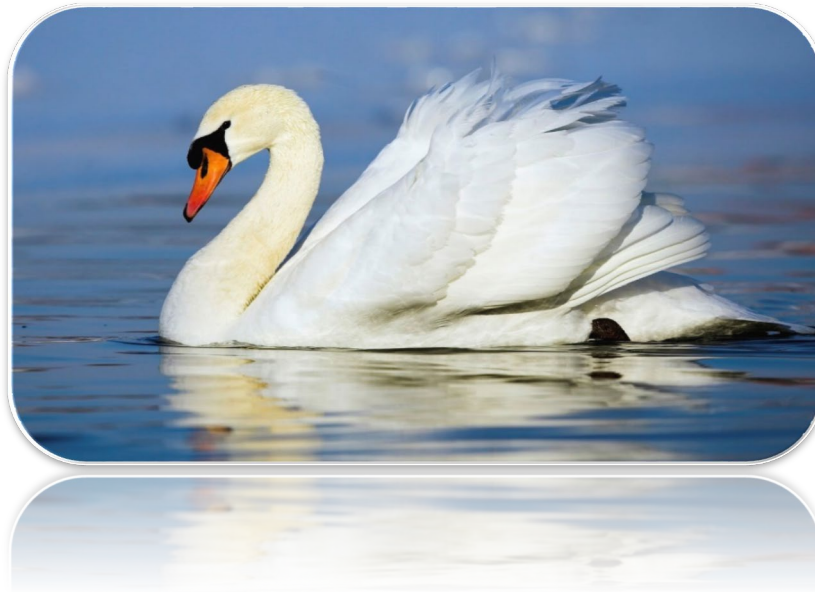


# ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JANUARY 2023

FISCAL YEAR 2023

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> 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 January 31, 2023**

	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			
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 846,142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 846,142
Debt Service Fund								
Interest Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
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	-	9,632	-	-	-	-	-	9,632
Series 2021-1	-	-	5	-	-	-	-	5
Prepayment Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-
Capitalized Interest Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	25	-	-	-	-	25
Construction Account	-	-	-	-	1	2,400,183	-	2,400,184
Cost of Issuance Account	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>								
General Fund	-	288,040	497,000	-	-	-	-	785,039
Debt Service Fund(s)	-	-	-	-	-	-	-	-

**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending January 31, 2023**

	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	-	-	-	-	-	496,626	496,626	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	17,908,374	17,908,374	
Total Assets	<u>\$ 846,142</u>	<u>\$ 496,626</u>	<u>\$ 848,981</u>	<u>\$ 1</u>	<u>\$ 2,400,183</u>	<u>\$ 18,405,000</u>	<u>\$ 22,996,933</u>	

**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending January 31, 2023**

	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			
<b>Liabilities</b>								
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>	-							-
General Fund	-							-
Debt Service Fund(s)	785,039							785,039
<b>Due to Developer</b>	-							-
<b>Unamortized Prem/Discount on Bonds</b>	-				339,530			339,530
<b>Bonds Payable</b>								
Current Portion								
Series 2018						\$105,000		105,000
Series 2021						\$270,000		270,000
Long Term								
Series 2018						\$5,665,000		5,665,000
Series 2021						\$12,365,000		12,365,000
<b>Total Liabilities</b>	<b>\$ 785,039</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 339,530</b>	<b>\$ 18,405,000</b>		<b>\$ 19,529,570</b>
<b>Fund Equity and Other Credits</b>								
<b>Investment in General Fixed Assets</b>	-							-
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2022 (Audited)	-	361,676	568,136	1	10,636,502			11,566,314
Results from Current Operations	-	134,950	280,845	-	(8,575,849)			(8,160,054)
<b>Unassigned</b>								
Beginning: October 1, 2022 (Audited)	26,043							26,043
Results from Current Operations	35,059							35,059
<b>Total Fund Equity and Other Credits</b>	<b>\$ 61,103</b>	<b>\$ 496,626</b>	<b>\$ 848,981</b>	<b>\$ 1</b>	<b>\$ 2,060,653</b>	<b>\$ -</b>		<b>\$ 3,467,363</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 846,142</b>	<b>\$ 496,626</b>	<b>\$ 848,981</b>	<b>\$ 1</b>	<b>\$ 2,400,183</b>	<b>\$ 18,405,000</b>		<b>\$ 22,996,933</b>

