ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2025

FISCAL YEAR 2025

PREPARED BY:

JPWard and Associates, LLC

Community Development District Advisors

Artisan Lakes East Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET FORT LAUDERDALE, FLORIDA 33308

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

			Governmental Fund					
		Debt Ser	vice Funds	Capital Pr	oject Fund	Accoun	t Groups	Totals
						General Long	General Fixed	(Memorandun
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	Term Debt	Assets	Only)
ssets								
Cash and Investments								
General Fund - Invested Cash	\$ 167,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167,25
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						198,95
Series 2021-1	_	130,334	165,050				_	165,05
Series 2021-2		_	186,469	_	_	_	_	186,46
	-	-	180,409	-	-	-	-	100,40
Revenue		404.000						
Series 2018	-	191,802	-	-	-	-	-	191,80
Series 2021-1	-	-	271,463	-	-	-	-	271,46
Prepayment Account								
Series 2018	-	-	-	-	-	-	-	
Series 2021-1	-	-	433	-	-	-	-	43
Series 2021-2	-	-	-	-	-	-	-	
Capitalized Interest Account								
Series 2018	-	-	-	-	-	-	-	
Series 2021-1	-	-	-	-	-	-	-	
Series 2021-2	-	-	-	-	-	-	-	
Construction Account	-	-	-	1	-	-	-	
Cost of Issuance Account	-	-	-	-	-	-	-	
Due from Other Funds								
General Fund	-	386	683	-	-	-	-	1,06
Debt Service Fund(s)	-	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	-	
Assessments Receivable	-	-	-	-	-	-	-	
Prepaid Expenses	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	-	1,015,239	-	1,015,23
Amount to be Provided by Debt Service Funds	-	-	-	-	-	16,229,761	-	16,229,76
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	2,324,992	2,324,99
Total As	sets \$ 167,256	\$ 391,142	\$ 624,097	\$ 1	\$ -	\$ 17,245,000	\$ 2,324,992	\$ 20,752,487

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

		2110	Governmental Fund				. •	
		Debt Serv	vice Funds	Capital Pr	oject Fund	Accoun General Long	t Groups General Fixed	Totals (Memorandum
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	Term Debt	Assets	Only)
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vendors Payable	-	-	-	-	-	-		-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	1,069	-	-	-	-	-	-	1,069
Due to Developer	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds	-	-	-	-	339,530	-	-	339,530
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2018	-	-	-	-	-	120,000	-	120,000
Series 2021	-	-	-	-	-	290,000	-	290,000
Long Term								
Series 2018	-	-	-	-	-	\$5,320,000	_	5,320,000
Series 2021	-	-	-	-	-	\$11,515,000	_	11,515,000
Total Liabilities	\$ 1,069	\$ -	\$ -	\$ -	\$ 339,530	\$ 17,245,000	\$ -	\$ 17,585,599
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	-	9,770	20,425	-	-	-	-	30,195
Unassigned								
Beginning: October 1, 2024 (Audited)	86,131	-	-	-	-	-	-	86,131
Results from Current Operations	80,056	-	-	-	-	-	-	80,056
Total Fund Equity and Other Credits	\$ 166,187	\$ 391,142	\$ 624,097	\$ 1	\$ (339,530)	\$ -	\$ 2,324,992	\$ 3,166,888
								-
Total Liabilities, Fund Equity and Other Credits	\$ 167,256	\$ 391,142	\$ 624,097	\$ 1	\$ 0	\$ 17,245,000	\$ 2,324,992	\$ 20,752,487

