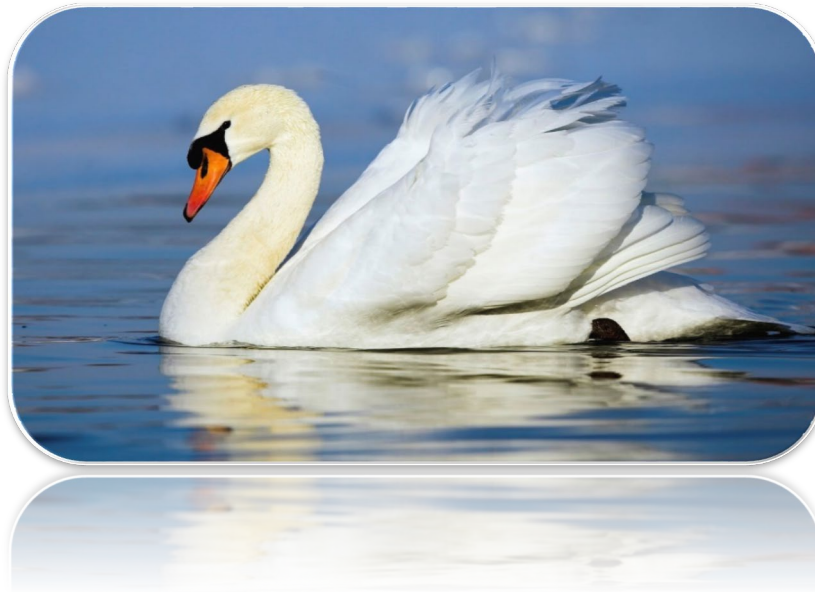


ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2022

FISCAL YEAR 2023

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>1-3</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>4-5</i>
<i>Debt Service Fund</i>	
<i>Series 2018</i>	<i>6</i>
<i>Series 2021</i>	<i>7</i>
<i>Capital Project Fund</i>	
<i>Series 2018</i>	<i>8</i>
<i>Series 2021</i>	<i>9</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending October 31, 2022**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund				
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 33,077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,077
Debt Service Fund								
Interest Account								
Series 2018	-	0	-	-	-	-	-	0
Series 2021-1	-	-	0	-	-	-	-	0
Series 2021-2	-	-	0	-	-	-	-	0
Sinking Account								
Series 2018	-	0	-	-	-	-	-	0
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	-	155,604	-	-	-	-	-	155,604
Series 2021-1	-	-	100,254	-	-	-	-	100,254
Prepayment Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-
Capitalized Interest Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	115,932	-	-	-	-	115,932
Construction Account								
Cost of Issuance Account	-	-	-	1	10,976,077	-	-	10,976,078
Due from Other Funds								
General Fund	-	7,754	1,123	-	-	-	-	8,877
Debt Service Fund(s)	-	-	-	-	-	-	-	-

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending October 31, 2022**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund				
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021			
Accounts Receivable	-	-	-	-	-	-	-	
Assessments Receivable	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	-	362,312	362,312	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	11,297,688	11,297,688	
Total Assets	<u>\$ 33,077</u>	<u>\$ 362,312</u>	<u>\$ 569,261</u>	<u>\$ 1</u>	<u>\$ 10,976,077</u>	<u>\$ 11,660,000</u>	<u>\$ 23,600,728</u>	

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending October 31, 2022**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund				
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-							-
General Fund	-							-
Debt Service Fund(s)	8,877							8,877
Due to Developer	-							-
Unamortized Prem/Discount on Bonds	-				339,530			339,530
Bonds Payable								
Current Portion								
Series 2018							\$0	-
Series 2021							\$0	-
Long Term								
Series 2018							\$5,770,000	5,770,000
Series 2021							\$5,890,000	5,890,000
Total Liabilities	<u>\$ 8,877</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 339,530</u>		<u>\$ 11,660,000</u>	<u>\$ 12,008,408</u>
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	-	-
Fund Balance								
Restricted								
Beginning: October 1, 2021 (Audited)	-	361,676	568,136	1	10,636,502	-	-	11,566,314
Results from Current Operations	-	636	1,125	-	45	-	-	1,806
Unassigned								
Beginning: October 1, 2021 (Audited)	26,043	-	-	-	-	-	-	26,043
Results from Current Operations	(1,843)	-	-	-	-	-	-	(1,843)
Total Fund Equity and Other Credits	<u>\$ 24,200</u>	<u>\$ 362,312</u>	<u>\$ 569,261</u>	<u>\$ 1</u>	<u>\$ 10,636,547</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,592,320</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 33,077</u>	<u>\$ 362,312</u>	<u>\$ 569,261</u>	<u>\$ 1</u>	<u>\$ 10,976,077</u>	<u>\$ 11,660,000</u>	<u>\$ -</u>	<u>\$ 23,600,728</u>

