

# ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - FEBRUARY 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 February 28, 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	\$ 851,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 851,073
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	-	9,660	-	-	-	-	-	9,660
Series 2021-1	-	-	52	-	-	-	-	52
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	2,400,502	-	-	2,400,502
Cost of Issuance Account	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>								
General Fund	-	290,335	501,060	-	-	-	-	791,394
Debt Service Fund(s)	-	-	-	-	-	-	-	-

**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending February 28, 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	-	-	-	-	-	498,949	498,949	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	17,906,051	17,906,051	
Total Assets	<u>\$ 851,073</u>	<u>\$ 498,949</u>	<u>\$ 853,088</u>	<u>\$ 1</u>	<u>\$ 2,400,502</u>	<u>\$ 18,405,000</u>	<u>\$ 23,008,612</u>	

**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending February 28, 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)	791,394							791,394
<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>	<u>\$ 791,394</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 339,530</u>	<u>\$ 18,405,000</u>		<u>\$ 19,535,925</u>
<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	-	137,272	284,952	-	(8,575,530)	-		(8,153,306)
<b>Unassigned</b>								
Beginning: October 1, 2022 (Audited)	26,043	-	-	-	-	-		26,043
Results from Current Operations	33,635	-	-	-	-	-		33,635
<b>Total Fund Equity and Other Credits</b>	<u>\$ 59,678</u>	<u>\$ 498,949</u>	<u>\$ 853,088</u>	<u>\$ 1</u>	<u>\$ 2,060,972</u>	<u>\$ -</u>		<u>\$ 3,472,687</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 851,073</u>	<u>\$ 498,949</u>	<u>\$ 853,088</u>	<u>\$ 1</u>	<u>\$ 2,400,502</u>	<u>\$ 18,405,000</u>		<u>\$ 23,008,612</u>

**Artisan Lakes East Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2023**

Description	October	November	December	January	February	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	551	68,013	95,595	71%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Miscellaneous Revenue</b>								
Miscellaneous Revenue	-	-	-	-	-	-	-	N/A
<b>Developer Contribution</b>								
Developer Contribution	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>								
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 152</b>	<b>\$ 160</b>	<b>\$ 41,739</b>	<b>\$ 25,410</b>	<b>\$ 551</b>	<b>\$ 68,013</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	1,917	9,583	23,000	42%
<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	59	326	250	130%
<b>Communications &amp; Freight Services</b>								

**Artisan Lakes East Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2023**

Description	October	November	December	January	February	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>1,976</b>	<b>34,377</b>	<b>95,595</b>	<b>36%</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>\$ 1,976</b>	<b>\$ 34,377</b>	<b>\$ 95,595</b>	<b>36%</b>
Net Increase/ (Decrease) in Fund Balance	(1,843)	(8,152)	39,754	5,300	(1,424)	33,635	-	
Fund Balance - Beginning	26,043	24,200	16,048	55,802	61,103	26,043	-	
<b>Fund Balance - Ending</b>	<b>\$ 24,200</b>	<b>\$ 16,048</b>	<b>\$ 55,802</b>	<b>\$ 61,103</b>	<b>\$ 59,678</b>	<b>59,678</b>	<b>\$ -</b>	

**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2023**

Description	October	November	December	January	February	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	26	30	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	3	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	635	666	173,809	105,811	2,295	283,215	\$ 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>\$ 2,323</b>	<b>\$ 283,247</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>\$ -</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	2,323	137,272	1,025	
Fund Balance - Beginning	361,676	362,312	217,005	390,815	496,626	361,676	-	
<b>Fund Balance - Ending</b>	<b>\$ 362,312</b>	<b>\$ 217,005</b>	<b>\$ 390,815</b>	<b>\$ 496,626</b>	<b>\$ 498,949</b>	<b>498,949</b>	<b>\$ 1,025</b>	



**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2021**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 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	22	25	-	N/A
Reserve Account - Series 2021-2	1	1	1	1	25	28	-	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	4,060	501,060	\$ 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>\$ 4,107</b>	<b>\$ 501,113</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>\$ -</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	4,107	284,952	1,580	
Fund Balance - Beginning	568,136	569,261	354,280	661,781	848,981	568,136	-	
<b>Fund Balance - Ending</b>	<b>\$ 569,261</b>	<b>\$ 354,280</b>	<b>\$ 661,781</b>	<b>\$ 848,981</b>	<b>\$ 853,088</b>	<b>853,088</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 February 28, 2023**

Description	October	November	December	January	February	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	\$ -	-

**Artisan Lakes East Community Development District**  
**Capital Projects Fund - Series 2021**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2023**

Description	October	November	December	January	February	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	319	487	\$ -	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>	<b>\$ 45</b>	<b>\$ 47</b>	<b>\$ 45</b>	<b>\$ 31</b>	<b>\$ 319</b>	<b>\$ 487</b>	<b>\$ -</b>	<b>N/A</b>
<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>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,576,017</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,576,017</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 45	\$ 47	\$ (8,575,972)	\$ 31	\$ 319	\$ (8,575,530)	-	
Fund Balance - Beginning	\$ 10,636,502	\$ 10,636,547	\$ 10,636,594	\$ 2,060,622	\$ 2,060,653	\$ 10,636,502	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 10,636,547</b>	<b>\$ 10,636,594</b>	<b>\$ 2,060,622</b>	<b>\$ 2,060,653</b>	<b>\$ 2,060,972</b>	<b>\$ 2,060,972</b>	<b>\$ -</b>	