ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2022

FISCAL YEAR 2022

PREPARED BY:

JPWard and Associates, LLC

Community Development District Advisors

Artisan Lakes East Community Development District

Table of Contents

Balance Sheet – All Funds	1-3
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	4-5
Debt Service Fund Series 2018 Series 2021	6 7
Capital Project Fund Series 2018 Series 2021	8 9

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET FORT LAUDERDALE, FLORIDA 33308

Artisan Lakes East Community Develoment District Balance Sheet

for the Period Ending August 31, 2022

				De	bt Service	Funds	Ca	pital Proje	ect Fund	Account Groups General Long	Totals (Memorandu
		Gene	ral Fund	Series 201	8	Series 2021	Series 201	.8	Series 2021	Term Debt	Only)
ssets											
Cash and Investments											
General Fund - Invested Cash		\$	40,256	\$	- \$	-	\$	-	\$ -	\$ -	\$ 40,25
Debt Service Fund											
Interest Account											
	Series 2018		-		0	-		-	-	-	
	Series 2021-1		-			0		-	-	-	
	Series 2021-2		-			0		-	-	-	
Sinking Account											
	Series 2018		-		0	-		-	-	-	
S	Series 2021-1		-			-		-	-	-	
S	Series 2021-2		-			-		-	-	-	
Reserve Account											
	Series 2018			19	8,954	-		-	-	-	198,9
S	Series 2021-1					165,483		-	-	-	165,4
S	Series 2021-2					186,469		-	-	-	186,4
Revenue											
	Series 2018		-	15	5,601			-	-	-	155,6
S	Series 2021-1		-			4		-	-	-	
Prepayment Account											
	Series 2018		-		-	-		-	-	-	
S	Series 2021-1		-		-	-		-	-	-	
S	Series 2021-2		-		-	-		-	-	-	
Capitalized Interest Account					-	-		-	-		
	Series 2018		-		-	-		-	-	-	
S	Series 2021-1		-		-	-		-	-	-	
S	Series 2021-2		-		-	115,930		-	-	-	115,9
Construction Account								1	10,975,985		10,975,9
Cost of Issuance Account								-	-		
Oue from Other Funds											
General Fund			-		6,613	-		-	-	-	6,6
Debt Service Fund(s)			-		-	-		-	-	-	

Prepared by:

Artisan Lakes East Community Develoment District Balance Sheet

for the Period Ending August 31, 2022

			Debt Serv		rnmental Funds Is	;	Capital Pro	oject F	und	count Groups		Totals morandum
	General Fund	Seri	es 2018	Se	ries 2021	Se	ries 2018	9	Series 2021	erm Debt	(IVIC	Only)
Accounts Receivable	-		-		-		-		-	-		-
Assessments Receivable	-		-		-		-		-	-		-
Amount Available in Debt Service Funds	-		-		-		-		-	361,168		361,168
Amount to be Provided by Debt Service Funds	-		-		-		-		-	11,298,832		11,298,832
Total Assets	\$ 40,256	\$	361,168	\$	467,884	\$	1	\$	10,975,985	\$ 11,660,000	\$	23,505,294

2

Artisan Lakes East Community Develoment District Balance Sheet

for the Period Ending August 31, 2022

			Debt Ser	overnmental Fund unds	S	Capital Pr	oject	Fund	ccount Groups eneral Long		Totals
	Gene	ral Fund	Series 2018	Series 2021		Series 2018		Series 2021	Term Debt	(IVI	emorandum Only)
Liabilities											
Accounts Payable & Payroll Liabilities	\$	-	\$ -	\$ -	\$	-	\$	-	\$ -	\$	-
Due to Other Funds		-									-
General Fund		-	-	-		-		-	-		-
Debt Service Fund(s)		6,613	-	-		-		-	-		6,613
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	\$	6,613	\$ -	\$ -	\$	-	\$	-	\$ 11,660,000	\$	11,666,613
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		-	3,624	(253,700)		(148,654)		(891,573)	-		(1,290,303)
Unassigned											
Beginning: October 1, 2021 (Audited)		34,537	-	-		-		-	-		34,537
Results from Current Operations		(893)	-			-			 		(893)
Total Fund Equity and Other Credits	\$	33,643	\$ 361,168	\$ 467,884	\$	1	\$	10,975,985	\$ -	\$	11,838,681
Total Liabilities, Fund Equity and Other Credits	\$	40,256	\$ 361,168	\$ 467,884	\$	1	\$	10,975,985	\$ 11,660,000	\$	23,505,294

