ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2025

FISCAL YEAR 2025

PREPARED BY:

JPWard and Associates, LLC

Community Development District Advisors

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 Develoment District Balance Sheet for the Period Ending March 31, 2025

			Governmental Fund	S				
		Debt Ser	vice Funds	Capital Pro	oject Fund	Accoun	t Groups	Totals
						General Long	General Fixed	(Memorandum
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	Term Debt	Assets	Only)
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 193,862	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 193,862
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	-	435,328	-	-	-	-	-	435,328
Series 2021-1	-	-	738,642	-	-	-	-	738,642
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	-	3,072	5,436	-	-	-	-	8,508
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,733,383	-	1,733,383
Amount to be Provided by Debt Service Funds	-	-	-	-	-	15,906,617	-	15,906,617
Investment in General Fixed Assets (net of								
depreciation)		-					2,324,992	2,324,992
Total Ass	sets \$ 193,862	\$ 637,354	\$ 1,096,029	\$ 1	\$ -	\$ 17,640,000	\$ 2,324,992	\$ 21,892,238

Artisan Lakes East Community Develoment District Balance Sheet for the Period Ending March 31, 2025

					Governmental Fund	ds								
			Debt	Service	e Funds		Capital Pro	oject Fund	Account Groups General Long General Fixed					Totals
	Gen	eral Fund	Series 2018		Series 2021		Series 2018	Series 2021		eneral Long Ferm Debt		Assets	(IVIE	emorandum Only)
Liabilities														
Accounts Payable & Payroll Liabilities	\$	-	\$	- \$	-	\$	-	\$ -	\$	-	\$	-	\$	-
Vendors Payable		-		-	-		-	-		-				-
Due to Other Funds														
General Fund		-		-	-		-	-		-		-		-
Debt Service Fund(s)		8,508		-	-		-	-		-		-		8,508
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	\$	8,508	\$		\$ -	\$	-	\$ 339,530	\$	17,640,000	\$	-	\$	17,988,039
Fund Equity and Other Credits														
Investment in General Fixed Assets		-		-	-		-	-		-		2,324,992		2,324,992
Fund Balance														
Restricted														
Beginning: October 1, 2024 (Audited)		-	381,3	71	603,672		1	(339,530)		-		-		645,513
Results from Current Operations		-	255,98	33	492,358		-	-		-		-		748,340
Unassigned														
Beginning: October 1, 2024 (Audited)		86,131		-	-		-	-		-		-		86,131
Results from Current Operations		99,223		-	-		-	-		-		-		99,223
Total Fund Equity and Other Credits	\$	185,354	\$ 637,3	54 \$	1,096,029	\$	1	\$ (339,530)	\$	-	\$	2,324,992	\$	3,904,200
Total Liabilities, Fund Equity and Other Credits	<u> </u>	193,862	\$ 637,3	54 5	5 1,096,029	<u> </u>	1	\$ 0	Ś	17,640,000	Ś	2,324,992	Ś	21,892,238
- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1			- 337,35		_,	· <u>-</u>		,			<u> </u>	_,,,	<u> </u>	,_,_,_

Artisan Lakes East Community Development District General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest									
Interest - General Checking	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue									
Special Assessments - On-Roll	387	657	17,112	114,307	1,455	1,066	134,983	148,589	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts/Collection Fees	-	-	-	-	-	-	-	(10,401)	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	0%
Developer Contribution	_	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	_	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 387	\$ 657	\$ 17,112	\$ 114,307	\$ 1,455	\$ 1,066	\$ 134,983	\$ 138,188	98%
Expenditures and Other Uses									
Executive									
Professional Management	2,083	2,083	2,083	2,083	2,083	2,083	12,500	25,000	50%
Financial and Administrative									
Audit Services	-	-	-	4,800	-	-	4,800	5,500	87%
Accounting Services	333	333	333	333	333	333	2,000	4,000	50%
Assessment Roll Services	500	500	500	500	500	500	3,000	6,000	50%
Arbitrage Rebate Services	-	-	-	-	-	500	500	1,500	33%
Other Contractual Services									
Legal Advertising	_	273	-	-	-	-	273	1,000	27%
Trustee Services				1 246	_	_	4,246	8,385	51%
Trustee Services	-	-	-	4,246					
Dissemination Agent Services	-	-	-	4,240	_	-	-	6,000	0%
	- - -	-	-		-	-	,	6,000	0% 0%

Artisan Lakes East Community Development District General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Through March 31, 2025

