

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2024

FISCAL YEAR 2024

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 January 31, 2024

| | 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 | \$ 573,635 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 573,635 |
| Debt Service Fund | | | | | | | | |
| Interest Account | | | | | | | | |
| Series 2018 | - | - | - | - | - | - | - | - |
| Series 2021-1 | - | - | - | - | - | - | - | - |
| Series 2021-2 | - | - | 0 | - | - | - | - | 0 |
| Sinking Account | | | | | | | | |
| Series 2018 | - | - | - | - | - | - | - | - |
| 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 | - | 246,827 | - | - | - | - | - | 246,827 |
| Series 2021-1 | - | - | 411,416 | - | - | - | - | 411,416 |
| Prepayment Account | | | | | | | | |
| Series 2018 | - | - | - | - | - | - | - | - |
| Series 2021-1 | - | - | - | - | - | - | - | - |
| Series 2021-2 | - | - | - | - | - | - | - | - |
| Capitalized Interest Account | | | | | | | | |
| Series 2018 | - | - | - | - | - | - | - | - |
| Series 2021-1 | - | - | - | - | - | - | - | - |
| Series 2021-2 | - | - | - | - | 0 | - | - | 0 |
| Construction Account | - | - | - | 1 | 2,496,829 | - | - | 2,496,830 |
| Cost of Issuance Account | - | - | - | - | - | - | - | - |
| Due from Other Funds | | | | | | | | |
| General Fund | - | 160,610 | 284,180 | - | - | - | - | 444,790 |
| Debt Service Fund(s) | - | - | - | - | - | - | - | - |
| Accounts Receivable | | | | | | | | |
| Assessments Receivable | - | - | - | - | - | - | - | - |
| Amount Available in Debt Service Funds | | | | | | | | |
| Amount Available in Debt Service Funds | - | - | - | - | - | 606,392 | - | 606,392 |
| Amount to be Provided by Debt Service Funds | | | | | | | | |
| Amount to be Provided by Debt Service Funds | - | - | - | - | - | 17,423,608 | - | 17,423,608 |
| Total Assets | \$ 573,635 | \$ 606,392 | \$ 1,047,548 | \$ 1 | \$ 2,496,829 | \$ 18,030,000 | \$ | \$ 22,754,404 |

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending January 31, 2024

| | 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 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Vendors Payable | 4,246 | - | - | - | - | - | - | 4,246 |
| Due to Other Funds | | | | | | | | |
| General Fund | - | - | - | - | - | - | - | - |
| Debt Service Fund(s) | 444,790 | - | - | - | - | - | - | 444,790 |
| Due to Developer | - | - | - | - | - | - | - | - |
| Unamortized Prem/Discount on Bonds | - | - | - | - | 339,530 | - | - | 339,530 |
| Bonds Payable | | | | | | | | |
| Current Portion | | | | | | | | |
| Series 2018 | | | | | | | \$0 | - |
| Series 2021 | | | | | | | \$0 | - |
| Long Term | | | | | | | | |
| Series 2018 | | | | | | | \$5,665,000 | 5,665,000 |
| Series 2021 | | | | | | | \$12,365,000 | 12,365,000 |
| Total Liabilities | \$ 449,036 | \$ - | \$ - | \$ - | \$ 339,530 | \$ 18,030,000 | \$ - | \$ 18,818,567 |
| Fund Equity and Other Credits | | | | | | | | |
| Investment in General Fixed Assets | - | - | - | - | - | - | - | - |
| Fund Balance | | | | | | | | |
| Restricted | | | | | | | | |
| Beginning: October 1, 2023 (Audited) | - | 356,588 | 565,008 | 1 | 2,113,375 | - | - | 3,034,972 |
| Results from Current Operations | - | 249,803 | 482,540 | - | 43,924 | - | - | 776,267 |
| Unassigned | | | | | | | | |
| Beginning: October 1, 2023 (Audited) | 32,009 | - | - | - | - | - | - | 32,009 |
| Results from Current Operations | 92,589 | - | - | - | - | - | - | 92,589 |
| Total Fund Equity and Other Credits | \$ 124,598 | \$ 606,392 | \$ 1,047,548 | \$ 1 | \$ 2,157,299 | \$ - | \$ - | \$ 3,935,837 |
| Total Liabilities, Fund Equity and Other Credits | \$ 573,635 | \$ 606,392 | \$ 1,047,548 | \$ 1 | \$ 2,496,829 | \$ 18,030,000 | \$ - | \$ 22,754,404 |

