

# ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - MAY 2023

FISCAL YEAR 2023

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PREPARED BY:

JWARD & 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 May 31, 2023**

|                              | Governmental Funds |             |             |                      |             |           | Account Groups<br>General Long<br>Term Debt | Totals<br>(Memorandum<br>Only) |
|------------------------------|--------------------|-------------|-------------|----------------------|-------------|-----------|---|--------------------------------|
|                              | Debt Service Funds |             |             | Capital Project Fund |             |           |   |                                |
|                              | General Fund       | Series 2018 | Series 2021 | Series 2018          | Series 2021 |           |   |                                |
| <b>Assets</b>                |                    |             |             |                      |             |           |   |                                |
| <b>Cash and Investments</b>  |                    |             |             |                      |             |           |   |                                |
| General Fund - Invested Cash | \$ 53,006          | \$ -        | \$ -        | \$ -                 | \$ -        | \$ -      | \$ -  | \$ 53,006                      |
| 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                  | -                  | 126,419     | -           | -                    | -           | -         | -   | 126,419                        |
| Series 2021-1                | -                  | -           | 151,560     | -                    | -           | -         | -   | 151,560                        |
| 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         |                    |             |             |                      |             |           |   |                                |
| Cost of Issuance Account     | -                  | -           | -           | -                    | 1           | 2,418,234 | -   | 2,418,234                      |
| <b>Due from Other Funds</b>  |                    |             |             |                      |             |           |   |                                |
| General Fund                 | -                  | -           | -           | -                    | -           | -         | -   | -                              |
| Debt Service Fund(s)         | -                  | -           | -           | -                    | -           | -         | -   | -                              |

**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending May 31, 2023**

|   | Governmental Funds |                   |                   |                      |                     |                      | Account Groups<br>General Long<br>Term Debt | Totals<br>(Memorandum<br>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      | -                  | -                 | -                 | -                    | -                   | 325,373              | 325,373                                     |                                |
| Amount to be Provided by Debt Service Funds | -                  | -                 | -                 | -                    | -                   | 18,079,627           | 18,079,627                                  |                                |
| Total Assets                                | <u>\$ 53,006</u>   | <u>\$ 325,373</u> | <u>\$ 503,512</u> | <u>\$ 1</u>          | <u>\$ 2,418,234</u> | <u>\$ 18,405,000</u> | <u>\$ 21,705,125</u>                        |                                |

**Artisan Lakes East Community Development District  
Balance Sheet  
for the Period Ending May 31, 2023**

|   | Governmental Funds |                   |                   |                      |                     |                      | Account Groups<br>General Long<br>Term Debt | Totals<br>(Memorandum<br>Only) |
|---|--------------------|-------------------|-------------------|----------------------|---------------------|----------------------|---|--------------------------------|
|   | Debt Service Funds |                   |                   | Capital Project Fund |                     |                      |   |                                |
|   | General Fund       | Series 2018       | Series 2021       | Series 2018          | Series 2021         |                      |   |                                |
| <b>Liabilities</b>                                      |                    |                   |                   |                      |                     |                      |   |                                |
| <b>Accounts Payable &amp; Payroll Liabilities</b>       | \$ -               | \$ -              | \$ -              | \$ -                 | \$ -                | \$ -                 | \$ -  | \$ -                           |
| <b>Due to Other Funds</b>                               | -                  |                   |                   |                      |                     |                      |   | -                              |
| General Fund  | -                  |                   |                   |                      |                     |                      |   | -                              |
| Debt Service Fund(s)                                    |                    |                   |                   |                      |                     |                      |   | -                              |
| <b>Due to Developer</b>                                 | -                  |                   |                   |                      |                     |                      |   | -                              |
| <b>Unamortized Prem/Discount on Bonds</b>               | -                  |                   |                   |                      | 339,530             |                      |   | 339,530                        |
| <b>Bonds Payable</b>                                    |                    |                   |                   |                      |                     |                      |   |                                |
| 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                     |
| <b>Total Liabilities</b>                                | <u>\$ -</u>        | <u>\$ -</u>       | <u>\$ -</u>       | <u>\$ -</u>          | <u>\$ 339,530</u>   | <u>\$ 18,405,000</u> |   | <u>\$ 18,744,530</u>           |
| <b>Fund Equity and Other Credits</b>                    |                    |                   |                   |                      |                     |                      |   |                                |
| <b>Investment in General Fixed Assets</b>               | -                  | -                 | -                 | -                    | -                   | -                    |   | -                              |
| <b>Fund Balance</b>                                     |                    |                   |                   |                      |                     |                      |   |                                |
| <b>Restricted</b>                                       |                    |                   |                   |                      |                     |                      |   |                                |
| Beginning: October 1, 2022 (Audited)                    | -                  | 361,676           | 568,136           | 1                    | 10,636,502          | -                    |   | 11,566,314                     |
| Results from Current Operations                         | -                  | (36,303)          | (64,624)          | -                    | (8,557,798)         | -                    |   | (8,658,726)                    |
| <b>Unassigned</b>                                       |                    |                   |                   |                      |                     |                      |   |                                |
| Beginning: October 1, 2022 (Audited)                    | 26,043             | -                 | -                 | -                    | -                   | -                    |   | 26,043                         |
| Results from Current Operations                         | 26,963             | -                 | -                 | -                    | -                   | -                    |   | 26,963                         |
| <b>Total Fund Equity and Other Credits</b>              | <u>\$ 53,006</u>   | <u>\$ 325,373</u> | <u>\$ 503,512</u> | <u>\$ 1</u>          | <u>\$ 2,078,704</u> | <u>\$ -</u>          |   | <u>\$ 2,960,595</u>            |
| <b>Total Liabilities, Fund Equity and Other Credits</b> | <u>\$ 53,006</u>   | <u>\$ 325,373</u> | <u>\$ 503,512</u> | <u>\$ 1</u>          | <u>\$ 2,418,234</u> | <u>\$ 18,405,000</u> |   | <u>\$ 21,705,125</u>           |

