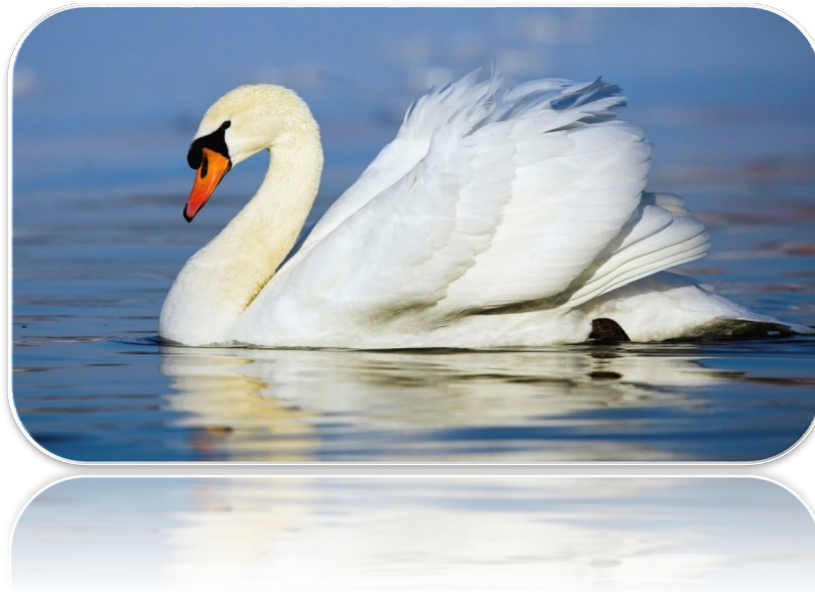


ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2024

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

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Artisan Lakes East Community Development District

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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, 2024

	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				
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 111,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,895
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	-	-	165,483	-	-	-	-	-	165,483
Series 2021-2	-	-	186,469	-	-	-	-	-	186,469
Revenue									
Series 2018	-	172,584	-	-	-	-	-	-	172,584
Series 2021-1	-	-	235,567	-	-	-	-	-	235,567
Prepayment Account									
Series 2018	-	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-	-
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	-	495	875	-	-	-	-	-	1,370
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
Assessments Receivable	-	-	-	-	-	-	-	-	-
Prepaid Expenses									
Amount Available in Debt Service Funds	-	-	-	-	-	960,426	-	-	960,426
Amount to be Provided by Debt Service Funds	-	-	-	-	-	16,679,574	-	-	16,679,574
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	2,486,335	-	2,486,335
Total Assets	\$ 111,895	\$ 372,033	\$ 588,394	\$ 1	\$ -	\$ 17,640,000	\$ 2,486,335	\$ -	\$ 21,198,657

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending May 31, 2024

	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		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vendors Payable	-	-	-	-	-	-	-	-	-
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	1,370	-	-	-	-	-	-	-	1,370
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	<u>\$ 1,370</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 339,530</u>	<u>\$ 17,640,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,980,900</u>
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	2,486,335	-	2,486,335
Fund Balance									
Restricted									
Beginning: October 1, 2023 (Audited)	-	356,588	565,008	1	2,113,375	-	-	-	3,034,972
Results from Current Operations	-	15,445	23,386	-	(2,452,906)	-	-	-	(2,414,075)
Unassigned									
Beginning: October 1, 2023 (Audited)	32,009	-	-	-	-	-	-	-	32,009
Results from Current Operations	78,515	-	-	-	-	-	-	-	78,515
Total Fund Equity and Other Credits	<u>\$ 110,525</u>	<u>\$ 372,033</u>	<u>\$ 588,394</u>	<u>\$ 1</u>	<u>\$ (339,530)</u>	<u>\$ -</u>	<u>\$ 2,486,335</u>	<u>\$ -</u>	<u>\$ 3,217,757</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 111,895</u>	<u>\$ 372,033</u>	<u>\$ 588,394</u>	<u>\$ 1</u>	<u>\$ 0</u>	<u>\$ 17,640,000</u>	<u>\$ 2,486,335</u>	<u>\$ -</u>	<u>\$ 21,198,657</u>