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

| Description | October | November | December | January | 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 | - | 886 | 71,479 | 51,074 | 123,438 | 136,204 | 91% |
| Special Assessments - Off-Roll | - | - | - | - | - | - | N/A |
| Miscellaneous Revenue | | | | | | | |
| | | | | | | - | N/A |
| Developer Contribution | | | | | | | |
| | | | | | | - | N/A |
| Intragovernmental Transfer In | | | | | | | |
| | | | | | | - | N/A |
| Total Revenue and Other Sources: | \$ - | \$ 886 | \$ 71,479 | \$ 51,074 | \$ 123,438 | \$ 136,204 | 91% |
| Expenditures and Other Uses | | | | | | | |
| Executive | | | | | | | |
| Professional Management | 2,250 | 2,250 | 2,250 | 2,250 | 9,000 | 27,000 | 33% |
| Financial and Administrative | | | | | | | |
| Audit Services | - | - | - | 5,400 | 5,400 | 4,400 | 123% |
| Accounting Services | - | - | - | - | - | - | N/A |
| Assessment Roll Services | - | - | - | - | - | - | N/A |
| Arbitrage Rebate Services | - | - | - | - | - | 1,000 | 0% |
| Other Contractual Services | | | | | | | |
| Legal Advertising | - | - | - | - | - | 2,000 | 0% |
| Trustee Services | - | - | - | 4,246 | 4,246 | 8,170 | 52% |
| Dissemination Agent Services | - | - | - | - | - | 6,000 | 0% |
| Property Appraiser Fees | - | - | - | - | - | - | N/A |
| Bank Service Fees | 100 | 129 | 68 | 69 | 365 | 250 | 146% |
| Communications & Freight Services | | | | | | | |
| Postage, Freight & Messenger | - | - | - | - | - | 25 | 0% |
| Computer Services - Website Development | | | | | | | |
| | | | | | | 1,200 | 0% |
| Insurance | 6,228 | - | - | - | 6,228 | 6,100 | 102% |
| Printing & Binding | | | | | | | |
| | | | | | | 50 | 0% |
| Subscription & Memberships | | 175 | - | - | 175 | 175 | 100% |
| Legal Services | | | | | | | |
| Legal - General Counsel | - | 2,880 | - | 156 | 3,036 | 12,800 | 24% |
| Legal - Series 2021 Bonds | - | - | - | - | - | - | N/A |
| Legal - Boundary Amendment | - | - | - | - | - | - | N/A |
| Other General Government Services | | | | | | | |
| Stormwater Needs Analysis | - | - | - | - | - | - | N/A |
| Engineering Services | - | 2,189 | - | 210 | 2,399 | 7,500 | 32% |
| Contingencies | - | - | - | - | - | - | N/A |
| Capital Outlay | - | - | - | - | - | - | N/A |

Prepared by:

Unaudited

JPWARD and Associates, LLC

**Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024**

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|---|------------------|------------------|------------------|-------------------|------------------|---------------------|-------------|
| Reserves | | | | | | | |
| Operational Reserves (Future Years) | - | - | - | - | - | 50,000 | 0% |
| Extraordinary Items | - | - | - | - | - | - | N/A |
| Other Fees and Charges | | | | | | - | N/A |
| Discounts/Collection Fees | - | - | - | - | - | 9,534 | 0% |
| Sub-Total: | 8,578 | 7,623 | 2,318 | 12,331 | 30,849 | 136,204 | 23% |
| Total Expenditures and Other Uses: | \$ 8,578 | \$ 7,623 | \$ 2,318 | \$ 12,331 | \$ 30,849 | \$ 136,204 | 23% |
| Net Increase/ (Decrease) in Fund Balance | (8,578) | (6,737) | 69,160 | 38,743 | 92,589 | - | |
| Fund Balance - Beginning | 32,009 | 23,432 | 16,695 | 85,855 | 32,009 | - | |
| Fund Balance - Ending | \$ 23,432 | \$ 16,695 | \$ 85,855 | \$ 124,598 | 124,598 | \$ - | |