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	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	152	152	95,595	0%
Special Assessments - Off-Roll	-	-	-	N/A
Miscellaneous Revenue		-	-	N/A
Developer Contribution		-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 152	\$ 152	\$ 95,595	0%
Expenditures and Other Uses				
Executive				
Professional Management	1,917	1,917	23,000	8%
Financial and Administrative				
Audit Services	-	-	4,300	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	-	-	-	N/A
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	-	-	2,000	0%
Trustee Services	-	-	8,170	0%
Dissemination Agent Services	-	-	6,000	0%
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	68	68	250	27%
Communications & Freight Services				

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	11	11	150	7%
Computer Services - Website Development	-	-	1,200	0%
Insurance	-	-	5,800	0%
Printing & Binding	-	-	500	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	12,800	0%
Legal - Series 2021 Bonds	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	N/A
Other General Government Services				
Stormwater Needs Analysis	-	-	-	N/A
Engineering Services	-	-	7,500	0%
Contingencies	-	-	12,750	0%
Capital Outlay	-	-	-	N/A
Reserves				
Operational Reserves (Future Years)	-	-	10,000	0%
Extraordinary Items	-	-	-	N/A
Other Fees and Charges	-	-	-	N/A
Discounts/Collection Fees	-	-	-	
Sub-Total:	1,996	1,996	95,595	2%
Total Expenditures and Other Uses:	\$ 1,996	\$ 1,996	\$ 95,595	2%
Net Increase/ (Decrease) in Fund Balance	(1,843)	(1,843)	-	
Fund Balance - Beginning	26,043	26,043	-	
Fund Balance - Ending	\$ 24,200	24,200	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	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	1	1	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	1	1	-	N/A
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	635	635	\$ 397,975	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds				
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 636	\$ 636	\$ 397,975	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2018	-	-	\$ 105,000	0%
Principal Debt Service - Early Redemptions				
Series 2018	-	-	-	N/A
Interest Expense				
Series 2018	-	-	\$ 291,950	0%
Due to Developer				
	-	-	-	N/A
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ 396,950	N/A
Net Increase/ (Decrease) in Fund Balance	636	636	1,025	
Fund Balance - Beginning	361,676	361,676	-	
Fund Balance - Ending	\$ 362,312	362,312	\$ 1,025	

Prepared by:

JPWARD and Associates, LLC

Artisan Lakes East Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ 115,908	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account - Series 2021-1	1	1	-	N/A
Reserve Account - Series 2021-2	1	1	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account - Series 2021-1	-	-	-	N/A
Capitalized Interest Account - Series 2021-2	0	0	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	1,123	1,123	\$ 703,903	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Developer Contributions - Taylor Morrison	-	-	-	N/A
Debt Proceeds	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,125	\$ 1,125	\$ 819,811	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2021-1 - Eaves Bend	-	-	\$ 130,000	0%
Series 2021-2 - Heritage Park	-	-	\$ 140,000	0%
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	-	-	\$ 200,508	0%
Series 2021-2 - Heritage Park	-	-	\$ 231,815	0%
Due to Developer	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ 702,323	N/A
Net Increase/ (Decrease) in Fund Balance	1,125	1,125	1,580	
Fund Balance - Beginning	568,136	568,136	-	
Fund Balance - Ending	\$ 569,261	569,261	\$ 1,580	

Prepared by:

JPWARD and Associates, LLC

**Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022**

Description	October	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	\$ -	-
Fund Balance - Ending	\$ 1	\$ 1	\$ -	-

Prepared by:

JPWARD and Associates, LLC

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Construction Account	45	45	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
Debt Proceeds	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 45	\$ 45	\$ -	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
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:	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 45	\$ 45	-	
Fund Balance - Beginning	\$ 10,636,502	\$ 10,636,502	\$ -	
Fund Balance - Ending	\$ 10,636,547	\$ 10,636,547	\$ -	

Prepared by:

JPWARD and Associates, LLC