								Total Annual	% of
Description	October	November	December	January	February	March	Year to Date	Budget	Budget
Communications & Freight Services									
Postage, Freight & Messenger	-	-	-	-	-	-	-	100	0%
Computer Services - Website Development	-	-	-	300	-	-	300	600	50%
Insurance	6,477	-	-	-	-	-	6,477	7,628	85%
Printing & Binding	-	-	-		-	-	-	1,700	0%
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	1,091	-	286	-	1,376	12,800	11%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	0%
Other General Government Services									
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	0%
Engineering Services	-	-	113	-	-	-	113	7,500	2%
Contingencies	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	0%
Reserves									
Operational Reserves (Future Years)	-	-	-	-	-	-	-	50,000	0%
Extraordinary Items	_	-	-	-	-	-	-	-	0%
Sub-Total:	9,394	3,364	4,120	12,263	3,202	3,417	35,760	138,188	26%
Total Expenditures and Other Uses:	\$ 9,394	\$ 3,364	\$ 4,120	\$ 12,263	\$ 3,202	\$ 3,417	\$ 35,760	\$ 138,188	26%
Net Increase/ (Decrease) in Fund Balance	(9,006)	(2,708)	12,992	102,044	(1,748)	(2,351)	99,223	-	
Fund Balance - Beginning	86,131	77,124	74,417	87,408	189,453	187,705	86,131	86,131	
Fund Balance - Ending	\$ 77,124	\$ 74,417	\$ 87,408	\$ 189,453	\$ 187,705	\$ 185,354	\$ 185,354	\$ 86,131	

Prepared by:

Artisan Lakes East Community Development District Debt Service Fund - Series 2018

Statement of Revenues, Expenditures and Changes in Fund Balance Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Reserve Account	823	800	743	740	718	648	4,472	4,300	104%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	754	740	167	259	469	1,399	3,788	2,500	152%
Capitalized Interest Account	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments									
Special Assessments - On Roll	1,117	1,893	49,337	329,570	4,194	3,072	389,183	425,762	91%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts for Early Payment	-	-	-	-	-	-	-	(27,854)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,693	\$ 3,433	\$ 50,247	\$ 330,569	\$ 5,381	\$ 5,119	\$ 397,443	\$ 404,708	98%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2018	-	-	-	-	-	-	-	115,000	0%
Principal Debt Service - Early Redemptions									
Series 2018	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2018	-	141,460	-	-	-	-	141,460	282,920	50%
Due to Developer	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	_	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 141,460	\$ -	\$ -	\$ -	\$ -	\$ 141,460	\$ 397,920	36%
Net Increase/ (Decrease) in Fund Balance	2,693	(138,027)	50,247	330,569	5,381	5,119	255,983	6,788	
Fund Balance - Beginning	381,371	384,065	246,038	296,285	626,854	632,235	381,371	381,371	
Fund Balance - Ending	\$ 384,065					\$ 637,354	\$ 637,354	\$ 388,159	

Artisan Lakes East Community Development District Debt Service Fund - Series 2021 Statement of Revenues, Expenditures and Changes in Fund Balance Through March 31, 2025

									Total Annual	% of
Description	Octo	ber	November	December	January	February	March	Year to Date	Budget	Budget
Revenue and Other Sources										
Carryforward	\$	-	\$ -	\$ -	- \$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Interest Account		-	-		-	-	-	-	-	0%
Sinking Fund Account		-	-			-	-	-	-	0%
Reserve Account - Series 2021-1		683	664	616	614	595	538	3,710	8,000	46%
Reserve Account - Series 2021-2		771	750	696	694	673	607	4,191	8,000	52%
Prepayment Account		-	-		-	-	-	-	-	0%
Revenue Account		1,040	1,022	180	342	717	2,372	5,673	6,000	95%
Capitalized Interest Account - Series 2021-1		-	-		-	-	-	-	-	0%
Capitalized Interest Account - Series 2021-2		-	-			-	-	-	-	0%
Special Assessments - Prepayments										
Special Assessments - On Roll		1,976	3,350	87,297	583,141	7,421	5,436	688,621	753,176	91%
Special Assessments - Off Roll		-	-			-	-	-	-	0%
Special Assessments - Prepayments		-	-			-	-	-	-	0%
Other Fees and Charges										
Discounts for Early Payment		-	-		-	-	-	-	(49,273)	0%
Developer Contributions - Taylor Morrison		-	_			_	-	-	-	0%
Debt Proceeds		-	_			_	-	-	-	0%
Intragovernmental Transfer In		_	-			-	-	-	-	0%
Total Revenue and Other Sources:	\$	4,470	\$ 5,785	\$ 88,789	\$ 584,790	\$ 9,406	\$ 8,953	\$ 702,194	\$ 725,903	97%
- "										
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		-	-		-	-	-	-	-	0%
Series 2021-2 - Heritage Park		-	-		-	-	-	-	-	0%
Interest Expense										
Series 2021-1 - Eaves Bend		-	97,206		-	-	-	97,206	194,413	50%
Series 2021-2 - Heritage Park		-	112,630		-	-	-	112,630	225,260	50%
Due to Developer		-	-		-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-		-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$	-	\$ 209,836	\$ -	\$ -	\$ -	\$ -	\$ 209,836	\$ 699,673	30%
Net Increase/ (Decrease) in Fund Balance		4,470	(204,051)	88,789	584,790	9,406	8,953	492,358	26,230	
Fund Balance - Beginning		4,470 3,672	608,142	404,091	· ·	1,077,670	6,955 1,087,076	603,672	603,672	

