

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2024

FISCAL YEAR 2024

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</i>
<i>Debt Service Fund</i>	
<i>Series 2018</i>	<i>4</i>
<i>Series 2021</i>	<i>5</i>
<i>Capital Project Fund</i>	
<i>Series 2018</i>	<i>6</i>
<i>Series 2021</i>	<i>7</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund		General Long	General Fixed		
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	Term Debt	Assets		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 96,761								\$ 96,761
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	-	178,960	-	-	-	-	-	-	178,960
Series 2021-1	-	-	246,235	-	-	-	-	-	246,235
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									
Cost of Issuance Account	-	-	-	1	-	-	-	-	1
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
Assessments Receivable	-	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	976,100	-	-	976,100
Amount to be Provided by Debt Service Funds	-	-	-	-	-	16,663,900	-	-	16,663,900
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	2,486,335	-	2,486,335
Total Assets	\$ 96,761	\$ 377,914	\$ 598,186	\$ 1	\$ -	\$ 17,640,000	\$ 2,486,335	\$ -	\$ 21,199,197

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending July 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				
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	-	-	-	-	-	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	\$ -	\$ -	\$ -	\$ -	\$ 339,530	\$ 17,640,000	\$ -	\$ -	\$ 17,979,530
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	-	21,326	33,179	-	(2,452,906)	-	-	-	(2,398,401)
Unassigned									
Beginning: October 1, 2023 (Audited)	32,009	-	-	-	-	-	-	-	32,009
Results from Current Operations	64,752	-	-	-	-	-	-	-	64,752
Total Fund Equity and Other Credits	\$ 96,761	\$ 377,914	\$ 598,186	\$ 1	\$ (339,530)	\$ -	\$ 2,486,335	\$ -	\$ 3,219,667
Total Liabilities, Fund Equity and Other Credits	\$ 96,761	\$ 377,914	\$ 598,186	\$ 1	\$ 0	\$ 17,640,000	\$ 2,486,335	\$ -	\$ 21,199,197

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

Description	October	November	December	January	February	March	April	May	June	July	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	833	-	127,322	136,204	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 886	\$ 71,479	\$ 51,074	\$ 1,695	\$ 665	\$ 533	\$ 157	\$ 833	\$ -	\$ 127,322	\$ 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	2,250	2,250	22,500	27,000	83%
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	63	-	659	2,000	33%
Trustee Services	-	-	-	4,246	-	-	-	-	-	-	4,246	8,170	52%
Dissemination Agent Services	-	-	-	-	-	-	-	-	6,000	-	6,000	6,000	100%
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	-	-	-	-	-	300	-	-	-	6,228	6,100	102%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	50	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	2,880	-	156	2,819	872	299	-	308	2,362	9,695	12,800	76%
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	-	1,251	113	6,369	7,500	85%
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	9,872	4,725	62,570	136,204	46%
Total Expenditures and Other Uses:	\$ 8,578	\$ 7,623	\$ 2,318	\$ 12,331	\$ 6,808	\$ 4,886	\$ 2,830	\$ 2,600	\$ 9,872	\$ 4,725	\$ 62,570	\$ 136,204	46%
Net Increase/ (Decrease) in Fund Balance	(8,578)	(6,737)	69,160	38,743	(5,113)	(4,221)	(2,297)	(2,443)	(9,039)	(4,725)	64,752	-	
Fund Balance - Beginning	32,009	23,432	16,695	85,855	124,598	119,485	115,264	112,968	110,525	101,486	32,009	-	
Fund Balance - Ending	\$ 23,432	\$ 16,695	\$ 85,855	\$ 124,598	\$ 119,485	\$ 115,264	\$ 112,968	\$ 110,525	\$ 101,486	\$ 96,761	\$ 96,761	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	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	885	856	8,735	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	586	645	73	557	1,097	1,593	1,858	1,816	767	752	9,746	-	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	2,621	-	400,385	425,762	94%
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	\$ 4,273	\$ 1,608	\$ 418,866	\$ 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													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
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)	4,273	1,608	21,326	394	
Fund Balance - Beginning	356,588	358,049	218,614	444,331	606,392	613,702	618,216	622,635	372,033	376,306	356,588	-	
Fund Balance - Ending	\$ 358,049	\$ 218,614	\$ 444,331	\$ 606,392	\$ 613,702	\$ 618,216	\$ 622,635	\$ 372,033	\$ 376,306	\$ 377,914	\$ 377,914	\$ 394	

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

Description	October	November	December	January	February	March	April	May	June	July	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	736	711	7,265	-	N/A
Reserve Account - Series 2021-2	820	847	814	837	829	776	830	803	829	803	8,187	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	716	871	45	881	1,829	2,714	3,173	3,103	1,047	1,029	15,409	-	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	4,637	-	708,431	753,176	94%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions - Taylor Morrison													
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
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	\$ 7,250	\$ 2,543	\$ 739,291	\$ 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													
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)	7,250	2,543	33,179	(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	588,394	595,643	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	\$ 595,643	\$ 598,186	\$ 598,186	\$ (2,210)	

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

Description	October	November	December	January	February	March	April	May	June	July	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	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
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	-	-	-	-	-	-	-	-	-	-	-	\$ -	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)	-	-	-	-	-	-	-	-	-	-	-	\$ -	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	1	1	-
Fund Balance - Ending	\$ 1	\$ 1	\$ 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 July 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	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	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
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	(339,530)	(339,530)	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)	\$ (339,530)	\$ (339,530)	\$ (339,530)	\$ -