Artisan Lakes East Community Development District General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Through August 31, 2022

Description	October	November	December	January	February	March	April	May	June	July	August	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	-	1,588	-	-	95,973	95,585	100%
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 \$	- \$	1,588 \$	\$; -	\$ 95,973	\$ 95,585	100%
Expenditures and Other Uses														
Executive														
Professional Management	1,806	1,806	1,806	1,806	1,806	1,806	1,806	1,806	1,806	1,806	1,806	19,861	20,000	99%
Financial and Administrative														
Audit Services	-	-	-	-	500	-	-	-	4,700	-	-	5,200	5,200	100%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	500	-	500	1,000	50%
Other Contractual Services														
Legal Advertising	82	-	-	-	-	-	350	74	350	-	1,400	2,256	3,000	75%
Trustee Services	-	-	-	-	-	4,031	-	-	-	-	4,139	8,170	11,600	70%
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	4	17	31	160	360	44%
Communications & Freight Services														
Postage, Freight & Messenger	43	-	45	-	-	-	-	26	12	-	-	126	750	17%
Computer Services - Website Development	-	-	-	-	-	-	-	-	-	-	850	850	2,000	43%
Insurance	5,570	-	-	-	-	-	-	-	-	-	-	5,570	5,800	96%
Printing & Binding		266	194		-	-	-	-	2	-	136	599	700	86%
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services														
Legal - General Counsel	-	-	24	-	2,834	1,228	2,234	1,504	-	-	4,978	12,801	7,500	171%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	1,375	-	1,375	-	N/A
Legal - Boundary Amendment	-	-	58	-	747	93	424	-	-	-	-	1,321	-	N/A
Other General Government Services														

Prepared by:

Artisan Lakes East Community Development District General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Through August 31, 2022

Description	C	October N	November	De	ecember	Ja	nuary	Fel	oruary	Mai	rch	Apri	il		May	Ju	une	July	Au	gust	Ye	ar to Date	al Annual Budget	% of Budget
Stormwater Needs Analysis		-	-		-		-		-		-		-		14,400		3,600	-		-		18,000	-	N/A
Engineering Services		-	183		285		-		1,468		-		-		7,679		3,632	-		658	:	13,902.88	7,500	185%
Contingencies		-	-		-		-		-		-		-		-		-	-		-		-	14,000	0%
Capital Outlay		-	-		-		-		-		-		-		-		-	-		-		-	-	N/A
Reserves																								
Operational Reserves (Future Years)													-		-		-	-		-		-	10,000	0%
Extraordinary Items		-	-		-		-		-		-		-		-		-	1,223		1,223)		-	-	N/A
Other Fees and Charges		-	-		-		-		-		-		-		-		-	-		-		-	-	N/A
Discounts/Collection Fees													-		-		-	-		-		-	-	
Sub-Total:		7,728	2,276		2,433		1,806		7,364	7	,158	10,8	814		25,488	1	4,106	4,920	1	2,774		96,866	95,585	101%
Total Expenditures and Other Uses:	\$	7,728 \$	2,276	\$	2,433	\$	1,806	\$	7,364	\$ 7	,158	\$ 10,	814	\$	25,488	\$ 1	14,106	\$ 4,920	\$ 1	2,774	\$	96,866	\$ 95,585	101%
Net Increase/ (Decrease) in Fund Balance		(7,327)	3,247		69,592		5,760		715	(6	5,982)	(10,	198)	((25,488)	(1	12,518)	(4,920)	(1	.2,774)		(893)	-	
Fund Balance - Beginning		34,537	27,210		30,457	1	.00,048	1	05,809	106	5,523	99,	541		89,344	6	3,856	51,338	4	6,418		34,537	-	
Fund Balance - Ending	\$	27,210 \$	30,457	\$	100,048	\$ 1	05,809	\$ 1	06,523	\$ 99	,541	\$ 89,	344	\$	63,856	\$ 5	1,338	\$ 46,418	\$ 3	3,643		33,643	\$ 	