Artisan Lakes East Community Development District General Fund

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

Description	Ostobou	Navanahan	Danamhan	la mora mo	Fahm.am.	Barrok	Amuil	B.Co.	Vacuta Data	Total Annual	% of
Description	October	November	December	January	February	March	April	May	Year to Date	Budget	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	134	136,971	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	\$ 134	\$ 136,971	\$ 138,188	99%
Expenditures and Other Uses											
Expenditures and Other Uses Executive											
•	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	16,667	25,000	67%
Executive	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	16,667	25,000	67%
Executive Professional Management	2,083	2,083	2,083	2,083 4,800	2,083	2,083	2,083	2,083	16,667 4,800	25,000 5,500	67% 87%
Executive Professional Management Financial and Administrative	2,083 - 333					2,083 - 333	2,083 - 333	2,083 - 333			
Executive Professional Management Financial and Administrative Audit Services	-	-	-	4,800	-	-	-	-	4,800	5,500	87%
Executive Professional Management Financial and Administrative Audit Services Accounting Services	333	333	333	4,800 333	333	333	333	333	4,800 2,667	5,500 4,000	87% 67%
Executive Professional Management Financial and Administrative Audit Services Accounting Services Assessment Roll Services	333	333	333	4,800 333	333 500	- 333 500	333 500	333	4,800 2,667 4,000	5,500 4,000 6,000	87% 67% 67%
Professional Management Financial and Administrative Audit Services Accounting Services Assessment Roll Services Arbitrage Rebate Services	333	333	333	4,800 333	333 500	- 333 500	333 500	333	4,800 2,667 4,000	5,500 4,000 6,000	87% 67% 67%
Professional Management Financial and Administrative Audit Services Accounting Services Assessment Roll Services Arbitrage Rebate Services Other Contractual Services	333	333 500	333	4,800 333	333 500	- 333 500	333 500	333 500	4,800 2,667 4,000 500	5,500 4,000 6,000 1,500	87% 67% 67% 33%
Professional Management Financial and Administrative Audit Services Accounting Services Assessment Roll Services Arbitrage Rebate Services Other Contractual Services Legal Advertising	333	333 500	- 333 500 -	4,800 333 500 -	333 500	- 333 500	333 500	333 500 -	4,800 2,667 4,000 500	5,500 4,000 6,000 1,500	87% 67% 67% 33%
Professional Management Financial and Administrative Audit Services Accounting Services Assessment Roll Services Arbitrage Rebate Services Other Contractual Services Legal Advertising Trustee Services	333	333 500	- 333 500 -	4,800 333 500 -	333 500	333 500 500	333 500 -	333 500 - 1,941	4,800 2,667 4,000 500 2,214 4,246	5,500 4,000 6,000 1,500 1,000 8,385	87% 67% 67% 33% 221% 51%

Prepared by:

Artisan Lakes East Community Development District General Fund

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

										Total Annual	% of
Description	October	November	December	January	February	March	April	May	Year to Date	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	1,403	3,080	12,800	24%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services											
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	0%
Engineering Services	-	-	113	-	-	-	840	4,836	5,789	7,500	77%
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	11,097	56,915	138,188	41%
Total Expenditures and Other Uses:	\$ 9,394	\$ 3,364	\$ 4,120	\$ 12,263	\$ 3,202	\$ 3,417	\$ 10,058	\$ 11,097	\$ 56,915	\$ 138,188	41%
Net Increase/ (Decrease) in Fund Balance	(9,006)	(2,708)	12,992	102,044	(1,748)	(2,351)	(8,204)	(10,963)	80,056	-	
Fund Balance - Beginning	86,131	77,124	74,417	87,408	189,453	187,705	185,354	177,150	86,131	86,131	
Fund Balance - Ending	\$ 77,124	\$ 74,417	\$ 87,408	\$ 189,453	\$ 187,705	\$ 185,354	\$ 177,150	\$ 166,187	\$ 166,187	\$ 86,131	

Artisan Lakes East Community Development District Debt Service Fund - Series 2018 Statement of Revenues, Expenditures and Changes in Fund Balance Through May 31, 2025