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

| Description                                    | October       | November      | December         | January          | February      | March            | April         | May         | Year to Date     | Total Annual Budget | % of Budget |
|--|---------------|---------------|------------------|------------------|---------------|------------------|---------------|-------------|------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>               |               |               |                  |                  |               |                  |               |             |                  |                     |             |
| Carryforward                                   | \$ -          | \$ -          | \$ -             | \$ -             | \$ -          | \$ -             | \$ -          | \$ -        | \$ -             | \$ -                | N/A         |
| <b>Interest</b>                                |               |               |                  |                  |               |                  |               |             |                  |                     |             |
| Interest - General Checking                    | -             | -             | -                | -                | -             | -                | -             | -           | -                | -                   | N/A         |
| <b>Special Assessment Revenue</b>              |               |               |                  |                  |               |                  |               |             |                  |                     |             |
| Special Assessments - On-Roll                  | 152           | 160           | 41,739           | 25,410           | 551           | 17,687           | 318           | -           | 86,017           | 95,595              | 90%         |
| Special Assessments - Off-Roll                 | -             | -             | -                | -                | -             | -                | -             | -           | -                | -                   | N/A         |
| <b>Miscellaneous Revenue</b>                   |               |               |                  |                  |               |                  |               |             |                  |                     |             |
| Developer Contribution                         | -             | -             | -                | -                | -             | -                | -             | -           | -                | -                   | N/A         |
| <b>Intragovernmental Transfer In</b>           |               |               |                  |                  |               |                  |               |             |                  |                     |             |
|  | -             | -             | -                | -                | -             | -                | -             | -           | -                | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>        | <b>\$ 152</b> | <b>\$ 160</b> | <b>\$ 41,739</b> | <b>\$ 25,410</b> | <b>\$ 551</b> | <b>\$ 17,687</b> | <b>\$ 318</b> | <b>\$ -</b> | <b>\$ 86,017</b> | <b>\$ 95,595</b>    | <b>90%</b>  |
| <b>Expenditures and Other Uses</b>             |               |               |                  |                  |               |                  |               |             |                  |                     |             |
| <b>Executive</b>                               |               |               |                  |                  |               |                  |               |             |                  |                     |             |
| Professional Management                        | 1,917         | 1,917         | 1,917            | 1,917            | 1,917         | 1,917            | 1,917         | 1,917       | 15,333           | 23,000              | 67%         |
| <b>Financial and Administrative</b>            |               |               |                  |                  |               |                  |               |             |                  |                     |             |
| 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%         |
| <b>Other Contractual Services</b>              |               |               |                  |                  |               |                  |               |             |                  |                     |             |
| Legal Advertising                              | -             | 165           | -                | -                | -             | -                | -             | 350         | 515              | 2,000               | 26%         |
| Trustee Services                               | -             | -             | -                | -                | -             | -                | -             | -           | -                | 8,170               | 0%          |
| Dissemination Agent Services                   | -             | -             | -                | -                | -             | -                | -             | 6,000       | 6,000            | 6,000               | 100%        |
| Property Appraiser Fees                        | -             | -             | -                | -                | -             | -                | -             | -           | -                | -                   | N/A         |
| Bank Service Fees                              | 68            | 68            | 68               | 63               | 59            | 67               | 53            | 179         | 625              | 250                 | 250%        |
| <b>Communications &amp; Freight Services</b>   |               |               |                  |                  |               |                  |               |             |                  |                     |             |
| Postage, Freight & Messenger                   | 11            | -             | -                | -                | -             | -                | -             | -           | 11               | 150                 | 7%          |
| <b>Computer Services - Website Development</b> |               |               |                  |                  |               |                  |               |             |                  |                     |             |
|  | -             | -             | -                | -                | -             | -                | -             | -           | -                | 1,200               | 0%          |