Artisan Lakes East Community Development District Capital Projects Fund - Series 2018

Statement of Revenues, Expenditures and Changes in Fund Balance Through March 31, 2025

											Total A	nnual	% of
Description	October	Nove	ember l	December	January	Feb	ruary	March	Year t	o Date	Bud	get	Budget
Revenue and Other Sources													
Carryforward	\$	- \$	- \$	-	\$	- \$	- \$	-	\$	-	\$	-	0%
Interest Income													
Construction Account		-	-	-		-	-	-		-	\$	-	0%
Cost of Issuance		-	-	-		-	-	-		-	\$	-	0%
Debt Proceeds		-		-		-	-	-		-	\$	-	0%
Operating Transfers In (From Other Funds)		-	-	-		-	-	-		-	\$	-	0%
Total Revenue and Other Sources:	\$	- \$	- \$	-	\$	- \$	- \$	-	\$	-	\$	-	0%
expenditures and Other Uses													
Executive													
Professional Management		-	-	-		-	-	-		-	\$	-	0%
Other Contractual Services													
Trustee Services		-	-	-		-	-	-		-	\$	-	0%
Printing & Binding		-	-	-		-	-	-		-	\$	-	0%
Legal Services													
Legal - Series 2018 Bonds		-	-	-		-	-	-		-	\$	-	0%
Other General Government Services													
Stormwater Mgmt-Construction		-	-	-		-	-	-		-	\$	-	0%
Capital Outlay													
Construction - Capital Outlay		-	-	-		-	-	-		-	\$	-	0%
Cost of Issuance													
Legal - Series 2018 Bonds		-	-	-		-	-	-		-	\$	-	0%
Underwriter's Discount		-	-	-		-	-	-		-	\$	-	0%
Operating Transfers Out (To Other Funds)			-	-		-	<u> </u>			_	\$	-	0%
Total Expenditures and Other Uses:	\$	- \$	- \$	-	\$	- \$	- \$	-	\$	-	\$	-	0%
Net Increase/ (Decrease) in Fund Balance		-	-	-		_	-	-		-		-	
Fund Balance - Beginning	1	1	1	1		1	1	1		1		-	
Fund Balance - Ending	\$ 1	1 \$	1 \$	1	\$	1 \$	1 \$	1	\$	1	\$		

Artisan Lakes East Community Development District Capital Projects Fund - Series 2021 Statement of Revenues, Expenditures and Changes in Fund Balance Through March 31, 2025

Description		October	November	יכו	ecember .	lanuary	February		March	V.	ear to Date	Total Annual Budget	% of Budget
Revenue and Other Sources		Clobei	November	D	ecember .	lallual y	rebluary		IVIAICII	10	car to Date	Duuget	Duuget
Carryforward	\$	- \$	_	\$	- \$	- \$	_	\$	_	\$	_	\$ -	0%
Interest Income	Y	Y		Y	Į.	¥		Y		Y		Ÿ	070
Construction Account		_	_		_	_	_		_		_	\$ -	0%
Cost of Issuance		_	_		=	_	_		_		_	\$ -	0%
Capitilized - Series 2021-2		_	_		=	_	_		_		_	\$ -	0%
Debt Proceeds		_			-	_			_		_	\$ -	0%
Operating Transfers In (From Other Funds)		_	_		-	_			_		_	\$ -	0%
Total Revenue and Other Sources:	\$	- \$	-	\$	- \$	- \$	-	\$	_	\$	-	\$ -	0%
Expenditures and Other Uses													
Executive													
Professional Management		-	-		-	-	-	•	-		-	\$ -	0%
Other Contractual Services													
Trustee Services		-	-		-	-	-		-		-	\$ -	0%
Printing & Binding		-	-		-	-	-		-		-	\$ -	0%
Legal Services													
Legal - Series 2021 Bonds		-	-		-	-	-		-		-	\$ -	0%
Other General Government Services													
Engineering Services		-	-		-	-	-		-		-	\$ -	0%
Capital Outlay													
Construction - Capital Outlay		-	-		-	-	-		-		-	\$ -	0%
Water-Sewer Combination		-	-		-	-	-		-		-	\$ -	0%
Cost of Issuance													
Legal - Series 2021 Bonds		-	-		-	-	-		-		-	\$ -	0%
Underwriter's Discount		-	-		-	-	-		-		-	\$ -	0%
Operating Transfers Out (To Other Funds)		-	-		-	-	-		-		-	\$ -	0%
Total Expenditures and Other Uses:	\$	- \$	-	\$	- \$	- \$		\$	-	\$	-	\$ -	0%
Net Increase/ (Decrease) in Fund Balance		_	_		_	_	_		_		_	_	
Fund Balance - Beginning		(339,530)	(339,530)		(339,530)	(339,530)	(339,530)	(339,530)		(339,530)	_	
Fund Balance - Ending	\$	(339,530) \$		ċ	(339,530) \$	(339,530) \$	(339,530		(339,530)	\$	(339,530)	\$ -	