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ - :	\$ - !	-	\$ - \$	-	- \$	- \$	- 9	- 9	-	-	-	N/A
Interest Income									-	-	-			
Interest Account	-	-	-					-	0			0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	-	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	1	1	1	9	-	N/A
Prepayment Account	-	-	-				-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	2	1	1	1	1	9	-	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	-	6,613	-	-	399,756	398,031	100%
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 \$	2 \$	6,614	1 5	5 2	\$ 399,774	\$ 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	-	-	-	-	-	-	-		_		-	-	-	N/A
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)	6,614	1	2	3,624	1,881	
Fund Balance - Beginning	357,544	359,217	234,151	534,154	565,669	599,320	600,055	602,623	354,551	361,165	361,166	357,544	-	
Fund Balance - Ending	\$ 359,217				\$ 599,320		602,623	354,551 \$				361,168	\$ 1,881	

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% c Budg
evenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$.	\$ -	\$ -	- \$	- \$	- \$	-	\$ -	-	-	N/A
Interest Income									-	-	-			
Interest Account	-	-	-					0	0			0	-	N/
Sinking Fund Account	-	-	-		-	-	-	0	0	-	-	0	-	N/
Reserve Account - Series 2021-1	1	1	1	1	1	1	1	1	1	1	1	8	-	N/
Reserve Account - Series 2021-2	1	1	1	1	1	1	1	1	1	1	1	9	-	N/
Prepayment Account	-	-	-				-	-	-	-	-	-	-	N/
Revenue Account	-	-	-		-	-	-	0	-	-	-	0	-	N/
Capitalized Interest Account - Series 2021-1	0	0	_		-	-	-	-	-	_	-	1	64,406	09
Capitalized Interest Account - Series 2021-2	1	1	1	1	1	1	1	1	0	0	0	10	189,316	09
Special Assessments - Prepayments									-	_	-			
Special Assessments - On Roll	-	-	-		-	-	-	-	-	-	-	-	-	N,
Special Assessments - Off Roll	-	-	_				226,685	-	-	_	-	226,685	-	N
Special Assessments - Prepayments	-	-	_							_	-	-	-	N
Developer Contributions - Taylor Morrison	-	-	_		-	-	-	-	-	_	-	-	326,945	C
Debt Proceeds	-	-	_		-	-	-	-	-	_	-	-	-	Ν
Intragovernmental Transfer In	-	-	-		-	-	_	-	-	-	-	-	-	N
Total Revenue and Other Sources:	\$ 3	\$ 3	\$ 2	\$ 2	\$ 2	\$ 2 \$	226,687 \$	2 \$	2 \$	2	\$ 2	\$ 226,711	\$ 580,667	N
spenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2021-1	-	-	_		-	-	_	125,000	_	_	-	125,000	125,000	N
Series 2021-2	-	-	_		-	-	-	, -	_	_	-	, -	, -	N,
Principal Debt Service - Early Redemptions														
Series 2021-1	-	-	_		-	-	-	-	_	_	_	-	-	N
Series 2021-2	-	-	_		-	-	-	-	_	_	_	-	-	N
Interest Expense														
Series 2021-1	-	64,404	_		-	-	-	101,691	_	_	_	166,096	166,096	N,
Series 2021-2	_	73,408	_		-	_	<u>-</u>	115,908	_	_	_	189,316	189,316	N
Due to Developer	_	-	_		-	-	_		_		_			N
Operating Transfers Out (To Other Funds)	_	-	_		-	-	_	_	_	_	_	-	_	N
Total Expenditures and Other Uses:	\$ -	\$ 137,813	\$ -	\$.	\$ -	\$ -	- \$	342,599 \$	- \$	-	\$ -	480,411	\$ 480,412	N
Net Increase/ (Decrease) in Fund Balance	3	(137,809)	2	2	2	2	226,687	(342,596)	2	2	2	(253,700)	100,255	
Fund Balance - Beginning	721,584	721,587	583,778	583,780		583,785	583,787	(342,396) 810,475	467,878	467,881	467,882	721,584	100,255	
Flind Ralance - Reginning														