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

| Description                               | October          | November         | December         | January          | February         | March            | April            | May              | Year to Date     | Total Annual Budget | % of Budget |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------------------|-------------|
| <b>Insurance</b>                          | -                | 5,988            | -                | -                | -                | -                | -                | -                | 5,988            | 5,800               | 103%        |
| <b>Printing &amp; Binding</b>             |                  | -                | -                | -                | -                | 1,686            | -                | -                | 1,686            | 500                 | 337%        |
| <b>Subscription &amp; Memberships</b>     | -                | 175              | -                | -                | -                | -                | -                | -                | 175              | 175                 | 100%        |
| <b>Legal Services</b>                     |                  |                  |                  |                  |                  |                  |                  |                  |                  |                     |             |
| Legal - General Counsel                   | -                | -                | -                | 7,052            | -                | -                | -                | 804              | 7,855            | 12,800              | 61%         |
| Legal - Series 2021 Bonds                 | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                   | N/A         |
| Legal - Boundary Amendment                | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                   | N/A         |
| <b>Other General Government Services</b>  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                     |             |
| Stormwater Needs Analysis                 | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                   | N/A         |
| Engineering Services                      | -                | -                | -                | 9,579            | -                | -                | 3,896            | 1,592            | 15,066           | 7,500               | 201%        |
| Contingencies                             | -                | -                | -                | -                | -                | -                | -                | -                | -                | 12,750              | 0%          |
| Capital Outlay                            | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                   | N/A         |
| <b>Reserves</b>                           |                  |                  |                  |                  |                  |                  |                  |                  |                  |                     |             |
| Operational Reserves (Future Years)       |                  |                  |                  |                  |                  |                  |                  |                  |                  | 10,000              | 0%          |
| <b>Extraordinary Items</b>                | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                   | N/A         |
| <b>Other Fees and Charges</b>             | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                   | N/A         |
| Discounts/Collection Fees                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |                     |             |
| <b>Sub-Total:</b>                         | <b>1,996</b>     | <b>8,312</b>     | <b>1,985</b>     | <b>20,109</b>    | <b>1,976</b>     | <b>7,970</b>     | <b>5,865</b>     | <b>10,841</b>    | <b>59,054</b>    | <b>95,595</b>       | <b>62%</b>  |
| <b>Total Expenditures and Other Uses:</b> | <b>\$ 1,996</b>  | <b>\$ 8,312</b>  | <b>\$ 1,985</b>  | <b>\$ 20,109</b> | <b>\$ 1,976</b>  | <b>\$ 7,970</b>  | <b>\$ 5,865</b>  | <b>\$ 10,841</b> | <b>\$ 59,054</b> | <b>\$ 95,595</b>    | <b>62%</b>  |
| Net Increase/ (Decrease) in Fund Balance  | (1,843)          | (8,152)          | 39,754           | 5,300            | (1,424)          | 9,717            | (5,547)          | (10,841)         | 26,963           | -                   |             |
| Fund Balance - Beginning                  | 26,043           | 24,200           | 16,048           | 55,802           | 61,103           | 59,678           | 69,395           | 63,848           | 26,043           | -                   |             |
| <b>Fund Balance - Ending</b>              | <b>\$ 24,200</b> | <b>\$ 16,048</b> | <b>\$ 55,802</b> | <b>\$ 61,103</b> | <b>\$ 59,678</b> | <b>\$ 69,395</b> | <b>\$ 63,848</b> | <b>\$ 53,006</b> | <b>53,006</b>    | <b>\$ -</b>         |             |

