

# ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - FEBRUARY 2025

FISCAL YEAR 2025

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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, 2025**

	Governmental Funds								Totals (Memorandum Only)							
	Debt Service Funds			Capital Project Fund		Account Groups										
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	General Long Term Debt	General Fixed Assets									
Assets																
Cash and Investments																
General Fund - Invested Cash	\$	187,705	\$	-	\$	-	\$	-	\$	187,705						
Debt Service Fund																
Interest Account																
Series 2018		-		-		-		-		-						
Series 2021-1		-		-		-		-		-						
Series 2021-2		-		-		-		-		-						
Sinking Account																
Series 2018		-		-		-		-		-						
Series 2021-1		-		-		-		-		-						
Series 2021-2		-		-		-		-		-						
Reserve Account																
Series 2018		-	198,954	-		-		-		198,954						
Series 2021-1		-	-	165,050		-		-		165,050						
Series 2021-2		-	-	186,469		-		-		186,469						
Revenue																
Series 2018		-	433,281	-		-		-		433,281						
Series 2021-1		-	-	735,125		-		-		735,125						
Prepayment Account																
Series 2018		-	-	-		-		-		-						
Series 2021-1		-	-	433		-		-		433						
Series 2021-2		-	-	-		-		-		-						
Capitalized Interest Account																
Series 2018		-	-	-		-		-		-						
Series 2021-1		-	-	-		-		-		-						
Series 2021-2		-	-	-		-		-		-						
Construction Account		-	-	-	1	-		-		1						
Cost of Issuance Account		-	-	-		-		-		-						
Due from Other Funds																
General Fund		-	-	-		-		-		-						
Debt Service Fund(s)		-	-	-		-		-		-						
Accounts Receivable		-	-	-		-		-		-						
Assessments Receivable		-	-	-		-		-		-						
Prepaid Expenses		-	-	-		-		-		-						
Amount Available in Debt Service Funds		-	-	-		-	1,719,311	-		1,719,311						
Amount to be Provided by Debt Service Funds		-	-	-		-	15,920,689	-		15,920,689						
Investment in General Fixed Assets (net of depreciation)		-	-	-		-		2,324,992		2,324,992						
Total Assets	\$	187,705	\$	632,235	\$	1,087,076	\$	1	\$	-	\$	17,640,000	\$	2,324,992	\$	21,872,008

**Artisan Lakes East Community Development District**  
**Balance Sheet**  
**for the Period Ending February 28, 2025**

	Governmental Funds									
	Debt Service Funds				Capital Project Fund		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2018	Series 2021		Series 2018	Series 2021	General Long Term Debt	General Fixed Assets		
Liabilities										
Accounts Payable & Payroll Liabilities	\$	-	\$	-	\$	-	\$	-	\$	-
Vendors Payable		-		-		-		-		-
Due to Other Funds										
General Fund		-		-		-		-		-
Debt Service Fund(s)		-		-		-		-		-
Due to Developer		-		-		-		-		-
Unamortized Prem/Discount on Bonds		-		-		-	339,530	-		339,530
Bonds Payable										
Current Portion (Due within 12 months)										
Series 2018		-		-		-	115,000	-		115,000
Series 2021		-		-		-	280,000	-		280,000
Long Term										
Series 2018		-		-		-	5,440,000	-		5,440,000
Series 2021		-		-		-	11,805,000	-		11,805,000
Total Liabilities	\$	-	\$	-	\$	-	\$	17,640,000	\$	-
Fund Equity and Other Credits										
Investment in General Fixed Assets		-		-		-	-	2,324,992		2,324,992
Fund Balance										
Restricted										
Beginning: October 1, 2024 (Audited)		-	381,371	603,672	1	(339,530)	-	-		645,513
Results from Current Operations		-	250,864	483,404	-	-	-	-		734,268
Unassigned										
Beginning: October 1, 2024 (Audited)		86,131	-	-	-	-	-	-		86,131
Results from Current Operations		101,574	-	-	-	-	-	-		101,574
Total Fund Equity and Other Credits	\$	187,705	\$	632,235	\$	1,087,076	\$	-	\$	2,324,992
Total Liabilities, Fund Equity and Other Credits	\$	187,705	\$	632,235	\$	1,087,076	\$	0	\$	17,640,000
			</							