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

| Description | October | November | December | January | 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 | 875 | 904 | 869 | 893 | 3,540 | - | N/A |
| Prepayment Account | - | - | - | - | - | - | N/A |
| Revenue Account | 586 | 645 | 73 | 557 | 1,862 | - | N/A |
| Capitalized Interest Account | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | | | | | | | |
| Special Assessments - On Roll | - | 2,785 | 224,776 | 160,610 | 388,171 | \$ 425,762 | 91% |
| 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: | \$ 1,461 | \$ 4,334 | \$ 225,718 | \$ 162,060 | \$ 393,573 | \$ 425,762 | N/A |
| Expenditures and Other Uses | | | | | | | |
| Debt Service | | | | | | | |
| Principal Debt Service - Mandatory | | | | | | | |
| Series 2018 | - | - | - | - | - | \$ 110,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | | | |
| Series 2018 | - | - | - | - | - | - | N/A |
| Interest Expense | | | | | | | |
| Series 2018 | - | 143,770 | - | - | 143,770 | \$ 287,540 | 50% |
| Due to Developer | | | | | | | |
| | - | - | - | - | - | - | N/A |
| Operating Transfers Out (To Other Funds) | | | | | | | |
| | - | - | - | - | - | - | N/A |
| Other Fees and Charges | | | | | | | |
| | - | - | - | - | - | - | - |
| Discounts for Early Payment | - | - | - | - | - | 27,828 | 0% |
| Total Expenditures and Other Uses: | \$ - | \$ 143,770.00 | \$ 0.00 | \$ 0.00 | 143,770 | \$ 425,368 | N/A |
| Net Increase/ (Decrease) in Fund Balance | 1,461 | (139,436) | 225,718 | 162,060 | 249,803 | 394 | |
| Fund Balance - Beginning | 356,588 | 358,049 | 218,614 | 444,331 | 356,588 | - | |
| Fund Balance - Ending | \$ 358,049 | \$ 218,614 | \$ 444,331 | \$ 606,392 | 606,392 | \$ 394 | |

