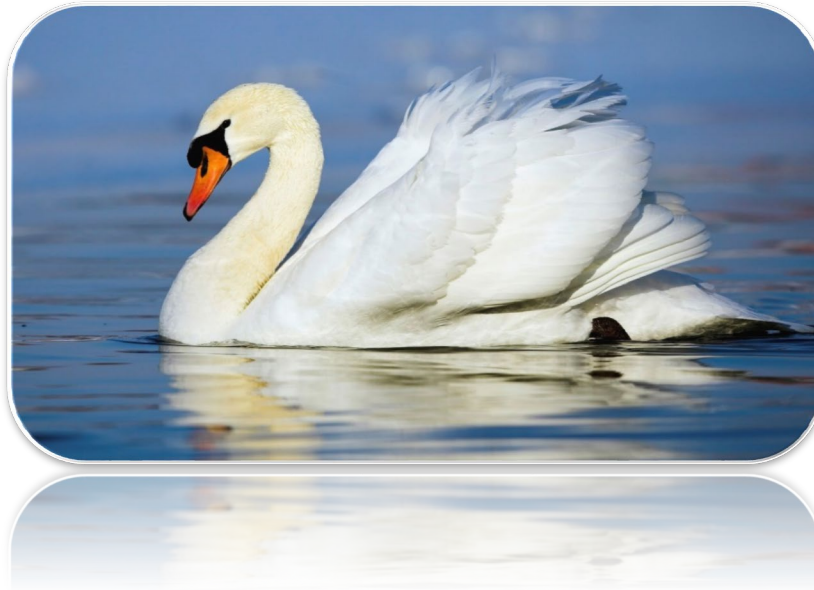


ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 2025

FISCAL YEAR 2025

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Artisan Lakes East Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund</i>	
<i>Series 2018</i>	<i>5</i>
<i>Series 2021</i>	<i>6</i>
<i>Capital Project Fund</i>	
<i>Series 2018</i>	<i>7</i>
<i>Series 2021</i>	<i>8</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

	Governmental Funds								Totals (Memorandum Only)	
	Debt Service Funds			Capital Project Fund		Account Groups				
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	General Long Term Debt	General Fixed Assets			
Assets										
Cash and Investments										
General Fund - Invested Cash	\$	165,020	\$	-	\$	-	\$	-	\$	165,020
Debt Service Fund										
Interest Account										
Series 2018		-		-		-		-		-
Series 2021-1		-		-		-		-		-
Series 2021-2		-		-		-		-		-
Sinking Account										
Series 2018		-		-		-		-		-
Series 2021-1		-		-		-		-		-
Series 2021-2		-		-		-		-		-
Reserve Account										
Series 2018		-	198,954	-		-		-		198,954
Series 2021-1		-	-	165,050		-		-		165,050
Series 2021-2		-	-	186,469		-		-		186,469
Revenue										
Series 2018		-	198,773	-		-		-		198,773
Series 2021-1		-	-	283,551		-		-		283,551
Prepayment Account										
Series 2018		-	-	-		-		-		-
Series 2021-1		-	-	433		-		-		433
Series 2021-2		-	-	-		-		-		-
Capitalized Interest Account										
Series 2018		-	-	-		-		-		-
Series 2021-1		-	-	-		-		-		-
Series 2021-2		-	-	-		-		-		-
Construction Account		-	-	-	1	-		-		1
Cost of Issuance Account		-	-	-		-		-		-
Due from Other Funds										
General Fund		-	-	-		-		-		-
Debt Service Fund(s)		-	-	-		-		-		-
Accounts Receivable		-	-	-		-		-		-
Assessments Receivable		-	-	-		-		-		-
Prepaid Expenses		-	-	-		-		-		-
Amount Available in Debt Service Funds		-	-	-		-	1,033,229	-		1,033,229
Amount to be Provided by Debt Service Funds		-	-	-		-	16,211,771	-		16,211,771
Investment in General Fixed Assets (net of depreciation)		-	-	-		-		2,324,992		2,324,992
Total Assets	\$	165,020	\$	397,727	\$	635,502	\$	1	\$	-
							\$	17,245,000	\$	2,324,992
									\$	20,768,242

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

	Governmental Funds						Account Groups		Totals (Memorandum Only)	
	Debt Service Funds			Capital Project Fund		General Long Term Debt	General Fixed Assets			
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021					
Liabilities										
Accounts Payable & Payroll Liabilities	\$	-	\$	-	\$	-	\$	-	\$	-
Vendors Payable		-		-		-		-		-
Due to Other Funds										
General Fund		-		-		-		-		-
Debt Service Fund(s)		-		-		-		-		-
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	\$	-	\$	-	\$	-	\$ 17,245,000	\$	-	\$ 17,584,530
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		-	16,356	31,830	-	-	-	-		48,186
Unassigned										
Beginning: October 1, 2024 (Audited)		86,131	-	-	-	-	-	-		86,131
Results from Current Operations		78,890	-	-	-	-	-	-		78,890
Total Fund Equity and Other Credits	\$	165,020	\$	397,727	\$	635,502	\$	2,324,992	\$	3,183,712
Total Liabilities, Fund Equity and Other Credits	\$	165,020	\$	397,727	\$	635,502	\$	2,324,992	\$	20,768,242