**Artisan Lakes East Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>							
Interest - General Checking	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	152	160	41,739	25,410	67,461	95,595	71%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
<b>Miscellaneous Revenue</b>							
Developer Contribution							N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 152</b>	<b>\$ 160</b>	<b>\$ 41,739</b>	<b>\$ 25,410</b>	<b>\$ 67,461</b>	<b>\$ 95,595</b>	<b>71%</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	1,917	1,917	1,917	1,917	7,667	23,000	33%
<b>Financial and Administrative</b>							
Audit Services	-	-	-	1,500	1,500	4,300	35%
Accounting Services	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	1,000	0%
<b>Other Contractual Services</b>							
Legal Advertising	-	165	-	-	165	2,000	8%
Trustee Services	-	-	-	-	-	8,170	0%
Dissemination Agent Services	-	-	-	-	-	6,000	0%
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	68	68	68	63	267	250	107%
<b>Communications &amp; Freight Services</b>							

**Artisan Lakes East Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	11	-	-	-	11	150	7%
<b>Computer Services - Website Development</b>	-	-	-	-	-	1,200	0%
<b>Insurance</b>	-	5,988	-	-	5,988	5,800	103%
<b>Printing &amp; Binding</b>	-	-	-	-	-	500	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	175	175	100%
<b>Legal Services</b>							
Legal - General Counsel	-	-	-	7,052	7,052	12,800	55%
Legal - Series 2021 Bonds	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>							
Stormwater Needs Analysis	-	-	-	-	-	-	N/A
Engineering Services	-	-	-	9,579	9,579	7,500	128%
Contingencies	-	-	-	-	-	12,750	0%
Capital Outlay	-	-	-	-	-	-	N/A
<b>Reserves</b>							
Operational Reserves (Future Years)					-	10,000	0%
<b>Extraordinary Items</b>	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	N/A
Discounts/Collection Fees					-	-	
<b>Sub-Total:</b>	<b>1,996</b>	<b>8,312</b>	<b>1,985</b>	<b>20,109</b>	<b>32,402</b>	<b>95,595</b>	<b>34%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1,996</b>	<b>\$ 8,312</b>	<b>\$ 1,985</b>	<b>\$ 20,109</b>	<b>\$ 32,402</b>	<b>\$ 95,595</b>	<b>34%</b>
Net Increase/ (Decrease) in Fund Balance	(1,843)	(8,152)	39,754	5,300	35,059	-	
Fund Balance - Beginning	26,043	24,200	16,048	55,802	26,043	-	
<b>Fund Balance - Ending</b>	<b>\$ 24,200</b>	<b>\$ 16,048</b>	<b>\$ 55,802</b>	<b>\$ 61,103</b>	<b>61,103</b>	<b>\$ -</b>	

**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>							
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	3	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>							
Special Assessments - On Roll	635	666	173,809	105,811	280,920	\$ 397,975	71%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 636</b>	<b>\$ 667</b>	<b>\$ 173,810</b>	<b>\$ 105,811</b>	<b>\$ 280,925</b>	<b>\$ 397,975</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2018	-	-	-	-	-	\$ 105,000	0%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2018	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2018	-	145,975	-	-	145,975	\$ 291,950	50%
<b>Due to Developer</b>	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 145,975</b>	<b>\$ -</b>	<b>\$ -</b>	<b>145,975</b>	<b>\$ 396,950</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	636	(145,308)	173,810	105,811	134,950	1,025	
Fund Balance - Beginning	361,676	362,312	217,005	390,815	361,676	-	
<b>Fund Balance - Ending</b>	<b>\$ 362,312</b>	<b>\$ 217,005</b>	<b>\$ 390,815</b>	<b>\$ 496,626</b>	<b>496,626</b>	<b>\$ 1,025</b>	

