

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2025

FISCAL YEAR 2025

PREPARED BY:

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

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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 July 31, 2025

Governmental Funds																
Debt Service Funds						Capital Project Fund		Account Groups		Totals						
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021	General Long Term Debt	General Fixed Assets	(Memorandum Only)								
Assets																
Cash and Investments																
General Fund - Invested Cash	\$	159,420	\$	-	\$	-	\$	-	\$	159,420						
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		-	200,146	-		-		-		200,146						
Series 2021-1		-		285,740		-		-		285,740						
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		-	87	155		-		-		242						
Debt Service Fund(s)		-		-		-		-		-						
Accounts Receivable		-		-		-		-		-						
Assessments Receivable		-		-		-		-		-						
Prepaid Expenses		-		-		-		-		-						
Amount Available in Debt Service Funds		-		-		-	1,037,033			1,037,033						
Amount to be Provided by Debt Service Funds		-		-		-	16,207,967			16,207,967						
Investment in General Fixed Assets (net of depreciation)		-		-		-		2,324,992		2,324,992						
Total Assets	\$	159,420	\$	399,187	\$	637,846	\$	1	\$	-	\$	17,245,000	\$	2,324,992	\$	20,766,445

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending July 31, 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)	242	-	-	-	-	-	-	-	242
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	\$ 242	\$ -	\$ -	\$ -	\$ 339,530	\$ 17,245,000	\$ -	\$ -	\$ 17,584,773
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	-	17,816	34,174	-	-	-	-	-	51,990
Unassigned									
Beginning: October 1, 2024 (Audited)	86,131	-	-	-	-	-	-	-	86,131
Results from Current Operations	73,047	-	-	-	-	-	-	-	73,047
Total Fund Equity and Other Credits	\$ 159,177	\$ 399,187	\$ 637,846	\$ 1	\$ (339,530)	\$ -	\$ 2,324,992	\$ 3,181,673	
Total Liabilities, Fund Equity and Other Credits	\$ 159,420	\$ 399,187	\$ 637,846	\$ 1	\$ 0	\$ 17,245,000	\$ 2,324,992	\$ 20,766,445	

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	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	30	138,800	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	\$ 30	\$ 138,800	\$ 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	2,083	20,833	25,000	83%
Financial and Administrative													
Audit Services	-	-	-	4,800	-	-	-	-	-	-	4,800	5,500	87%
Accounting Services	333	333	333	333	333	333	333	333	333	333	3,333	4,000	83%
Assessment Roll Services	500	500	500	500	500	500	500	500	500	500	5,000	6,000	83%
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%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	1,700	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Legal Services													
Legal - General Counsel	-	-	1,091	-	286	-	302	1,403	49	99	3,228	12,800	25%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services													
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	0%
Engineering Services	-	-	113	-	-	-	840	4,836	-	2,858	8,647	7,500	115%
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	5,873	65,753	138,188	48%
Total Expenditures and Other Uses:	\$ 9,394	\$ 3,364	\$ 4,120	\$ 12,263	\$ 3,202	\$ 3,417	\$ 10,058	\$ 11,097	\$ 2,965	\$ 5,873	\$ 65,753	\$ 138,188	48%
Net Increase/ (Decrease) in Fund Balance	(9,006)	(2,708)	12,992	102,044	(1,748)	(2,351)	(8,204)	(10,963)	(1,167)	(5,843)	73,047	-	
Fund Balance - Beginning	86,131	77,124	74,417	87,408	189,453	187,705	185,354	177,150	166,187	165,020	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	\$ 159,177	\$ 159,177	\$ 86,131	

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

Description	October	November	December	January	February	March	April	May	June	July	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	694	7,295	4,300	170%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	754	740	167	259	469	1,399	1,569	1,535	683	678	8,252	2,500	330%
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	87	400,188	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	\$ 1,460	\$ 415,736	\$ 404,708	103%
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	1,460	17,816	6,788	
Fund Balance - Beginning	381,371	384,065	246,038	296,285	626,854	632,235	637,354	644,987	391,142	397,727	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	\$ 399,187	\$ 399,187	\$ 388,159	

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

Description	October	November	December	January	February	March	April	May	June	July	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	576	6,052	8,000	76%
Reserve Account - Series 2021-2	771	750	696	694	673	607	673	651	672	651	6,838	8,000	85%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,040	1,022	180	342	717	2,372	2,663	2,605	963	962	12,865	6,000	214%
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	155	708,092	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	\$ 2,344	\$ 733,847	\$ 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	2,344	34,174	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	635,502	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	\$ 637,846	\$ 637,846	\$ 629,902	

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

Description	October	November	December	January	February	March	April	May	June	July	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:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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	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, 2025

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