ -	\$ -	\$	-	\$	18,630,000	\$	18,666,947
Fund Equity and Other Credits												
Investment in General Fixed Assets		-		-	-	-		-		-		-
Fund Balance												
Restricted												
Beginning: October 1, 2021 (Audited)		-		357,544	721,584	148,655		11,867,558		-		13,095,341
Results from Current Operations		-		245,080	88,890	4		345		-		334,319
Unassigned												
Beginning: October 1, 2021 (Audited)		34,537		-	-	-		-		-		34,537
Results from Current Operations		54,807			 	 				_		54,807
Total Fund Equity and Other Credits	\$	89,344	\$	602,623	\$ 810,475	\$ 148,659	\$	11,867,903	\$	-	\$	13,519,003
Total Liabilities, Fund Equity and Other Credits	\$	126,291	\$	602,623	\$ 810,475	\$ 148,659	\$	11,867,903	\$	18,630,000	\$	32,185,950

Artisan Lakes East Community Development District General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Through April 30, 2022

Description	October	November	December	January	February	March	April	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	616	94,386	95,585	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue							-	-	-	N/A
Developer Contribution							-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	_	-	N/A
Total Revenue and Other Sources:	\$ 401	\$ 5,523	\$ 72,024	\$ 7,566	\$ 8,078	\$ 176	\$ 616	\$ 94,386	\$ 95,585	99%
Expenditures and Other Uses										
Executive										
Professional Management	1,806	1,806	1,806	1,806	1,806	1,806	1,806	12,639	20,000	63%
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	-	-	-	-	-	350	432	3,000	14%
Trustee Services	-	-	-	-	-	4,031	-	4,031	11,600	35%
Dissemination Agent Services	-	-	-	-	-	-	6,000	6,000	6,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	_	N/A
Bank Service Fees	53	22	22	-	10	1	0	108	360	30%
Communications & Freight Services										

Prepared by:

Unaudited

Artisan Lakes East Community Development District General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Through April 30, 2022

												Tot	al Annual	% of
Description	October	Novembe	r De	ecember	January	F	ebruary	March	April	Ye	ar to Date		Budget	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		26	6	194			-	-	-		460		700	66%
Subscription & Memberships	175		-	-	-		-	-	-		175		175	100%
Legal Services														
Legal - General Counsel	-		-	24	-		2,834	1,228	2,234		6,319		7,500	84%
Legal - Series 2021 Bonds	-		-	-	-		-	-	-		-		-	N/A
Legal - Boundary Amendment	-		-	58	-		747	93	424		1,321		-	N/A
Other General Government Services														
Engineering Services	-	18	3	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	2,27	6	2,433	1,806		7,364	7,158	10,814		39,578		95,585	41%
Total Expenditures and Other Uses:	\$ 7,728	\$ 2,27	6 \$	2,433	\$ 1,806	\$	7,364	\$ 7,158	\$ 10,814	\$	39,578	\$	95,585	41%
Net Increase/ (Decrease) in Fund Balance	(7,327) 3,24	7	69,592	5,760		715	(6,982)	(10,198)		54,807		-	
Fund Balance - Beginning	34,537	27,21	0	30,457	100,048		105,809	106,523	99,541		34,537			
Fund Balance - Ending	\$ 27,210	\$ 30,45	7 \$	100,048	\$ 105,809	\$	106,523	\$ 99,541	\$ 89,344		89,344	\$		

Artisan Lakes East Community Development District Debt Service Fund - Series 2018 Statement of Revenues, Expenditures and Changes in Fund Balance Through April 30, 2022

Description	0	tober	N	lovember	De	ecember	ا	lanuary	February	March	April	Year to Date	al 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	1	6	-	N/A
Prepayment Account		-		-		-					-	-	-	N/A
Revenue Account		1		1		0		0	1	1	2	6	-	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	2,566	393,143	398,031	99%
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 \$	2,569	\$ 393,155	\$ 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	2,569	245,080	1,881	
Fund Balance - Beginning		357,544		359,217		234,151		534,154	565,669	599,320	600,055	357,544	 	
Fund Balance - Ending	\$	359,217	\$	234,151	\$	534,154	\$	565,669	\$ 599,320	\$ 600,055	602,623	602,623	\$ 1,881	

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

Through April 30, 2022

Description	c	ctober	N	ovember	D	ecember	Januar	v	February		March	April	Year to Date	tal Annual Budget	% of Budget
Revenue and Other Sources		etobe.		overnise.		- cerniber	Januar	,	rebruary		Widten	April			Dange
Carryforward	\$	_	Ś	_	Ś	_ 9	Ś	- :	.	· \$	-	_	-	_	N/A
Interest Income	·				•										,
Interest Account		-		_		-							-	-	N/A
Sinking Fund Account		_		_		-		_			-	_	-	-	N/A
Reserve Account - Series 2021-1		1		1		1		1	1		1	1	5	-	N/A
Reserve Account - Series 2021-2		1		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	1	7	189,316	0%
Special Assessments - Prepayments															
Special Assessments - On Roll		-		_		-		-	-		-	-	-	-	N/A
Special Assessments - Off Roll		-		-		-						226,685	226,685	-	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 \$	226,687	\$ 226,703	\$ 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	226,687	88,890	100,255	
Fund Balance - Beginning		721,584		721,587		583,778	583,		583,783		583,785	583,787	721,584		
		,		,,,,,,,		- 30,	555,		555,765		_ 00,. 00	333,.37	, = =,001		