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

| Description                                       | October           | November          | December          | January           | February          | March             | April             | May               | Year to Date      | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                  |                   |                   |                   |                   |                   |                   |                   |                   |                   |                     |             |
| Carryforward                                      | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | -                 | -                   | N/A         |
| <b>Interest Income</b>                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                     |             |
| Interest Account                                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| Sinking Fund Account                              | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| Reserve Account                                   | 1                 | 1                 | 1                 | 1                 | 26                | 359               | 504               | 604               | 1,496             | -                   | N/A         |
| Prepayment Account                                | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| Revenue Account                                   | 1                 | 1                 | 0                 | 0                 | 1                 | 17                | 25                | 917               | 963               | -                   | N/A         |
| Capitalized Interest Account                      | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Special Assessments - Prepayments</b>          |                   |                   |                   |                   |                   |                   |                   |                   |                   |                     |             |
| Special Assessments - On Roll                     | 635               | 666               | 173,809           | 105,811           | 2,295             | 73,649            | 1,323             | -                 | 358,188           | \$ 397,975          | 90%         |
| Special Assessments - Off Roll                    | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| Special Assessments - Prepayments                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Debt Proceeds</b>                              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                     |             |
| Intragovernmental Transfer In                     | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>           | <b>\$ 636</b>     | <b>\$ 667</b>     | <b>\$ 173,810</b> | <b>\$ 105,811</b> | <b>\$ 2,323</b>   | <b>\$ 74,026</b>  | <b>\$ 1,852</b>   | <b>\$ 1,521</b>   | <b>\$ 360,647</b> | <b>\$ 397,975</b>   | <b>N/A</b>  |
| <b>Expenditures and Other Uses</b>                |                   |                   |                   |                   |                   |                   |                   |                   |                   |                     |             |
| <b>Debt Service</b>                               |                   |                   |                   |                   |                   |                   |                   |                   |                   |                     |             |
| <b>Principal Debt Service - Mandatory</b>         |                   |                   |                   |                   |                   |                   |                   |                   |                   |                     |             |
| Series 2018                                       | -                 | -                 | -                 | -                 | -                 | -                 | -                 | 105,000           | 105,000           | \$ 105,000          | 100%        |
| <b>Principal Debt Service - Early Redemptions</b> |                   |                   |                   |                   |                   |                   |                   |                   |                   |                     |             |
| Series 2018                                       | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Interest Expense</b>                           |                   |                   |                   |                   |                   |                   |                   |                   |                   |                     |             |
| Series 2018                                       | -                 | 145,975           | -                 | -                 | -                 | -                 | -                 | \$145,975.00      | 291,950           | \$ 291,950          | 100%        |
| <b>Due to Developer</b>                           |                   |                   |                   |                   |                   |                   |                   |                   |                   |                     |             |
| Operating Transfers Out (To Other Funds)          | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Total Expenditures and Other Uses:</b>         | <b>\$ -</b>       | <b>\$ 145,975</b> | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ 250,975</b> | <b>396,950</b>    | <b>\$ 396,950</b>   | <b>N/A</b>  |
| Net Increase/ (Decrease) in Fund Balance          | 636               | (145,308)         | 173,810           | 105,811           | 2,323             | 74,026            | 1,852             | (249,454)         | (36,303)          | 1,025               |             |
| Fund Balance - Beginning                          | 361,676           | 362,312           | 217,005           | 390,815           | 496,626           | 498,949           | 572,974           | 574,826           | 361,676           | -                   |             |
| <b>Fund Balance - Ending</b>                      | <b>\$ 362,312</b> | <b>\$ 217,005</b> | <b>\$ 390,815</b> | <b>\$ 496,626</b> | <b>\$ 498,949</b> | <b>\$ 572,974</b> | <b>\$ 574,826</b> | <b>\$ 325,373</b> | <b>\$ 325,373</b> | <b>\$ 1,025</b>     |             |



