

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 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

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund</i>	
<i>Series 2018</i>	<i>5</i>
<i>Series 2021</i>	<i>6</i>
<i>Capital Project Fund</i>	
<i>Series 2018</i>	<i>7</i>
<i>Series 2021</i>	<i>8</i>

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, 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	\$ 115,264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,264
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	-	419,262	-	-	-	-	-	419,262
Series 2021-1	-	-	716,298	-	-	-	-	716,298
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	2,518,362	-	-	2,518,362
Cost of Issuance Account	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable								
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds								
Amount Available in Debt Service Funds	-	-	-	-	-	618,216	-	618,216
Amount to be Provided by Debt Service Funds								
Amount to be Provided by Debt Service Funds	-	-	-	-	-	17,411,785	-	17,411,785
Total Assets	\$ 115,264	\$ 618,216	\$ 1,068,250	\$ 1	\$ 2,518,362	\$ 18,030,000	\$	\$ 22,350,091

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending March 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	-	-	-	-	-	-	-	-
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								
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	\$ -	\$ -	\$ -	\$ -	\$ 339,530	\$ 18,030,000	\$ -	\$ 18,369,530
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	-	261,627	503,242	-	65,456	-	-	830,325
Unassigned								
Beginning: October 1, 2023 (Audited)	32,009	-	-	-	-	-	-	32,009
Results from Current Operations	83,255	-	-	-	-	-	-	83,255
Total Fund Equity and Other Credits	\$ 115,264	\$ 618,216	\$ 1,068,250	\$ 1	\$ 2,178,831	\$ -	\$ -	\$ 3,980,561
Total Liabilities, Fund Equity and Other Credits	\$ 115,264	\$ 618,216	\$ 1,068,250	\$ 1	\$ 2,518,362	\$ 18,030,000	\$ -	\$ 22,350,091

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

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	-	886	71,479	51,074	1,695	665	125,798	136,204	92%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue									
Developer Contribution	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 886	\$ 71,479	\$ 51,074	\$ 1,695	\$ 665	\$ 125,798	\$ 136,204	92%
Expenditures and Other Uses									
Executive									
Professional Management	2,250	2,250	2,250	2,250	2,250	2,250	13,500	27,000	50%
Financial and Administrative									
Audit Services	-	-	-	5,400	-	-	5,400	4,400	123%
Accounting Services	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	500	1,000	50%
Other Contractual Services									
Legal Advertising	-	-	-	-	77	-	77	2,000	4%
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	134	-	499	250	200%
Communications & Freight Services									
Postage, Freight & Messenger	-	-	-	-	-	-	-	25	0%
Computer Services - Website Development									
Insurance	6,228	-	-	-	-	-	6,228	6,100	102%
Printing & Binding									
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	2,880	-	156	2,819	872	6,727	12,800	53%
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	1,528	965	4,891	7,500	65%
Contingencies	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	N/A
Reserves									
Operational Reserves (Future Years)	-	-	-	-	-	-	-	50,000	0%
Extraordinary Items									
Other Fees and Charges	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-	9,534	0%
Sub-Total:	8,578	7,623	2,318	12,331	6,808	4,886	42,543	136,204	31%

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Total Expenditures and Other Uses:	\$ 8,578	\$ 7,623	\$ 2,318	\$ 12,331	\$ 6,808	\$ 4,886	\$ 42,543	\$ 136,204	31%
Net Increase/ (Decrease) in Fund Balance	(8,578)	(6,737)	69,160	38,743	(5,113)	(4,221)	83,255	-	
Fund Balance - Beginning	32,009	23,432	16,695	85,855	124,598	119,485	32,009	-	
Fund Balance - Ending	\$ 23,432	\$ 16,695	\$ 85,855	\$ 124,598	\$ 119,485	\$ 115,264	115,264	\$ -	

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

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	875	904	869	893	885	828	5,253	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	586	645	73	557	1,097	1,593	4,552	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments									
Special Assessments - On Roll	-	2,785	224,776	160,610	5,329	2,092	395,592	\$ 425,762	93%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	N/A
Debt Proceeds									
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,461	\$ 4,334	\$ 225,718	\$ 162,060	\$ 7,311	\$ 4,513	\$ 405,397	\$ 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									
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	-	-	-	-	143,770	\$ 425,368	N/A
Net Increase/ (Decrease) in Fund Balance	1,461	(139,436)	225,718	162,060	7,311	4,513	261,627	394	
Fund Balance - Beginning	356,588	358,049	218,614	444,331	606,392	613,702	356,588	-	
Fund Balance - Ending	\$ 358,049	\$ 218,614	\$ 444,331	\$ 606,392	\$ 613,702	\$ 618,216	618,216	\$ 394	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2024

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 - Series 2021-1	728	752	722	742	736	688	4,369	-	N/A
Reserve Account - Series 2021-2	820	847	814	837	829	776	4,923	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	716	871	45	881	1,829	2,714	7,056	-	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	9,429	3,702	699,950	\$ 753,176	93%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	N/A
Developer Contributions - Taylor Morrison									
Debt Proceeds	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,264	\$ 7,399	\$ 399,294	\$ 286,640	\$ 12,822	\$ 7,880	\$ 716,298	\$ 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									
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	-	-	-	-	213,056	\$ 755,386	N/A
Net Increase/ (Decrease) in Fund Balance	2,264	(205,657)	399,294	286,640	12,822	7,880	503,242	(2,210)	
Fund Balance - Beginning	565,008	567,271	361,614	760,908	1,047,548	1,060,370	565,008	-	
Fund Balance - Ending	\$ 567,271	\$ 361,614	\$ 760,908	\$ 1,047,548	\$ 1,060,370	\$ 1,068,250	1,068,250	\$ (2,210)	

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2024

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:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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 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:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Fund Balance - Beginning	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	-
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	-

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

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	10,780	11,193	10,803	11,148	11,100	10,433	65,456	\$ -	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:	\$ 10,780	\$ 11,193	\$ 10,803	\$ 11,148	\$ 11,100	\$ 10,433	\$ 65,456	\$ -	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									
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:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 10,780	\$ 11,193	\$ 10,803	\$ 11,148	\$ 11,100	\$ 10,433	\$ 65,456	-	
Fund Balance - Beginning	\$ 2,113,375	\$ 2,124,155	\$ 2,135,348	\$ 2,146,151	\$ 2,157,299	\$ 2,168,399	\$ 2,113,375	\$ -	
Fund Balance - Ending	\$ 2,124,155	\$ 2,135,348	\$ 2,146,151	\$ 2,157,299	\$ 2,168,399	\$ 2,178,831	\$ 2,178,831	\$ -	