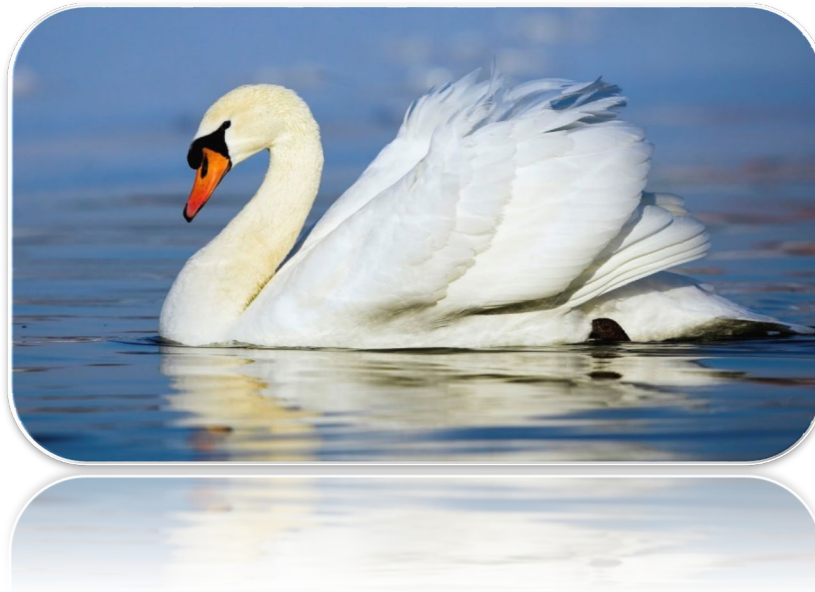


ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2023

FISCAL YEAR 2023

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 March 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			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 1,064,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,064,738
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	-	10,036	-	-	-	-	-	10,036
Series 2021-1	-	-	687	-	-	-	-	687
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	2,404,829		2,404,830
Cost of Issuance Account					-	-		-
Due from Other Funds								
General Fund	-	363,984	631,359	-	-	-	-	995,343
Debt Service Fund(s)	-	-	-	-	-	-	-	-

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending March 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	-	-	-	-	-	572,974	572,974	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	17,832,026	17,832,026	
Total Assets	<u>\$ 1,064,738</u>	<u>\$ 572,974</u>	<u>\$ 984,022</u>	<u>\$ 1</u>	<u>\$ 2,404,829</u>	<u>\$ 18,405,000</u>	<u>\$ 23,431,564</u>	

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending March 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			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-							-
General Fund	-							-
Debt Service Fund(s)	995,343							995,343
Due to Developer	-							-
Unamortized Prem/Discount on Bonds	-				339,530			339,530
Bonds Payable								
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
Total Liabilities	<u>\$ 995,343</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 339,530</u>	<u>\$ 18,405,000</u>		<u>\$ 19,739,874</u>
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	-	-
Fund Balance								
Restricted								
Beginning: October 1, 2022 (Audited)	-	361,676	568,136	1	10,636,502	-		11,566,314
Results from Current Operations	-	211,298	415,886	-	(8,571,203)	-		(7,944,019)
Unassigned								
Beginning: October 1, 2022 (Audited)	26,043	-	-	-	-	-		26,043
Results from Current Operations	43,352	-	-	-	-	-		43,352
Total Fund Equity and Other Credits	<u>\$ 69,395</u>	<u>\$ 572,974</u>	<u>\$ 984,022</u>	<u>\$ 1</u>	<u>\$ 2,065,299</u>	<u>\$ -</u>		<u>\$ 3,691,691</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 1,064,738</u>	<u>\$ 572,974</u>	<u>\$ 984,022</u>	<u>\$ 1</u>	<u>\$ 2,404,829</u>	<u>\$ 18,405,000</u>		<u>\$ 23,431,564</u>

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

Description	October	November	December	January	February	March	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	152	160	41,739	25,410	551	17,687	85,699	95,595	90%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue									
Developer Contribution	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 152	\$ 160	\$ 41,739	\$ 25,410	\$ 551	\$ 17,687	\$ 85,699	\$ 95,595	90%
Expenditures and Other Uses									
Executive									
Professional Management	1,917	1,917	1,917	1,917	1,917	1,917	11,500	23,000	50%
Financial and Administrative									
Audit Services	-	-	-	1,500	-	3,800	5,300	4,300	123%
Accounting Services	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	500	1,000	50%
Other Contractual Services									
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	67	393	250	157%
Communications & Freight Services									