**Artisan Lakes East Community Development District**  
**Debt Service Fund - Series 2021**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2023**

| Description                                       | October           | November          | December          | January           | February          | March             | April           | May               | Year to Date      | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------|-------------------|-------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                  |                   |                   |                   |                   |                   |                   |                 |                   |                   |                     |             |
| Carryforward                                      | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -            | \$ -              | -                 | \$ 115,908          | N/A         |
| <b>Interest Income</b>                            |                   |                   |                   |                   |                   |                   |                 |                   |                   |                     |             |
| Interest Account                                  | -                 | -                 | -                 | -                 | -                 | -                 | -               | -                 | -                 | -                   | N/A         |
| Sinking Fund Account                              | -                 | -                 | -                 | -                 | -                 | -                 | -               | -                 | -                 | -                   | N/A         |
| Reserve Account - Series 2021-1                   | 1                 | 1                 | 1                 | 1                 | 22                | 298               | 419             | 502               | 1,244             | -                   | N/A         |
| Reserve Account - Series 2021-2                   | 1                 | 1                 | 1                 | 1                 | 25                | 336               | 472             | 566               | 1,402             | -                   | N/A         |
| Prepayment Account                                | -                 | -                 | -                 | -                 | -                 | -                 | -               | -                 | -                 | -                   | N/A         |
| Revenue Account                                   | -                 | 0                 | -                 | -                 | -                 | 0                 | 2               | 1,349             | 1,351             | -                   | N/A         |
| Capitalized Interest Account - Series 2021-1      | -                 | -                 | -                 | -                 | -                 | -                 | -               | -                 | -                 | -                   | N/A         |
| Capitalized Interest Account - Series 2021-2      | 0                 | 0                 | -                 | -                 | -                 | 0                 | 0               | -                 | 1                 | -                   | N/A         |
| <b>Special Assessments - Prepayments</b>          |                   |                   |                   |                   |                   |                   |                 |                   |                   |                     |             |
| Special Assessments - On Roll                     | 1,123             | 1,178             | 307,500           | 187,198           | 4,060             | 130,299           | 2,341           | -                 | 633,700           | \$ 703,903          | 90%         |
| Special Assessments - Off Roll                    | -                 | -                 | -                 | -                 | -                 | -                 | -               | -                 | -                 | -                   | N/A         |
| Special Assessments - Prepayments                 | -                 | -                 | -                 | -                 | -                 | -                 | -               | -                 | -                 | -                   | N/A         |
| <b>Developer Contributions - Taylor Morrison</b>  |                   |                   |                   |                   |                   |                   |                 |                   |                   |                     |             |
| Developer Contributions - Taylor Morrison         | -                 | -                 | -                 | -                 | -                 | -                 | -               | -                 | -                 | -                   | N/A         |
| <b>Debt Proceeds</b>                              |                   |                   |                   |                   |                   |                   |                 |                   |                   |                     |             |
| Debt Proceeds                                     | -                 | -                 | -                 | -                 | -                 | -                 | -               | -                 | -                 | -                   | N/A         |
| <b>Intragovernmental Transfer In</b>              |                   |                   |                   |                   |                   |                   |                 |                   |                   |                     |             |