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	-	886	71,479	51,074	1,695	665	533	157	126,489	136,204	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue											
Developer Contribution	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 886	\$ 71,479	\$ 51,074	\$ 1,695	\$ 665	\$ 533	\$ 157	\$ 126,489	\$ 136,204	93%

Expenditures and Other Uses											
Executive											
Professional Management	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	18,000	27,000	67%
Financial and Administrative											
Audit Services	-	-	-	5,400	-	-	-	-	5,400	4,400	123%
Accounting Services	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	500	1,000	50%
Other Contractual Services											
Legal Advertising	-	-	-	-	77	-	168	350	596	2,000	30%
Trustee Services	-	-	-	4,246	-	-	-	-	4,246	8,170	52%
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	6,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	100	129	68	69	134	-	-	-	499	250	200%
Communications & Freight Services											
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	25	0%
Computer Services - Website Development											
Insurance	6,228	-	-	-	-	-	-	-	6,228	6,100	102%
Printing & Binding											
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Legal Services											
Legal - General Counsel	-	2,880	-	156	2,819	872	299	-	7,025	12,800	55%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services											
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	N/A
Engineering Services	-	2,189	-	210	1,528	965	113	-	5,004	7,500	67%
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	N/A
Reserves											
Operational Reserves (Future Years)	-	-	-	-	-	-	-	-	-	50,000	0%
Extraordinary Items	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	9,534	0%
Sub-Total:	8,578	7,623	2,318	12,331	6,808	4,886	2,830	2,600	47,973	136,204	35%
Total Expenditures and Other Uses:	\$ 8,578	\$ 7,623	\$ 2,318	\$ 12,331	\$ 6,808	\$ 4,886	\$ 2,830	\$ 2,600	\$ 47,973	\$ 136,204	35%
Net Increase/ (Decrease) in Fund Balance	(8,578)	(6,737)	69,160	38,743	(5,113)	(4,221)	(2,297)	(2,443)	78,515	-	
Fund Balance - Beginning	32,009	23,432	16,695	85,855	124,598	119,485	115,264	112,968	32,009	-	
Fund Balance - Ending	\$ 23,432	\$ 16,695	\$ 85,855	\$ 124,598	\$ 119,485	\$ 115,264	\$ 112,968	\$ 110,525	\$ 110,525	\$ -	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	875	904	869	893	885	828	885	856	6,994	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	586	645	73	557	1,097	1,593	1,858	1,816	8,226	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments											
Special Assessments - On Roll	-	2,785	224,776	160,610	5,329	2,092	1,677	495	397,764	425,762	93%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,461	\$ 4,334	\$ 225,718	\$ 162,060	\$ 7,311	\$ 4,513	\$ 4,420	\$ 3,167	\$ 412,985	\$ 425,762	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2018	-	-	-	-	-	-	-	110,000	110,000	110,000	100%
Principal Debt Service - Early Redemptions											
Series 2018	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2018	-	143,770	-	-	-	-	-	143,770	287,540	287,540	100%
Due to Developer											
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	27,828	0%
Total Expenditures and Other Uses:	\$ -	\$ 143,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253,770	\$ 397,540	\$ 425,368	N/A
Net Increase/ (Decrease) in Fund Balance	1,461	(139,436)	225,718	162,060	7,311	4,513	4,420	(250,603)	15,445	394	
Fund Balance - Beginning	356,588	358,049	218,614	444,331	606,392	613,702	618,216	622,635	356,588	-	
Fund Balance - Ending	\$ 358,049	\$ 218,614	\$ 444,331	\$ 606,392	\$ 613,702	\$ 618,216	\$ 622,635	\$ 372,033	\$ 372,033	\$ 394	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account - Series 2021-1	728	752	722	742	736	688	736	712	5,817	-	N/A
Reserve Account - Series 2021-2	820	847	814	837	829	776	830	803	6,555	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	716	871	45	881	1,829	2,714	3,173	3,103	13,333	-	N/A
Capitalized Interest Account - Series 2021-1	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account - Series 2021-2	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments											