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	11	-	-	-	-	-	11	150	7%
Computer Services - Website Development	-	-	-	-	-	-	-	1,200	0%
Insurance	-	5,988	-	-	-	-	5,988	5,800	103%
Printing & Binding	-	-	-	-	-	1,686	1,686	500	337%
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	-	7,052	-	-	7,052	12,800	55%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	N/A
Other General Government Services									
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	N/A
Engineering Services	-	-	-	9,579	-	-	9,579	7,500	128%
Contingencies	-	-	-	-	-	-	-	12,750	0%
Capital Outlay	-	-	-	-	-	-	-	-	N/A
Reserves									
Operational Reserves (Future Years)	-	-	-	-	-	-	-	10,000	0%
Extraordinary Items	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-
Sub-Total:	1,996	8,312	1,985	20,109	1,976	7,970	42,347	95,595	44%
Total Expenditures and Other Uses:	\$ 1,996	\$ 8,312	\$ 1,985	\$ 20,109	\$ 1,976	\$ 7,970	\$ 42,347	\$ 95,595	44%
Net Increase/ (Decrease) in Fund Balance	(1,843)	(8,152)	39,754	5,300	(1,424)	9,717	43,352	-	
Fund Balance - Beginning	26,043	24,200	16,048	55,802	61,103	59,678	26,043	-	
Fund Balance - Ending	\$ 24,200	\$ 16,048	\$ 55,802	\$ 61,103	\$ 59,678	\$ 69,395	69,395	\$ -	

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

Description	October	November	December	January	February	March	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	1	1	1	1	26	359	388	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	17	20	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments									
Special Assessments - On Roll	635	666	173,809	105,811	2,295	73,649	356,864	\$ 397,975	90%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	N/A
Debt Proceeds									
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 636	\$ 667	\$ 173,810	\$ 105,811	\$ 2,323	\$ 74,026	\$ 357,273	\$ 397,975	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2018	-	-	-	-	-	-	-	\$ 105,000	0%
Principal Debt Service - Early Redemptions									
Series 2018	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2018	-	145,975	-	-	-	-	145,975	\$ 291,950	50%
Due to Developer									
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 145,975	\$ -	\$ -	\$ -	\$ -	145,975	\$ 396,950	N/A
Net Increase/ (Decrease) in Fund Balance	636	(145,308)	173,810	105,811	2,323	74,026	211,298	1,025	
Fund Balance - Beginning	361,676	362,312	217,005	390,815	496,626	498,949	361,676	-	
Fund Balance - Ending	\$ 362,312	\$ 217,005	\$ 390,815	\$ 496,626	\$ 498,949	\$ 572,974	572,974	\$ 1,025	

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 March 31, 2023

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 115,908	N/A
Interest Income									
Interest Account	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	N/A
Reserve Account - Series 2021-1	1	1	1	1	22	298	323	-	N/A
Reserve Account - Series 2021-2	1	1	1	1	25	336	364	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	0	-	-	-	0	0	-	N/A
Capitalized Interest Account - Series 2021-1	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account - Series 2021-2	0	0	-	-	-	0	1	-	N/A
Special Assessments - Prepayments									
Special Assessments - On Roll	1,123	1,178	307,500	187,198	4,060	130,299	631,359	\$ 703,903	90%
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:	\$ 1,125	\$ 1,180	\$ 307,502	\$ 187,200	\$ 4,107	\$ 130,934	\$ 632,047	\$ 819,811	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2021-1 - Eaves Bend	-	-	-	-	-	-	-	\$ 130,000	0%
Series 2021-2 - Heritage Park	-	-	-	-	-	-	-	\$ 140,000	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	-	100,254	-	-	-	-	100,254	\$ 200,508	50%
Series 2021-2 - Heritage Park	-	115,908	-	-	-	-	115,908	\$ 231,815	50%
Due to Developer									
	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)									
	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 216,161	\$ -	\$ -	\$ -	\$ -	216,161	\$ 702,323	N/A
Net Increase/ (Decrease) in Fund Balance	1,125	(214,981)	307,502	187,200	4,107	130,934	415,886	1,580	
Fund Balance - Beginning	568,136	569,261	354,280	661,781	848,981	853,088	568,136	-	
Fund Balance - Ending	\$ 569,261	\$ 354,280	\$ 661,781	\$ 848,981	\$ 853,088	\$ 984,022	984,022	\$ 1,580	

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 March 31, 2023

Description	October	November	December	January	February	March	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>\$ -</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									
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>\$ -</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>\$ -</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 March 31, 2023

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income									
Construction Account	45	47	45	31	319	4,327	4,814	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 45	\$ 47	\$ 45	\$ 31	\$ 319	\$ 4,327	\$ 4,814	\$ -	N/A
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	-	-	-	-	-	-	\$ -	\$ -	N/A
Water-Sewer Combination	-	-	8,576,017	-	-	-	\$ 8,576,017	\$ -	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:	\$ -	\$ -	\$ 8,576,017	\$ -	\$ -	\$ -	\$ 8,576,017	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 45	\$ 47	\$ (8,575,972)	\$ 31	\$ 319	\$ 4,327	\$ (8,571,203)	\$ -	
Fund Balance - Beginning	\$ 10,636,502	\$ 10,636,547	\$ 10,636,594	\$ 2,060,622	\$ 2,060,653	\$ 2,060,972	\$ 10,636,502	\$ -	
Fund Balance - Ending	\$ 10,636,547	\$ 10,636,594	\$ 2,060,622	\$ 2,060,653	\$ 2,060,972	\$ 2,065,299	\$ 2,065,299	\$ -	