| Intragovernmental Transfer In                     | -                 | -                 | -                 | -                 | -                 | -                 | -               | -                 | -                 | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>           | <b>\$ 1,125</b>   | <b>\$ 1,180</b>   | <b>\$ 307,502</b> | <b>\$ 187,200</b> | <b>\$ 4,107</b>   | <b>\$ 130,934</b> | <b>\$ 3,234</b> | <b>\$ 2,417</b>   | <b>\$ 637,698</b> | <b>\$ 819,811</b>   | <b>N/A</b>  |
| <b>Expenditures and Other Uses</b>                |                   |                   |                   |                   |                   |                   |                 |                   |                   |                     |             |
| <b>Debt Service</b>                               |                   |                   |                   |                   |                   |                   |                 |                   |                   |                     |             |
| <b>Principal Debt Service - Mandatory</b>         |                   |                   |                   |                   |                   |                   |                 |                   |                   |                     |             |
| Series 2021-1 - Eaves Bend                        | -                 | -                 | -                 | -                 | -                 | -                 | -               | 130,000           | 130,000           | \$ 130,000          | 100%        |
| Series 2021-2 - Heritage Park                     | -                 | -                 | -                 | -                 | -                 | -                 | -               | 140,000           | 140,000           | \$ 140,000          | 100%        |
| <b>Principal Debt Service - Early Redemptions</b> |                   |                   |                   |                   |                   |                   |                 |                   |                   |                     |             |
| Series 2021-1 - Eaves Bend                        | -                 | -                 | -                 | -                 | -                 | -                 | -               | -                 | -                 | -                   | N/A         |
| Series 2021-2 - Heritage Park                     | -                 | -                 | -                 | -                 | -                 | -                 | -               | -                 | -                 | -                   | N/A         |
| <b>Interest Expense</b>                           |                   |                   |                   |                   |                   |                   |                 |                   |                   |                     |             |
| Series 2021-1 - Eaves Bend                        | -                 | 100,254           | -                 | -                 | -                 | -                 | -               | 100,254           | 200,508           | \$ 200,508          | 100%        |
| Series 2021-2 - Heritage Park                     | -                 | 115,908           | -                 | -                 | -                 | -                 | -               | 115,908           | 231,815           | \$ 231,815          | 100%        |
| <b>Due to Developer</b>                           |                   |                   |                   |                   |                   |                   |                 |                   |                   |                     |             |
| Due to Developer                                  | -                 | -                 | -                 | -                 | -                 | -                 | -               | -                 | -                 | -                   | N/A         |
| <b>Operating Transfers Out (To Other Funds)</b>   |                   |                   |                   |                   |                   |                   |                 |                   |                   |                     |             |
| Operating Transfers Out (To Other Funds)          | -                 | -                 | -                 | -                 | -                 | -                 | -               | -                 | -                 | -                   | N/A         |
| <b>Total Expenditures and Other Uses:</b>         | <b>\$ -</b>       | <b>\$ 216,161</b> | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>     | <b>\$ 486,161</b> | <b>702,323</b>    | <b>\$ 702,323</b>   | <b>N/A</b>  |
| Net Increase/ (Decrease) in Fund Balance          | 1,125             | (214,981)         | 307,502           | 187,200           | 4,107             | 130,934           | 3,234           | (483,744)         | (64,624)          | 1,580               |             |
| Fund Balance - Beginning                          | 568,136           | 569,261           | 354,280           | 661,781           | 848,981           | 853,088           | 984,022         | 987,256           | 568,136           | -                   |             |
| <b>Fund Balance - Ending</b>                      | <b>\$ 569,261</b> | <b>\$ 354,280</b> | <b>\$ 661,781</b> | <b>\$ 848,981</b> | <b>\$ 853,088</b> | <b>\$ 984,022</b> | <b>987,256</b>  | <b>503,512</b>    | <b>503,512</b>    | <b>\$ 1,580</b>     |             |