**Artisan Lakes East Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	387	657	17,112	114,307	1,455	133,918	148,589	90%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	0%
<b>Miscellaneous Revenue</b>	-	-	-	-	-	-	-	0%
<b>Developer Contribution</b>	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 387</b>	<b>\$ 657</b>	<b>\$ 17,112</b>	<b>\$ 114,307</b>	<b>\$ 1,455</b>	<b>\$ 133,918</b>	<b>\$ 148,589</b>	<b>90%</b>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	2,083	2,083	2,083	2,083	2,083	10,417	25,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	-	4,800	-	4,800	5,500	87%
Accounting Services	333	333	333	333	333	1,667	4,000	42%
Assessment Roll Services	500	500	500	500	500	2,500	6,000	42%
Arbitrage Rebate Services	-	-	-	-	-	-	1,500	0%
<b>Other Contractual Services</b>								
Legal Advertising	-	273	-	-	-	273	1,000	27%
Trustee Services	-	-	-	4,246	-	4,246	8,385	51%
Dissemination Agent Services	-	-	-	-	-	-	6,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	300	0%

Prepared by:

**JPWARD and Associates, LLC**

**Artisan Lakes East Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>								
Postage, Freight & Messenger	-	-	-	-	-	-	100	0%
<b>Computer Services - Website Development</b>	-	-	-	300	-	300	600	50%
<b>Insurance</b>	6,477	-	-	-	-	6,477	7,628	85%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	1,700	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	-	1,091	-	286	1,376	12,800	11%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>								
Stormwater Needs Analysis	-	-	-	-	-	-	-	0%
Engineering Services	-	-	113	-	-	113	7,500	2%
Contingencies	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	0%
<b>Reserves</b>								
Operational Reserves (Future Years)	-	-	-	-	-	-	50,000	0%
<b>Extraordinary Items</b>	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>								
Discounts/Collection Fees	-	-	-	-	-	-	10,401	0%
<b>Sub-Total:</b>	<b>9,394</b>	<b>3,364</b>	<b>4,120</b>	<b>12,263</b>	<b>3,202</b>	<b>32,343</b>	<b>148,589</b>	<b>22%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,394</b>	<b>\$ 3,364</b>	<b>\$ 4,120</b>	<b>\$ 12,263</b>	<b>\$ 3,202</b>	<b>\$ 32,343</b>	<b>\$ 148,589</b>	<b>22%</b>
Net Increase/ (Decrease) in Fund Balance	(9,006)	(2,708)	12,992	102,044	(1,748)	101,574	-	
Fund Balance - Beginning	86,131	77,124	74,417	87,408	189,453	86,131	86,131	
<b>Fund Balance - Ending</b>	<b>\$ 77,124</b>	<b>\$ 74,417</b>	<b>\$ 87,408</b>	<b>\$ 189,453</b>	<b>\$ 187,705</b>	<b>\$ 187,705</b>	<b>\$ 86,131</b>	

**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>								
Interest Account	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	0%
Reserve Account	823	800	743	740	718	3,824	4,300	89%
Prepayment Account	-	-	-	-	-	-	-	0%
Revenue Account	754	740	167	259	469	2,389	2,500	96%
Capitalized Interest Account	-	-	-	-	-	-	-	0%
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	1,117	1,893	49,337	329,570	4,194	386,111	425,762	91%
Special Assessments - Off Roll	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	0%
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,693</b>	<b>\$ 3,433</b>	<b>\$ 50,247</b>	<b>\$ 330,569</b>	<b>\$ 5,381</b>	<b>\$ 392,324</b>	<b>\$ 432,562</b>	<b>91%</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2018	-	-	-	-	-	-	115,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2018	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>								
Series 2018	-	141,460	-	-	-	141,460	282,920	50%
<b>Due to Developer</b>	-	-	-	-	-	-	-	0%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>								
Discounts for Early Payment	-	-	-	-	-	-	27,854	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 141,460</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 141,460</b>	<b>\$ 425,774</b>	<b>33%</b>
Net Increase/ (Decrease) in Fund Balance	2,693	(138,027)	50,247	330,569	5,381	250,864	6,788	
Fund Balance - Beginning	381,371	384,065	246,038	296,285	626,854	381,371	381,371	
<b>Fund Balance - Ending</b>	<b>\$ 384,065</b>	<b>\$ 246,038</b>	<b>\$ 296,285</b>	<b>\$ 626,854</b>	<b>\$ 632,235</b>	<b>\$ 632,235</b>	<b>\$ 388,159</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 February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>								
Interest Account	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	0%
Reserve Account - Series 2021-1	683	664	616	614	595	3,172	8,000	40%
Reserve Account - Series 2021-2	771	750	696	694	673	3,584	8,000	45%
Prepayment Account	-	-	-	-	-	-	-	0%
Revenue Account	1,040	1,022	180	342	717	3,300	6,000	55%
Capitalized Interest Account - Series 2021-1	-	-	-	-	-	-	-	0%
Capitalized Interest Account - Series 2021-2	-	-	-	-	-	-	-	0%
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	1,976	3,350	87,297	583,141	7,421	683,185	753,176	91%
Special Assessments - Off Roll	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	0%
<b>Developer Contributions - Taylor Morrison</b>	-	-	-	-	-	-	-	0%
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,470</b>	<b>\$ 5,785</b>	<b>\$ 88,789</b>	<b>\$ 584,790</b>	<b>\$ 9,406</b>	<b>\$ 693,240</b>	<b>\$ 775,176</b>	<b>89%</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2021-1 - Eaves Bend	-	-	-	-	-	-	135,000	0%
Series 2021-2 - Heritage Park	-	-	-	-	-	-	145,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2021-1 - Eaves Bend	-	-	-	-	-	-	-	0%
Series 2021-2 - Heritage Park	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>								
Series 2021-1 - Eaves Bend	-	97,206	-	-	-	97,206	194,413	50%
Series 2021-2 - Heritage Park	-	112,630	-	-	-	112,630	225,260	50%
<b>Due to Developer</b>	-	-	-	-	-	-	-	0%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>								
Discounts for Early Payment	-	-	-	-	-	-	49,273	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 209,836</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 209,836</b>	<b>\$ 748,946</b>	<b>28%</b>
Net Increase/ (Decrease) in Fund Balance	4,470	(204,051)	88,789	584,790	9,406	483,404	26,230	
Fund Balance - Beginning	603,672	608,142	404,091	492,880	1,077,670	603,672	603,672	
<b>Fund Balance - Ending</b>	<b>\$ 608,142</b>	<b>\$ 404,091</b>	<b>\$ 492,880</b>	<b>\$ 1,077,670</b>	<b>\$ 1,087,076</b>	<b>\$ 1,087,076</b>	<b>\$ 629,902</b>	



