

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2025

FISCAL YEAR 2025

PREPARED BY:

JWARD & 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 April 30, 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	\$	191,955	\$	-	\$	-	\$	-	\$	191,955						
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		-	440,687	-		-		-		440,687						
Series 2021-1		-	-	748,009		-		-		748,009						
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		-	5,346	9,459		-		-		14,805						
Debt Service Fund(s)		-	-	-		-		-		-						
Accounts Receivable		-	-	-		-		-		-						
Assessments Receivable		-	-	-		-		-		-						
Prepaid Expenses		-	-	-		-		-		-						
Amount Available in Debt Service Funds		-	-	-		-	1,754,406	-		1,754,406						
Amount to be Provided by Debt Service Funds		-	-	-		-	15,885,594	-		15,885,594						
Investment in General Fixed Assets (net of depreciation)		-	-	-		-		2,324,992		2,324,992						
Total Assets	\$	191,955	\$	644,987	\$	1,109,419	\$	1	\$	-	\$	17,640,000	\$	2,324,992	\$	21,911,353

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending April 30, 2025

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund		General Long Term Debt	General Fixed Assets		
	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)	14,805	-	-	-	-	-	-	-	14,805
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	\$ 14,805	\$ -	\$ -	\$ -	\$ 339,530	\$ 17,640,000	\$ -	\$ -	\$ 17,994,335
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	-	263,615	505,747	-	-	-	-	-	769,362
Unassigned									
Beginning: October 1, 2024 (Audited)	86,131	-	-	-	-	-	-	-	86,131
Results from Current Operations	91,019	-	-	-	-	-	-	-	91,019
Total Fund Equity and Other Credits	\$ 177,150	\$ 644,987	\$ 1,109,419	\$ 1	\$ (339,530)	\$ -	\$ 2,324,992	\$ 3,917,018	
Total Liabilities, Fund Equity and Other Credits	\$ 191,955	\$ 644,987	\$ 1,109,419	\$ 1	\$ 0	\$ 17,640,000	\$ 2,324,992	\$ 21,911,353	

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	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	1,854	136,837	148,589	92%
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	\$ 1,854	\$ 136,837	\$ 138,188	99%
Expenditures and Other Uses										
Executive										
Professional Management	2,083	2,083	2,083	2,083	2,083	2,083	2,083	14,583	25,000	58%
Financial and Administrative										
Audit Services	-	-	-	4,800	-	-	-	4,800	5,500	87%
Accounting Services	333	333	333	333	333	333	333	2,333	4,000	58%
Assessment Roll Services	500	500	500	500	500	500	500	3,500	6,000	58%
Arbitrage Rebate Services	-	-	-	-	-	500	-	500	1,500	33%
Other Contractual Services										
Legal Advertising	-	273	-	-	-	-	-	273	1,000	27%
Trustee Services	-	-	-	4,246	-	-	-	4,246	8,385	51%
Dissemination Agent Services	-	-	-	-	-	-	6,000	6,000	6,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	-	300	0%

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of 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	-	302	1,678	12,800	13%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	0%
Other General Government Services										
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	0%
Engineering Services	-	-	113	-	-	-	840	953	7,500	13%
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	10,058	45,818	138,188	33%
Total Expenditures and Other Uses:	\$ 9,394	\$ 3,364	\$ 4,120	\$ 12,263	\$ 3,202	\$ 3,417	\$ 10,058	\$ 45,818	\$ 138,188	33%
Net Increase/ (Decrease) in Fund Balance	(9,006)	(2,708)	12,992	102,044	(1,748)	(2,351)	(8,204)	91,019	-	
Fund Balance - Beginning	86,131	77,124	74,417	87,408	189,453	187,705	185,354	86,131	86,131	
Fund Balance - Ending	\$ 77,124	\$ 74,417	\$ 87,408	\$ 189,453	\$ 187,705	\$ 185,354	\$ 177,150	\$ 177,150	\$ 86,131	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	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	718	5,189	4,300	121%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	754	740	167	259	469	1,399	1,569	5,357	2,500	214%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments										
Special Assessments - On Roll	1,117	1,893	49,337	329,570	4,194	3,072	5,346	394,529	425,762	93%
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	\$ 7,633	\$ 405,075	\$ 404,708	100%
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	7,633	263,615	6,788	
Fund Balance - Beginning	381,371	384,065	246,038	296,285	626,854	632,235	637,354	381,371	381,371	
Fund Balance - Ending	\$ 384,065	\$ 246,038	\$ 296,285	\$ 626,854	\$ 632,235	\$ 637,354	\$ 644,987	\$ 644,987	\$ 388,159	

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 April 30, 2025

Description	October	November	December	January	February	March	April	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 - Series 2021-1	683	664	616	614	595	538	595	4,305	8,000	54%
Reserve Account - Series 2021-2	771	750	696	694	673	607	673	4,864	8,000	61%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,040	1,022	180	342	717	2,372	2,663	8,335	6,000	139%
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	9,459	698,080	753,176	93%
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	\$ 13,389	\$ 715,583	\$ 725,903	99%
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	13,389	505,747	26,230	
Fund Balance - Beginning	603,672	608,142	404,091	492,880	1,077,670	1,087,076	1,096,029	603,672	603,672	
Fund Balance - Ending	\$ 608,142	\$ 404,091	\$ 492,880	\$ 1,077,670	\$ 1,087,076	\$ 1,096,029	\$ 1,109,419	\$ 1,109,419	\$ 629,902	

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of 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:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
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)	-	-	-	-	-	-	-	-	\$ -	0%
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<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	1	1	1	1	1	1	1	1	-	-
Fund Balance - Ending	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</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 April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
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)	(339,530)	-	-
Fund Balance - Ending	\$ (339,530)	\$ (339,530)	\$ (339,530)	\$ (339,530)	\$ (339,530)	\$ (339,530)	\$ (339,530)	\$ (339,530)	\$ -	-