Artisan Lakes East Community Development District  
 Capital Projects Fund - Series 2018  
 Statement of Revenues, Expenditures and Changes in Fund Balance  
 Through May 31, 2023

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

**Artisan Lakes East Community Development District**  
**Capital Projects Fund - Series 2021**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2023**

| Description                                     | October              | November             | December            | January             | February            | March               | April               | May                 | Year to Date        | Total Annual Budget | % of Budget |
|---|----------------------|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                |                      |                      |                     |                     |                     |                     |                     |                     |                     |                     |             |
| Carryforward                                    | \$ -                 | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | N/A         |
| <b>Interest Income</b>                          |                      |                      |                     |                     |                     |                     |                     |                     |                     |                     |             |
| Construction Account                            | 45                   | 47                   | 45                  | 31                  | 319                 | 4,327               | 6,088               | 7,317               | 18,219              | \$ -                | N/A         |
| Cost of Issuance                                | -                    | -                    | -                   | -                   | -                   | -                   | -                   | -                   | -                   | \$ -                | N/A         |
| Capitilized - Series 2021-2                     | -                    | -                    | -                   | -                   | -                   | -                   | -                   | 0                   | 0                   | \$ -                | N/A         |
| <b>Debt Proceeds</b>                            |                      |                      |                     |                     |                     |                     |                     |                     |                     |                     |             |
| Operating Transfers In (From Other Funds)       | -                    | -                    | -                   | -                   | -                   | -                   | -                   | -                   | -                   | \$ -                | N/A         |
| <b>Total Revenue and Other Sources:</b>         | <b>\$ 45</b>         | <b>\$ 47</b>         | <b>\$ 45</b>        | <b>\$ 31</b>        | <b>\$ 319</b>       | <b>\$ 4,327</b>     | <b>\$ 6,088</b>     | <b>\$ 7,317</b>     | <b>\$ 18,219</b>    | <b>\$ -</b>         | <b>N/A</b>  |
| <b>Expenditures and Other Uses</b>              |                      |                      |                     |                     |                     |                     |                     |                     |                     |                     |             |
| <b>Executive</b>                                |                      |                      |                     |                     |                     |                     |                     |                     |                     |                     |             |
| Professional Management                         | \$ -                 | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | N/A         |
| <b>Other Contractual Services</b>               |                      |                      |                     |                     |                     |                     |                     |                     |                     |                     |             |
| Trustee Services                                | -                    | -                    | -                   | -                   | -                   | -                   | -                   | -                   | -                   | \$ -                | N/A         |
| <b>Printing &amp; Binding</b>                   | -                    | -                    | -                   | -                   | -                   | -                   | -                   | -                   | -                   | \$ -                | N/A         |
| <b>Legal Services</b>                           |                      |                      |                     |                     |                     |                     |                     |                     |                     |                     |             |
| Legal - Series 2021 Bonds                       | -                    | -                    | -                   | -                   | -                   | -                   | -                   | -                   | -                   | \$ -                | N/A         |
| <b>Other General Government Services</b>        |                      |                      |                     |                     |                     |                     |                     |                     |                     |                     |             |
| Engineering Services                            | -                    | -                    | -                   | -                   | -                   | -                   | -                   | -                   | -                   | \$ -                | N/A         |
| <b>Capital Outlay</b>                           |                      |                      |                     |                     |                     |                     |                     |                     |                     |                     |             |
| <b>Construction - Capital Outlay</b>            |                      |                      |                     |                     |                     |                     |                     |                     |                     |                     |             |
| Water-Sewer Combination                         | -                    | -                    | 8,576,017           | -                   | -                   | -                   | -                   | -                   | -                   | \$ 8,576,017        | N/A         |
| <b>Cost of Issuance</b>                         |                      |                      |                     |                     |                     |                     |                     |                     |                     |                     |             |
| Legal - Series 2021 Bonds                       | -                    | -                    | -                   | -                   | -                   | -                   | -                   | -                   | -                   | \$ -                | N/A         |
| <b>Underwriter's Discount</b>                   | -                    | -                    | -                   | -                   | -                   | -                   | -                   | -                   | -                   | \$ -                | N/A         |
| <b>Operating Transfers Out (To Other Funds)</b> | -                    | -                    | -                   | -                   | -                   | -                   | -                   | -                   | -                   | \$ -                | N/A         |
| <b>Total Expenditures and Other Uses:</b>       | <b>\$ -</b>          | <b>\$ -</b>          | <b>\$ 8,576,017</b> | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ 8,576,017</b> | <b>\$ -</b>         | <b>N/A</b>  |
| Net Increase/ (Decrease) in Fund Balance        | \$ 45                | \$ 47                | \$ (8,575,972)      | \$ 31               | \$ 319              | \$ 4,327            | \$ 6,088            | \$ 7,317            | \$ (8,557,798)      | \$ -                |             |
| Fund Balance - Beginning                        | \$ 10,636,502        | \$ 10,636,547        | \$ 10,636,594       | \$ 2,060,622        | \$ 2,060,653        | \$ 2,060,972        | \$ 2,065,299        | \$ 2,071,387        | \$ 10,636,502       | \$ -                |             |
| <b>Fund Balance - Ending</b>                    | <b>\$ 10,636,547</b> | <b>\$ 10,636,594</b> | <b>\$ 2,060,622</b> | <b>\$ 2,060,653</b> | <b>\$ 2,060,972</b> | <b>\$ 2,065,299</b> | <b>\$ 2,071,387</b> | <b>\$ 2,078,704</b> | <b>\$ 2,078,704</b> | <b>\$ -</b>         |             |