

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 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 May 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	\$ 63,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,856
Debt Service Fund								
Interest Account								
Series 2018	-	0	-	-	-	-	-	0
Series 2021-1	-	-	0	-	-	-	-	0
Series 2021-2	-	-	0	-	-	-	-	0
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	-	155,597	-	-	-	-	-	155,597
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	-	-	115,926	-	-	-	-	115,926
Construction Account	-	-	-	-	11,506,040	-	-	11,506,040
Cost of Issuance Account	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending May 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	-	-	-	-	-	354,551	354,551	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	11,305,449	11,305,449	
Total Assets	<u>\$ 63,856</u>	<u>\$ 354,551</u>	<u>\$ 467,878</u>	<u>\$ -</u>	<u>\$ 11,506,040</u>	<u>\$ 11,660,000</u>	<u>\$ 24,052,324</u>	

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending May 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)	-							-
Due to Developer	-							-
Unamortized Prem/Discount on Bonds	-							-
Bonds Payable								
Current Portion								
Series 2018							\$0	-
Series 2021							\$0	-
Long Term								
Series 2018							\$5,770,000	5,770,000
Series 2021							\$5,890,000	5,890,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,660,000</u>	<u>\$ 11,660,000</u>
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	-	(2,993)	(253,706)	(148,655)	(361,518)	-	-	(766,872)
Unassigned								
Beginning: October 1, 2021 (Audited)	34,537	-	-	-	-	-	-	34,537
Results from Current Operations	29,319	-	-	-	-	-	-	29,319
Total Fund Equity and Other Credits	<u>\$ 63,856</u>	<u>\$ 354,551</u>	<u>\$ 467,878</u>	<u>\$ -</u>	<u>\$ 11,506,040</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,392,324</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 63,856</u>	<u>\$ 354,551</u>	<u>\$ 467,878</u>	<u>\$ -</u>	<u>\$ 11,506,040</u>	<u>\$ 11,660,000</u>	<u>\$ -</u>	<u>\$ 24,052,324</u>

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

Description	October	November	December	January	February	March	April	May	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											
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	1,806	14,445	20,000	72%
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	74	506	3,000	17%
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	1	108	360	30%
Communications & Freight Services											
Postage, Freight & Messenger	43	-	45	-	-	-	-	26	114	750	15%
Computer Services - Website Development											
Insurance	5,570	-	-	-	-	-	-	-	5,570	5,800	96%
Printing & Binding	-	266	194	-	-	-	-	-	460	700	66%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Subscription & Memberships	175	-	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	24	-	2,834	1,228	2,234	1,504	7,823	7,500	104%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	58	-	747	93	424	-	1,321	-	N/A
Other General Government Services											
Stormwater Needs Analysis	-	-	-	-	-	-	-	14,400	14,400	-	N/A
Engineering Services	-	183	285	-	1,468	-	-	7,679	9,613.75	7,500	128%
Contingencies	-	-	-	-	-	-	-	-	-	14,000	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	N/A
Reserves											
Operational Reserves (Future Years)										10,000	0%
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	7,728	2,276	2,433	1,806	7,364	7,158	10,814	25,488	65,067	95,585	68%
Total Expenditures and Other Uses:	\$ 7,728	\$ 2,276	\$ 2,433	\$ 1,806	\$ 7,364	\$ 7,158	\$ 10,814	\$ 25,488	\$ 65,067	\$ 95,585	68%
Net Increase/ (Decrease) in Fund Balance	(7,327)	3,247	69,592	5,760	715	(6,982)	(10,198)	(25,488)	29,319	-	
Fund Balance - Beginning	34,537	27,210	30,457	100,048	105,809	106,523	99,541	89,344	34,537	-	
Fund Balance - Ending	\$ 27,210	\$ 30,457	\$ 100,048	\$ 105,809	\$ 106,523	\$ 99,541	\$ 89,344	\$ 63,856	63,856	\$ -	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	7	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	2	1	7	-	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											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,674	\$ 23,008	\$ 300,003	\$ 31,515	\$ 33,650	\$ 735	\$ 2,569	\$ 2	\$ 393,157	\$ 398,031	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2018	-	-	-	-	-	-	-	100,000	100,000	100,000	100%
Principal Debt Service - Early Redemptions											
Series 2018	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2018	-	148,075	-	-	-	-	-	148,075	296,150	296,150	100%
Due to Developer											
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 148,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248,075	396,150	\$ 396,150	N/A
Net Increase/ (Decrease) in Fund Balance	1,674	(125,067)	300,003	31,515	33,650	735	2,569	(248,073)	(2,993)	1,881	
Fund Balance - Beginning	357,544	359,217	234,151	534,154	565,669	599,320	600,055	602,623	357,544	-	
Fund Balance - Ending	\$ 359,217	\$ 234,151	\$ 534,154	\$ 565,669	\$ 599,320	\$ 600,055	602,623	354,551	354,551	\$ 1,881	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	N/A
Reserve Account - Series 2021-1	1	1	1	1	1	1	1	1	5	-	N/A
Reserve Account - Series 2021-2	1	1	1	1	1	1	1	1	6	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	0	0	-	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	1	8	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	\$ 2	\$ 226,705	\$ 580,667	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2021-1	-	-	-	-	-	-	-	125,000	125,000	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	-	-	-	-	-	101,691	166,096	166,096	N/A
Series 2021-2	-	73,408	-	-	-	-	-	115,908	189,316	189,316	N/A
Due to Developer	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 137,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342,599	480,411	\$ 480,412	N/A
Net Increase/ (Decrease) in Fund Balance	3	(137,809)	2	2	2	2	226,687	(342,596)	(253,706)	100,255	
Fund Balance - Beginning	721,584	721,587	583,778	583,780	583,783	583,785	583,787	810,475	721,584	-	
Fund Balance - Ending	\$ 721,587	\$ 583,778	\$ 583,780	\$ 583,783	\$ 583,785	\$ 583,787	810,475	467,878	467,878	\$ 100,255	

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	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	1	1	5	\$ -	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	\$ 1	\$ 5	\$ -	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	148,660	\$ 148,660	\$ -	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:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	148,660	\$ 148,660	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ (148,659)	\$ (148,655)	\$ -		
Fund Balance - Beginning	\$ 148,655	\$ -	\$ 1	\$ 1	\$ 2	\$ 3	\$ 3	\$ 4	\$ 148,655	\$ -		
Fund Balance - Ending	\$ 1	\$ 1	\$ 2	\$ 3	\$ 3	\$ 4	\$ (148,656)	\$ -	\$ -	\$ -		

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

Description	October	November	December	January	February	March	April	May	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	50	49	394	\$ -	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	\$ 50	\$ 49	\$ 394	\$ -	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361,912	\$ 361,912	\$ -	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:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361,912	\$ 361,912	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 49	\$ 50	\$ 49	\$ 50	\$ 50	\$ 46	\$ 50	\$ (361,863)	\$ (361,518)	\$ -	
Fund Balance - Beginning	\$ 11,867,558	\$ 11,867,607	\$ 11,867,657	\$ 11,867,706	\$ 11,867,756	\$ 11,867,807	\$ 11,867,852	\$ 11,867,903	\$ 11,867,558	\$ -	
Fund Balance - Ending	\$ 11,867,607	\$ 11,867,657	\$ 11,867,706	\$ 11,867,756	\$ 11,867,807	\$ 11,867,852	\$ 11,867,903	\$ 11,506,040	\$ 11,506,040	\$ -	