Description	Octobe	N	lovember	Dec	ember	Jai	nuary	Fo	ebruary	March	April	May	Year to Date	tal Annual Budget	% of Budget
Revenue and Other Sources									,			.,			
Carryforward	\$	- \$	_	\$	-	\$	-	\$	-	\$ - \$	- \$	_	\$ -	\$ -	0%
Interest Income															
Interest Account		-	-		-		-		-	-	-	-	-	-	0%
Sinking Fund Account		-	-		-		-		-	-	-	-	-	-	0%
Reserve Account	8	23	800		743		740		718	648	718	694	5,884	4,300	137%
Prepayment Account		-	-		-		-		-	-	-	-	-	-	0%
Revenue Account	7	54	740		167		259		469	1,399	1,569	1,535	6,892	2,500	276%
Capitalized Interest Account		-	-		-		-		-	-	-	-	-	-	0%
Special Assessments - Prepayments															
Special Assessments - On Roll	1,1	17	1,893		49,337	3	329,570		4,194	3,072	5,346	386	394,915	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:	\$ 2,6	93 \$	3,433	\$	50,247	\$ 3	330,569	\$	5,381	\$ 5,119 \$	7,633 \$	2,615	\$ 407,690	\$ 404,708	101%
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2018		-	-		-		-		-	-	-	115,000	115,000	115,000	100%
Principal Debt Service - Early Redemptions															
Series 2018		-	-		-		-		-	-	-	-	-	-	0%
Interest Expense															
Series 2018		-	141,460		-		_		-	-	-	141,460	282,920	282,920	100%
Due to Developer		-	_		-		_		-	-	-	_	-	-	0%
Operating Transfers Out (To Other Funds)		_	_		_		_		-	-	-	_	-	-	0%
Total Expenditures and Other Uses:	\$	- \$	141,460	\$	-	\$	-	\$	-	\$ - \$	- \$	256,460	\$ 397,920	\$ 397,920	100%
Net Increase/ (Decrease) in Fund Balance	2,6	93	(138,027)		50,247	3	330,569		5,381	5,119	7,633	(253,845)	9,770	6,788	
Fund Balance - Beginning	381,3		384,065		46,038		296,285		626,854	632,235	637,354	644,987	381,371	381,371	
Fund Balance - Ending		65 \$					526,854	\$	632,235	637,354 \$	644,987 \$	391,142	\$ 391,142	\$ 388,159	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				,	,		·	,		Ü	
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	-	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account - Series 2021-1	683	664	616	614	595	538	595	576	4,881	8,000	61%
Reserve Account - Series 2021-2	771	750	696	694	673	607	673	651	5,514	8,000	69%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,040	1,022	180	342	717	2,372	2,663	2,605	10,940	6,000	182%
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	683	698,762	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 \$	4,514	\$ 720,098	\$ 725,903	99%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory								125 000	125 000	135 000	1000/
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											00/
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	194,413	100%
Series 2021-2 - Heritage Park	-	112,630	-	-	-	-	-	112,630	225,260	225,260	100%
Due to Developer	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)		-	-	-		-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 209,836	\$ -	\$ -	\$ -	\$ - \$	- \$	489,836	\$ 699,673	\$ 699,673	100%
Net Increase/ (Decrease) in Fund Balance	4,470	(204,051)	88,789	584,790	9,406	8,953	13,389	(485,322)	20,425	26,230	
Fund Balance - Beginning	603,672	608,142	404,091	492,880	1,077,670	1,087,076	1,096,029	1,109,419	603,672	603,672	
Fund Balance - Ending	\$ 608,142	-	\$ 492,880			\$ 1,096,029 \$		624,097	\$ 624,097	\$ 629,902	

Artisan Lakes East Community Development District Capital Projects Fund - Series 2018 Statement of Revenues, Expenditures and Changes in Fund Balance Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				January	. coruary						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -	\$ -	0%
Interest Income											
Construction Account	-	-	-	-	-	-	-	-	-	\$ -	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	0%
Debt Proceeds	-		-	-	-	-	-	-	-	\$ -	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	0%
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -	\$ -	0%
Expenditures and Other Uses											
Executive											
Professional Management	-	_	_	-	_	_	-	-	-	\$ -	0%
Other Contractual Services										•	
Trustee Services	-	_	_	_	_	-	_	_	_	\$ -	0%
Printing & Binding	-	-	-	_	-	-	-	-	-	\$ -	0%
Legal Services											
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	\$ -	0%
Other General Government Services											
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	\$ -	0%
Capital Outlay											
Construction - Capital Outlay	-	-	-	-	-	-	-	-	-	\$ -	0%
Cost of Issuance											
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	\$ -	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	\$ -	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-	-	_	_	_	
Fund Balance - Beginning	1	1	1	1	1	1	1	1	1	-	
Fund Balance - Ending		\$ 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, 2025

Description	Oc	tober N	lovember	December	January	February	March	April	May	Year to Date	Total Ar Budg		% 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)	(339,530)		-	
Fund Balance - Ending	\$	(339,530) \$	(339,530) \$	(339,530)	\$ (339,530) \$	(339,530) \$	(339,530) \$	(339,530) \$	(339,530)	\$ (339,530)	\$	_	