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

Through April 30, 2022

																Tot	al Annual	% of
Description	0	ctober	Nove	mber	December		January	Feb	ruary	Ma	rch	Apri		Ye	ar to Date	В	Budget	Budge
Revenue and Other Sources																		
Carryforward		-		-		-	-		-		-		-		-	\$	-	N/A
Interest Income																		
Construction Account		1		1	1	L	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 \$		1	\$	4	\$	-	N/A
Expenditures and Other Uses																		
Executive																		
Professional Management	\$	-	\$	-	\$	- \$	-	\$	- 5	\$	- \$		-	\$	-	\$	-	N/A
Other Contractual Services																		
Trustee Services	\$	-	\$	-	\$	- \$	-	\$	- 9	\$	- \$		-	\$	-	\$	-	N/A
Printing & Binding	\$	-	\$	-	\$	- \$	-	\$	- 5	\$	- \$		-	\$	-	\$	-	N/A
Legal Services																		
Legal - Series 2018 Bonds	\$	-	\$	-	\$	- \$	-	\$	- 9	\$	- \$		-	\$	-	\$	-	N/A
Other General Government Services																		
Stormwater Mgmt-Construction	\$	-	\$	-	\$	- \$	-	\$	- 9	\$	- \$		-	\$	-	\$	-	N/A
Capital Outlay																		
Construction - Capital Outlay	\$	-	\$	-	\$	- \$	-	\$	- 9	\$	- \$		-	\$	-	\$	-	N/A
Cost of Issuance																		
Legal - Series 2018 Bonds	\$	-	\$	-	\$	- \$	-	\$	- 5	\$	- \$		-	\$	-	\$	-	N/A
Underwriter's Discount	\$	-	\$	-	\$	- \$	-	\$	- 9	\$	- \$		-	\$	-	\$	-	N/A
Operating Transfers Out (To Other Funds)	\$	-	\$	-	\$	- \$	-	\$	- 9	\$	- \$		-	\$	-	\$	-	N/A
Total Expenditures and Other Uses:	\$	-	\$	-	\$	- \$	-	\$	- 5	\$	- \$		-	\$	-	\$	-	N/A
Net Increase/ (Decrease) in Fund Balance	\$	1	\$	1	\$:	1 \$	1	\$	1 5	\$	1 \$		1	\$	4		-	
Fund Balance - Beginning	\$	148,655	\$		\$:	1 \$	1	\$	2 9	\$	3 \$		3	\$	148,655	\$		
Fund Balance - Ending			\$	1	\$:	1 \$	2	\$	3 9	\$	3 \$		4	\$	148,659	\$	-	

Artisan Lakes East Community Development District Capital Projects Fund - Series 2021 Statement of Revenues, Expenditures and Changes in Fund Balance Through April 30, 2022

Total Annual % of Budget **Year to Date Budget** Description October November December January **February** March April **Revenue and Other Sources** Carryforward N/A Interest Income Construction Account 49 50 49 50 50 46 50 345 \$ N/A 0 Ś Cost of Issuance 0 N/A \$ N/A **Debt Proceeds Operating Transfers In (From Other Funds)** Ś N/A **Total Revenue and Other Sources:** \$ 49 Ś 50 Ś 49 Ś 50 Ś 50 Ś 46 Ś 50 Ś 345 Ś N/A **Expenditures and Other Uses** Executive \$ **Professional Management** \$ - \$ - \$ - \$ - \$ - \$ - \$ \$ N/A Other Contractual Services Ś - Ś - \$ - \$ - \$ \$ N/A **Trustee Services** - \$ - \$ \$ - Ś Ś Ś - \$ - Ś - Ś - Ś - Ś Ś N/A **Printing & Binding Legal Services** Legal - Series 2021 Bonds \$ - \$ - \$ - \$ - \$ - \$ - \$ \$ N/A **Other General Government Services Engineering Services** \$ - \$ - \$ - \$ - \$ - \$ - \$ \$ N/A **Capital Outlay** \$ - Ś - Ś - Ś - Ś - Ś - Ś Ś Ś N/A **Construction - Capital Outlay** Cost of Issuance Ś Ś - \$ - Ś - \$ - Ś - \$ Ś N/A Legal - Series 2021 Bonds \$ Ś **Underwriter's Discount** Ś Ś - \$ - Ś - \$ - Ś - Ś Ś N/A **Operating Transfers Out (To Other Funds)** \$ - \$ - \$ - \$ - \$ - \$ Ś N/A \$ **Total Expenditures and Other Uses:** - \$ - \$ - \$ - \$ - \$ - \$ \$ N/A Net Increase/ (Decrease) in Fund Balance \$ 49 \$ 50 \$ 49 \$ 50 \$ 50 \$ 46 \$ 50 \$ 345 Fund Balance - Beginning \$ 11,867,558 \$ 11,867,607 \$ 11,867,657 \$ 11,867,706 \$ 11,867,756 \$ 11,867,807 \$ 11,867,852 \$ 11,867,558

11,867,607 \$ 11,867,657 \$ 11,867,706 \$ 11,867,756 \$ 11,867,807 \$ 11,867,852 \$ 11,867,903

Fund Balance - Ending