

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2024

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 October 31, 2024**

	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	\$ 80,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,587
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	-	183,994	-	-	-	-	-	-	183,994
Series 2021-1	-	-	254,215	-	-	-	-	-	254,215
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	-	1,117	1,976	-	-	-	-	-	3,092
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
Assessments Receivable	-	-	-	-	-	-	-	-	-
Prepaid Expenses									
Amount Available in Debt Service Funds	-	-	-	-	-	992,206	-	-	992,206
Amount to be Provided by Debt Service Funds	-	-	-	-	-	16,647,794	-	-	16,647,794
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	2,486,335	-	2,486,335
Total Assets	\$ 80,587	\$ 384,065	\$ 608,142	\$ 1	\$ -	\$ 17,640,000	\$ 2,486,335	\$ -	\$ 21,199,129

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

	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					
Liabilities												
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vendors Payable	-	-	-	-	-	-	-	-	-	-	-	-
Due to Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	3,092	-	-	-	-	-	-	-	-	-	-	3,092
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	<u>\$ 3,092</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 339,530</u>	<u>\$ 17,640,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,982,622</u>
Fund Equity and Other Credits												
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	2,486,335	-	-	2,486,335
Fund Balance												
Restricted												
Beginning: October 1, 2024 (Audited)	-	381,371	603,672	1	(339,530)	-	-	-	-	-	-	645,513
Results from Current Operations	-	2,693	4,470	-	-	-	-	-	-	-	-	7,163
Unassigned												
Beginning: October 1, 2024 (Audited)	86,501	-	-	-	-	-	-	-	-	-	-	86,501
Results from Current Operations	(9,006)	-	-	-	-	-	-	-	-	-	-	(9,006)
Total Fund Equity and Other Credits	<u>\$ 77,495</u>	<u>\$ 384,065</u>	<u>\$ 608,142</u>	<u>\$ 1</u>	<u>\$ (339,530)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,486,335</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,216,506</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 80,587</u>	<u>\$ 384,065</u>	<u>\$ 608,142</u>	<u>\$ 1</u>	<u>\$ 0</u>	<u>\$ 17,640,000</u>	<u>\$ 2,486,335</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 21,199,129</u>

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

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	387	387	148,589	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:	\$ 387	\$ 387	\$ 148,589	0%
Expenditures and Other Uses				
Executive				
Professional Management	2,083	2,083	25,000	8%
Financial and Administrative				
Audit Services	-	-	5,500	0%
Accounting Services	333	333	4,000	8%
Assessment Roll Services	500	500	6,000	8%
Arbitrage Rebate Services	-	-	1,500	0%
Other Contractual Services				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	-	8,385	0%
Dissemination Agent Services	-	-	6,000	0%
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	-	-	300	0%

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services				
Postage, Freight & Messenger	-	-	100	0%
Computer Services - Website Development	-	-	600	0%
Insurance	6,477	6,477	7,628	85%
Printing & Binding	-	-	1,700	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	-	-	-	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	-	-	10,401	0%
Sub-Total:	9,394	9,394	148,589	6%
Total Expenditures and Other Uses:	\$ 9,394	\$ 9,394	\$ 148,589	6%

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

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	823	823	4,300	19%
Prepayment Account	-	-	-	N/A
Revenue Account	754	754	2,500	30%
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	1,117	1,117	425,762	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds				
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,693	\$ 2,693	\$ 432,562	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2018	-	-	115,000	0%
Principal Debt Service - Early Redemptions				
Series 2018	-	-	-	N/A
Interest Expense				
Series 2018	-	-	282,920	0%
Due to Developer				
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Other Fees and Charges				
Discounts for Early Payment	-	-	27,854	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 425,774	N/A
Net Increase/ (Decrease) in Fund Balance	2,693	2,693	6,788	
Fund Balance - Beginning	381,371	381,371	370,238	
Fund Balance - Ending	\$ 384,065	\$ 384,065	\$ 377,026	

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, 2024

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 - Series 2021-1	683	683	8,000	9%
Reserve Account - Series 2021-2	771	771	8,000	10%
Prepayment Account	-	-	-	N/A
Revenue Account	1,040	1,040	6,000	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	1,976	1,976	753,176	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:	\$ 4,470	\$ 4,470	\$ 775,176	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2021-1 - Eaves Bend	-	-	135,000	0%
Series 2021-2 - Heritage Park	-	-	145,000	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	-	-	194,413	0%
Series 2021-2 - Heritage Park	-	-	225,260	0%
Due to Developer				
	-	-	-	N/A
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Other Fees and Charges				
Discounts for Early Payment	-	-	49,273	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 748,946	N/A
Net Increase/ (Decrease) in Fund Balance	4,470	4,470	26,230	
Fund Balance - Beginning	603,672	603,672	570,418	
Fund Balance - Ending	\$ 608,142	\$ 608,142	\$ 596,648	

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

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, 2024

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
Capitized - Series 2021-2	-	-	\$ -	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 2021 Bonds	-	-	\$ -	N/A
Other General Government Services				
Engineering Services	-	-	\$ -	N/A
Capital Outlay				
Construction - Capital Outlay	-	-	\$ -	N/A
Water-Sewer Combination	-	-	\$ -	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	-	-	-	
Fund Balance - Beginning	(339,530)	(339,530)	-	
Fund Balance - Ending	\$ (339,530)	\$ (339,530)	\$ -	

Prepared by:

JPWARD and Associates, LLC