**Artisan Lakes East Community Development District**  
**Capital Projects Fund - Series 2018**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>								
Construction Account	-	-	-	-	-	-	\$ -	0%
Cost of Issuance	-	-	-	-	-	-	\$ -	0%
<b>Debt Proceeds</b>	-	-	-	-	-	-	\$ -	0%
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	\$ -	0%
<b>Total Revenue and Other Sources:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	-	-	-	-	-	-	\$ -	0%
<b>Other Contractual Services</b>								
Trustee Services	-	-	-	-	-	-	\$ -	0%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	\$ -	0%
<b>Legal Services</b>								
Legal - Series 2018 Bonds	-	-	-	-	-	-	\$ -	0%
<b>Other General Government Services</b>								
Stormwater Mgmt-Construction	-	-	-	-	-	-	\$ -	0%
<b>Capital Outlay</b>								
<b>Construction - Capital Outlay</b>	-	-	-	-	-	-	\$ -	0%
<b>Cost of Issuance</b>								
Legal - Series 2018 Bonds	-	-	-	-	-	-	\$ -	0%
<b>Underwriter's Discount</b>	-	-	-	-	-	-	\$ -	0%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	\$ -	0%
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-	-	
Fund Balance - Beginning	1	1	1	1	1	1	-	
<b>Fund Balance - Ending</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ -</b>	

**Artisan Lakes East Community Development District**  
**Capital Projects Fund - Series 2021**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>								
Construction Account	-	-	-	-	-	-	\$ -	0%
Cost of Issuance	-	-	-	-	-	-	\$ -	0%
Capitilized - Series 2021-2	-	-	-	-	-	-	\$ -	0%
<b>Debt Proceeds</b>	-	-	-	-	-	-	\$ -	0%
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	\$ -	0%
<b>Total Revenue and Other Sources:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	-	-	-	-	-	-	\$ -	0%
<b>Other Contractual Services</b>								
Trustee Services	-	-	-	-	-	-	\$ -	0%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	\$ -	0%
<b>Legal Services</b>								
Legal - Series 2021 Bonds	-	-	-	-	-	-	\$ -	0%
<b>Other General Government Services</b>								
Engineering Services	-	-	-	-	-	-	\$ -	0%
<b>Capital Outlay</b>								
<b>Construction - Capital Outlay</b>	-	-	-	-	-	-	\$ -	0%
Water-Sewer Combination	-	-	-	-	-	-	\$ -	0%
<b>Cost of Issuance</b>								
Legal - Series 2021 Bonds	-	-	-	-	-	-	\$ -	0%
<b>Underwriter's Discount</b>	-	-	-	-	-	-	\$ -	0%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	\$ -	0%
<b>Total Expenditures and Other Uses:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-	-	
Fund Balance - Beginning	(339,530)	(339,530)	(339,530)	(339,530)	(339,530)	(339,530)	-	
<b>Fund Balance - Ending</b>	<u>\$ (339,530)</u>	<u>\$ (339,530)</u>	<u>\$ (339,530)</u>	<u>\$ (339,530)</u>	<u>\$ (339,530)</u>	<u>\$ (339,530)</u>	<u>\$ -</u>	