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue												
Special Assessments - On-Roll	387	657	17,112	114,307	1,455	1,066	1,854	134	1,798	138,770	148,589	93%
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	\$ 1,798	\$ 138,770	\$ 138,188	100%
Expenditures and Other Uses												
Executive												
Professional Management	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	18,750	25,000	75%
Financial and Administrative												
Audit Services	-	-	-	4,800	-	-	-	-	-	4,800	5,500	87%
Accounting Services	333	333	333	333	333	333	333	333	333	3,000	4,000	75%
Assessment Roll Services	500	500	500	500	500	500	500	500	500	4,500	6,000	75%
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	500	1,500	33%
Other Contractual Services												
Legal Advertising	-	273	-	-	-	-	-	1,941	-	2,214	1,000	221%
Trustee Services	-	-	-	4,246	-	-	-	-	-	4,246	8,385	51%
Dissemination Agent Services	-	-	-	-	-	-	6,000	-	-	6,000	6,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	300	0%
Communications & Freight Services												
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	100	0%
Computer Services - Website Development	-	-	-	300	-	-	-	-	-	300	600	50%
Insurance	6,477	-	-	-	-	-	-	-	-	6,477	7,628	85%

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Printing & Binding	-	-	-		-	-	-	-	-	-	1,700	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	175	175	100%
Legal Services												
Legal - General Counsel	-	-	1,091	-	286	-	302	1,403	49	3,129	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	2,965	59,880	138,188	43%
Total Expenditures and Other Uses:	\$ 9,394	\$ 3,364	\$ 4,120	\$ 12,263	\$ 3,202	\$ 3,417	\$ 10,058	\$ 11,097	\$ 2,965	\$ 59,880	\$ 138,188	43%
Net Increase/ (Decrease) in Fund Balance	(9,006)	(2,708)	12,992	102,044	(1,748)	(2,351)	(8,204)	(10,963)	(1,167)	78,890	-	
Fund Balance - Beginning	86,131	77,124	74,417	87,408	189,453	187,705	185,354	177,150	166,187	86,131	86,131	
Fund Balance - Ending	\$ 77,124	\$ 74,417	\$ 87,408	\$ 189,453	\$ 187,705	\$ 185,354	\$ 177,150	\$ 166,187	\$ 165,020	\$ 165,020	\$ 86,131	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	823	800	743	740	718	648	718	694	717	6,601	4,300	154%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	754	740	167	259	469	1,399	1,569	1,535	683	7,574	2,500	303%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments												
Special Assessments - On Roll	1,117	1,893	49,337	329,570	4,194	3,072	5,346	386	5,185	400,100	425,762	94%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges												
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	(27,854)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,693	\$ 3,433	\$ 50,247	\$ 330,569	\$ 5,381	\$ 5,119	\$ 7,633	\$ 2,615	\$ 6,585	\$ 414,276	\$ 404,708	102%
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	2,693	(138,027)	50,247	330,569	5,381	5,119	7,633	(253,845)	6,585	16,356	6,788	
Fund Balance - Beginning	381,371	384,065	246,038	296,285	626,854	632,235	637,354	644,987	391,142	381,371	381,371	
Fund Balance - Ending	\$ 384,065	\$ 246,038	\$ 296,285	\$ 626,854	\$ 632,235	\$ 637,354	\$ 644,987	\$ 391,142	\$ 397,727	\$ 397,727	\$ 388,159	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account - Series 2021-1	683	664	616	614	595	538	595	576	595	5,476	8,000	68%
Reserve Account - Series 2021-2	771	750	696	694	673	607	673	651	672	6,187	8,000	77%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,040	1,022	180	342	717	2,372	2,663	2,605	963	11,903	6,000	198%
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	9,175	707,937	753,176	94%
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	\$ 11,405	\$ 731,503	\$ 725,903	101%
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	-	-	-	-	-	-	-	-	-	-	-	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)	11,405	31,830	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	624,097	603,672	603,672	
Fund Balance - Ending	\$ 608,142	\$ 404,091	\$ 492,880	\$ 1,077,670	\$ 1,087,076	\$ 1,096,029	\$ 1,109,419	\$ 624,097	\$ 635,502	\$ 635,502	\$ 629,902	

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

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

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

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