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 January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	-	\$ 115,908	N/A
<b>Interest Income</b>							
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account - Series 2021-1	1	1	1	1	3	-	N/A
Reserve Account - Series 2021-2	1	1	1	1	3	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	-	0	-	-	0	-	N/A
Capitalized Interest Account - Series 2021-1	-	-	-	-	-	-	N/A
Capitalized Interest Account - Series 2021-2	0	0	-	-	1	-	N/A
<b>Special Assessments - Prepayments</b>							
Special Assessments - On Roll	1,123	1,178	307,500	187,198	497,000	\$ 703,903	71%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
<b>Developer Contributions - Taylor Morrison</b>	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,125</b>	<b>\$ 1,180</b>	<b>\$ 307,502</b>	<b>\$ 187,200</b>	<b>\$ 497,007</b>	<b>\$ 819,811</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2021-1 - Eaves Bend	-	-	-	-	-	\$ 130,000	0%
Series 2021-2 - Heritage Park	-	-	-	-	-	\$ 140,000	0%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2021-1 - Eaves Bend	-	-	-	-	-	-	N/A
Series 2021-2 - Heritage Park	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2021-1 - Eaves Bend	-	100,254	-	-	100,254	\$ 200,508	50%
Series 2021-2 - Heritage Park	-	115,908	-	-	115,908	\$ 231,815	50%
<b>Due to Developer</b>	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 216,161</b>	<b>\$ -</b>	<b>\$ -</b>	<b>216,161</b>	<b>\$ 702,323</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,125	(214,981)	307,502	187,200	280,845	1,580	
Fund Balance - Beginning	568,136	569,261	354,280	661,781	568,136	-	
<b>Fund Balance - Ending</b>	<b>\$ 569,261</b>	<b>\$ 354,280</b>	<b>\$ 661,781</b>	<b>\$ 848,981</b>	<b>848,981</b>	<b>\$ 1,580</b>	

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 January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>							
Construction Account	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Other Contractual Services</b>							
Trustee Services	-	-	-	-	\$ -	\$ -	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	\$ -	\$ -	N/A
<b>Legal Services</b>							
Legal - Series 2018 Bonds	-	-	-	-	\$ -	\$ -	N/A
<b>Other General Government Services</b>							
Stormwater Mgmt-Construction	-	-	-	-	\$ -	\$ -	N/A
<b>Capital Outlay</b>							
<b>Construction - Capital Outlay</b>	-	-	-	-	\$ -	\$ -	N/A
<b>Cost of Issuance</b>							
Legal - Series 2018 Bonds	-	-	-	-	\$ -	\$ -	N/A
<b>Underwriter's Discount</b>	-	-	-	-	\$ -	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	\$ -	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Fund Balance - Beginning	\$ 1	\$ -	\$ -	\$ -	\$ 1	\$ -	-
<b>Fund Balance - Ending</b>	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ -	-

Prepared by:

**JPWARD and Associates, LLC**

**Artisan Lakes East Community Development District**  
**Capital Projects Fund - Series 2021**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>							
Construction Account	45	47	45	31	168	\$ -	N/A
Cost of Issuance	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ 45</u>	<u>\$ 47</u>	<u>\$ 45</u>	<u>\$ 31</u>	<u>\$ 168</u>	<u>\$ -</u>	<u>N/A</u>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Other Contractual Services</b>							
Trustee Services	-	-	-	-	\$ -	\$ -	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	\$ -	\$ -	N/A
<b>Legal Services</b>							
Legal - Series 2021 Bonds	-	-	-	-	\$ -	\$ -	N/A
<b>Other General Government Services</b>							
Engineering Services	-	-	-	-	\$ -	\$ -	N/A
<b>Capital Outlay</b>							
<b>Construction - Capital Outlay</b>							
Water-Sewer Combination	-	-	8,576,017	-	\$ 8,576,017	\$ -	N/A
<b>Cost of Issuance</b>							
Legal - Series 2021 Bonds	-	-	-	-	\$ -	\$ -	N/A
<b>Underwriter's Discount</b>	-	-	-	-	\$ -	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	\$ -	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,576,017</u>	<u>\$ -</u>	<u>\$ 8,576,017</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 45	\$ 47	\$ (8,575,972)	\$ 31	\$ (8,575,849)	-	
Fund Balance - Beginning	\$ 10,636,502	\$ 10,636,547	\$ 10,636,594	\$ 2,060,622	\$ 10,636,502	\$ -	
<b>Fund Balance - Ending</b>	<u>\$ 10,636,547</u>	<u>\$ 10,636,594</u>	<u>\$ 2,060,622</u>	<u>\$ 2,060,653</u>	<u>\$ 2,060,653</u>	<u>\$ -</u>	

Prepared by:

**JPWARD and Associates, LLC**