Special Assessments - On Roll	-	4,928	397,712	284,180	9,429	3,702	2,968	875	703,793	753,176	93%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions - Taylor Morrison											
Developer Contributions - Taylor Morrison	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,264	\$ 7,399	\$ 399,294	\$ 286,640	\$ 12,822	\$ 7,880	\$ 7,707	\$ 5,494	\$ 729,499	\$ 753,176	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2021-1 - Eaves Bend	-	-	-	-	-	-	-	135,000	135,000	135,000	100%
Series 2021-2 - Heritage Park	-	-	-	-	-	-	-	145,000	145,000	145,000	100%
Principal Debt Service - Early Redemptions											
Series 2021-1 - Eaves Bend	-	-	-	-	-	-	-	-	-	-	N/A
Series 2021-2 - Heritage Park	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2021-1 - Eaves Bend	-	98,759	-	-	-	-	-	98,759	197,518	197,518	100%
Series 2021-2 - Heritage Park	-	114,298	-	-	-	-	-	114,298	228,595	228,595	100%
Due to Developer											
Due to Developer	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)											
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	49,273	0%
Total Expenditures and Other Uses:	\$ -	\$ 213,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 493,056	\$ 706,113	\$ 755,386	N/A
Net Increase/ (Decrease) in Fund Balance	2,264	(205,657)	399,294	286,640	12,822	7,880	7,707	(487,563)	23,386	(2,210)	
Fund Balance - Beginning	565,008	567,271	361,614	760,908	1,047,548	1,060,370	1,068,250	1,075,956	565,008	-	
Fund Balance - Ending	\$ 567,271	\$ 361,614	\$ 760,908	\$ 1,047,548	\$ 1,060,370	\$ 1,068,250	\$ 1,075,956	\$ 588,394	\$ 588,394	\$ (2,210)	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Construction Account	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds											
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses											
Executive											
Professional Management	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services											
Trustee Services	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding											
Printing & Binding	-	-	-	-	-	-	-	-	-	\$ -	N/A
Legal Services											
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other General Government Services											
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capital Outlay											
Construction - Capital Outlay	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance											
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)											
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Beginning	1	1	1	1	1	1	1	1	1	1	-
Fund Balance - Ending	\$ 1	\$ 1	\$ 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 May 31, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Construction Account	10,780	11,193	10,803	11,148	11,100	10,433	11,198	17,415	94,070	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capitalized - Series 2021-2	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds											
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 10,780	\$ 11,193	\$ 10,803	\$ 11,148	\$ 11,100	\$ 10,433	\$ 11,198	\$ 17,415	\$ 94,070	\$ -	N/A
Expenditures and Other Uses											
Executive											
Professional Management	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services											
Trustee Services	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	\$ -	N/A
Legal Services											
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other General Government Services											
Engineering Services	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capital Outlay											
Construction - Capital Outlay	-	-	-	-	-	-	-	-	-	\$ -	N/A
Water-Sewer Combination	-	-	-	-	-	-	-	2,546,975	2,546,975	\$ -	N/A
Cost of Issuance											
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,546,975	\$ 2,546,975	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	10,780	11,193	10,803	11,148	11,100	10,433	11,198	(2,529,560)	(2,452,906)	-	
Fund Balance - Beginning	2,113,375	2,124,155	2,135,348	2,146,151	2,157,299	2,168,399	2,178,831	2,190,030	2,113,375	-	
Fund Balance - Ending	\$ 2,124,155	\$ 2,135,348	\$ 2,146,151	\$ 2,157,299	\$ 2,168,399	\$ 2,178,831	\$ 2,190,030	\$ (339,530)	\$ (339,530)	\$ -	