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, 2024

| Description | October | November | December | January | 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 | 728 | 752 | 722 | 742 | 2,945 | - | N/A |
| Reserve Account - Series 2021-2 | 820 | 847 | 814 | 837 | 3,318 | - | N/A |
| Prepayment Account | - | - | - | - | - | - | N/A |
| Revenue Account | 716 | 871 | 45 | 881 | 2,513 | - | N/A |
| Capitalized Interest Account - Series 2021-1 | - | - | - | - | - | - | N/A |
| Capitalized Interest Account - Series 2021-2 | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | | | | | | | |
| Special Assessments - On Roll | - | 4,928 | 397,712 | 284,180 | 686,820 | \$ 753,176 | 91% |
| Special Assessments - Off Roll | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | - | - | - | - | - | - | N/A |
| Developer Contributions - Taylor Morrison | | | | | | | |
| | - | - | - | - | - | - | N/A |
| Debt Proceeds | | | | | | | |
| | - | - | - | - | - | - | N/A |
| Intragovernmental Transfer In | | | | | | | |
| | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 2,264 | \$ 7,399 | \$ 399,294 | \$ 286,640 | \$ 695,596 | \$ 753,176 | N/A |
| Expenditures and Other Uses | | | | | | | |
| Debt Service | | | | | | | |
| Principal Debt Service - Mandatory | | | | | | | |
| Series 2021-1 - Eaves Bend | - | - | - | - | - | \$ 135,000 | 0% |
| Series 2021-2 - Heritage Park | - | - | - | - | - | \$ 145,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | | | |
| Series 2021-1 - Eaves Bend | - | - | - | - | - | - | N/A |
| Series 2021-2 - Heritage Park | - | - | - | - | - | - | N/A |
| Interest Expense | | | | | | | |
| Series 2021-1 - Eaves Bend | - | 98,759 | - | - | 98,759 | \$ 197,518 | 50% |
| Series 2021-2 - Heritage Park | - | 114,298 | - | - | 114,298 | \$ 228,595 | 50% |
| Due to Developer | | | | | | | |
| | - | - | - | - | - | - | N/A |
| Operating Transfers Out (To Other Funds) | | | | | | | |
| | - | - | - | - | - | - | N/A |
| Other Fees and Charges | | | | | | | |
| Discounts for Early Payment | - | - | - | - | - | 49,273 | 0% |
| Total Expenditures and Other Uses: | \$ - | \$ 213,056.25 | \$ 0.00 | \$ 0.00 | 213,056 | \$ 755,386 | N/A |
| Net Increase/ (Decrease) in Fund Balance | 2,264 | (205,657) | 399,294 | 286,640 | 482,540 | (2,210) | |
| Fund Balance - Beginning | 565,008 | 567,271 | 361,614 | 760,908 | 565,008 | - | |
| Fund Balance - Ending | \$ 567,271 | \$ 361,614 | \$ 760,908 | \$ 1,047,548 | 1,047,548 | \$ (2,210) | |

Prepared by:

JWARD 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, 2024

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|--|-------------|-------------|-------------|-------------|--------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | | | |
| Construction Account | - | - | - | - | - | \$ - | N/A |
| Cost of Issuance | - | - | - | - | - | \$ - | N/A |
| Debt Proceeds | - | - | - | - | - | \$ - | N/A |
| Operating Transfers In (From Other Funds) | - | - | - | - | - | \$ - | N/A |
| Total Revenue and Other Sources: | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>N/A</u> |
| 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: | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>N/A</u> |
| | | | | | | | |
| Net Increase/ (Decrease) in Fund Balance | \$ - | \$ - | \$ - | \$ - | \$ - | - | - |
| Fund Balance - Beginning | \$ 1 | \$ - | \$ - | \$ - | \$ 1 | \$ - | - |
| Fund Balance - Ending | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 1</u> | <u>\$ -</u> | <u>-</u> |

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | | | |
| Construction Account | 10,780 | 11,193 | 10,803 | 11,148 | 43,924 | \$ - | N/A |
| Cost of Issuance | - | - | - | - | - | \$ - | N/A |
| Capitized - Series 2021-2 | - | - | - | - | - | \$ - | N/A |
| Debt Proceeds | - | - | - | - | - | \$ - | N/A |
| Operating Transfers In (From Other Funds) | - | - | - | - | - | \$ - | N/A |
| Total Revenue and Other Sources: | <u>\$ 10,780</u> | <u>\$ 11,193</u> | <u>\$ 10,803</u> | <u>\$ 11,148</u> | <u>\$ 43,924</u> | <u>\$ -</u> | <u>N/A</u> |
| 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 | | | | | | | |
| Water-Sewer Combination | - | - | - | - | \$ - | \$ - | 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: | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>N/A</u> |
| Net Increase/ (Decrease) in Fund Balance | \$ 10,780 | \$ 11,193 | \$ 10,803 | \$ 11,148 | \$ 43,924 | - | |
| Fund Balance - Beginning | \$ 2,113,375 | \$ 2,124,155 | \$ 2,135,348 | \$ 2,146,151 | \$ 2,113,375 | \$ - | |
| Fund Balance - Ending | <u>\$ 2,124,155</u> | <u>\$ 2,135,348</u> | <u>\$ 2,146,151</u> | <u>\$ 2,157,299</u> | <u>\$ 2,157,299</u> | <u>\$ -</u> | |