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

Description	Octobe	r Novemb	er <u>Dec</u>	ember	January	February	March	A	pril	May	June	July	August	Yea	r to Date	Total Annı Budget	ıal % of Budget
Revenue and Other Sources						,				· ,							
Carryforward		-	-	-	-	-	-		-	-	-	-	-		-	\$	- N/A
Interest Income																	
Construction Account		1	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 \$	1 \$	- 3	-	\$	5	\$	- N/A
Expenditures and Other Uses																	
Executive																	
Professional Management	\$	- \$	- \$	- \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- 9	; -	\$	-	\$	- N/A
Other Contractual Services																	
Trustee Services	\$	- \$	- \$	- \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- 9	; -	\$	-	\$	- N/A
Printing & Binding	\$	- \$	- \$	- \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- 9	; -	\$	-	\$	- N/A
Legal Services																	
Legal - Series 2018 Bonds	\$	- \$	- \$	- \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- 5	; -	\$	-	\$	- N/A
Other General Government Services																	
Stormwater Mgmt-Construction	\$	- \$	- \$	- \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- 5	; -	\$	-	\$	- N/A
Capital Outlay																	
Construction - Capital Outlay	\$	- \$	- \$	- \$	-	\$ -	\$ -	\$	- \$	148,660 \$	- \$	- 9	-	\$	148,660	\$	- N/A
Cost of Issuance																	
Legal - Series 2018 Bonds	\$	- \$	- \$	- \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- 9	-	\$	-	\$	- N/A
Underwriter's Discount	\$	- \$	- \$	- \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- 9	-	\$	-	\$	- N/A
Operating Transfers Out (To Other Funds)	\$	- \$	- \$	- \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- 9	-	\$	-	\$	- 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) \$	1 \$	- 5	> -	\$	(148,654)		-
Fund Balance - Beginning	\$ 148,6	555 \$	- \$	1 \$	1	\$ 2	\$ 3	\$	3 \$	4 \$	(148,656) \$	(148,655)	\$ (148,655)	\$	148,655	\$	-
Fund Balance - Ending		\$	1 \$	1 \$	2	\$ 3	\$ 3	\$	4 \$	(148,656) \$	(148,655) \$	(148,655)	\$ (148,655)	\$	1	\$	_

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

Description	October	Novembei	De	ecember	January	February	March	April	May	June	July	August	Year to Date	Total A Budg		% of Budge
Revenue and Other Sources																
Carryforward		-	-	-	-	-	-	-	-	-	-	-	-	\$	-	N/A
Interest Income																
Construction Account	49	9 5	0	49	50	50	46	50	49	50	47	49	540	\$	-	N/A
Cost of Issuance	()	-	-	-	-	-	-	-	-	-	-	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	50 5	\$ 47 \$	49	\$ 540	\$	-	N/A
Expenditures and Other Uses																
Executive																
Professional Management	\$	- \$	- \$	- \$	- \$	- \$	- 5	- \$	- :	- :	\$ - \$	-	\$ -	\$	-	N/A
Other Contractual Services																
Trustee Services	\$	- \$	- \$	- \$	- \$	- \$	- 5	- \$	- :	- 5	- \$	-	\$ -	\$	-	N/A
Printing & Binding	\$	- \$	- \$	- \$	- \$	- \$	- 5	- \$	- :	- :	\$ - \$	-	\$ -	\$	-	N/A
Legal Services																
Legal - Series 2021 Bonds	\$	- \$	- \$	- \$	- \$	- \$	- 5	- \$	- :	- :	\$ - \$	-	\$ -	\$	-	N/A
Other General Government Services																
Engineering Services	\$	- \$	- \$	- \$	- \$	- \$	- 5	- \$	- :	- :	\$ - \$	-	\$ -	\$	-	N/A
Capital Outlay																
Construction - Capital Outlay	\$	- \$	- \$	- \$	- \$	- \$	- 5	- \$	361,912	- :	\$ - \$	530,201	\$ 892,113	\$	-	N/A
Cost of Issuance																
Legal - Series 2021 Bonds	\$	- \$	- \$	- \$	- \$	- \$	- 5	- \$	- :	- 9	\$ - \$	-	\$ -	\$	-	N/A
Underwriter's Discount	\$	- \$	- \$	- \$	- \$	- \$	- 5	- \$	- :	- 9	\$ - \$	-	\$ -	\$	-	N/A
Operating Transfers Out (To Other Funds)	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- :	- 9	- \$	-	\$ -	\$	_	N/A
Total Expenditures and Other Uses:	\$	- \$	- \$	- \$					361,912	- 9	- \$	530,201	\$ 892,113	\$	-	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 49) \$!	50 \$	49 \$	50 \$	50 \$	46 \$	50 \$	(361,863)	5 50 5	\$ 47 \$	(530,152)	\$ (891,573)		-	
Fund Balance - Beginning	\$ 11,867,558	\$ 11,867,60	7 \$ 1	1,867,657 \$	11,867,706 \$	11,867,756 \$	11,867,807	11,867,852 \$	11,867,903	11,506,040	\$ 11,506,090 \$	11,506,137	\$ 11,867,558	\$	-	
Fund Balance - Ending								5 11,867,903 \$					\$ 10,975,985	<u> </u>	_	