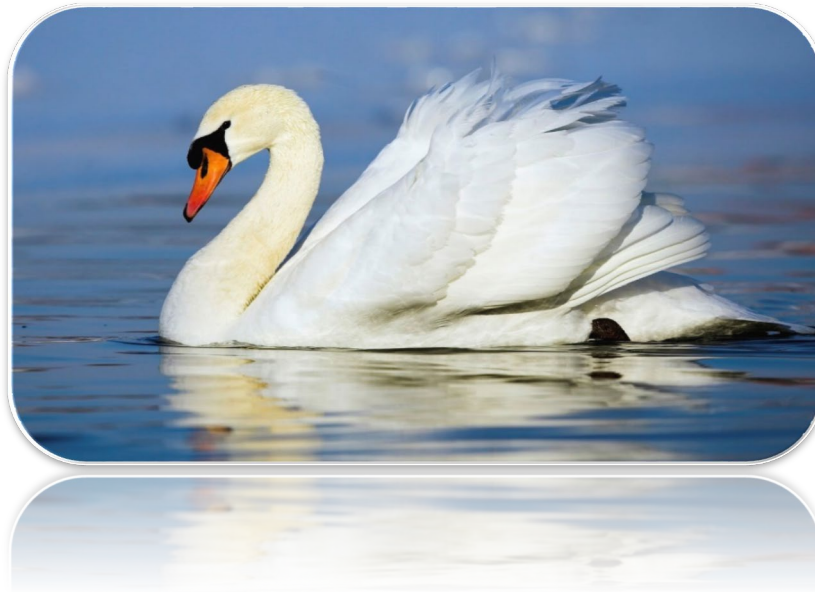


ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2022

FISCAL YEAR 2023

PREPARED BY:

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

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Artisan Lakes East Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending November 30, 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	\$ 26,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,769
Debt Service Fund								
Interest Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
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	-	9,631	-	-	-	-	-	9,631
Series 2021-1	-	-	2	-	-	-	-	2
Prepayment Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-
Capitalized Interest Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	25	-	-	-	-	25
Construction Account	-	-	-	-	1	10,976,124	-	10,976,124
Cost of Issuance Account	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	8,420	2,301	-	-	-	-	10,721
Debt Service Fund(s)	-	-	-	-	-	-	-	-

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending November 30, 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	-	-	-	-	-	217,005	217,005	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	11,442,995	11,442,995	
Total Assets	<u>\$ 26,769</u>	<u>\$ 217,005</u>	<u>\$ 354,280</u>	<u>\$ 1</u>	<u>\$ 10,976,124</u>	<u>\$ 11,660,000</u>	<u>\$ 23,234,178</u>	

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending November 30, 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)	10,721							10,721
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>\$ 10,721</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 339,530</u>	<u>\$ 11,660,000</u>		<u>\$ 12,010,252</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	-	(144,671)	(213,856)	-	92	-		(358,436)
Unassigned								
Beginning: October 1, 2021 (Audited)	26,043	-	-	-	-	-		26,043
Results from Current Operations	(9,995)	-	-	-	-	-		(9,995)
Total Fund Equity and Other Credits	<u>\$ 16,048</u>	<u>\$ 217,005</u>	<u>\$ 354,280</u>	<u>\$ 1</u>	<u>\$ 10,636,594</u>	<u>\$ -</u>		<u>\$ 11,223,926</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 26,769</u>	<u>\$ 217,005</u>	<u>\$ 354,280</u>	<u>\$ 1</u>	<u>\$ 10,976,124</u>	<u>\$ 11,660,000</u>		<u>\$ 23,234,178</u>

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	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	160	312	95,595	0%
Special Assessments - Off-Roll	-	-	-	-	N/A
Miscellaneous Revenue					
Developer Contribution	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 152	\$ 160	\$ 312	\$ 95,595	0%
Expenditures and Other Uses					
Executive					
Professional Management	1,917	1,917	3,833	23,000	17%
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	-	165	165	2,000	8%
Trustee Services	-	-	-	8,170	0%
Dissemination Agent Services	-	-	-	6,000	0%
Property Appraiser Fees	-	-	-	-	N/A
Bank Service Fees	68	68	136	250	54%
Communications & Freight Services					

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	11	-	11	150	7%
Computer Services - Website Development	-	-	-	1,200	0%
Insurance	-	5,988	5,988	5,800	103%
Printing & Binding	-	-	-	500	0%
Subscription & Memberships	-	175	175	175	100%
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	8,312	10,308	95,595	11%
Total Expenditures and Other Uses:	\$ 1,996	\$ 8,312	\$ 10,308	\$ 95,595	11%
Net Increase/ (Decrease) in Fund Balance	(1,843)	(8,152)	(9,995)	-	
Fund Balance - Beginning	26,043	24,200	26,043	-	
Fund Balance - Ending	\$ 24,200	\$ 16,048	16,048	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	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	2	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	1	1	-	N/A
Capitalized Interest Account	-	-	-	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	635	666	1,301	\$ 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	\$ 667	\$ 1,304	\$ 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	-	145,975	145,975	\$ 291,950	50%
Due to Developer					
	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)					
	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 145,975	145,975	\$ 396,950	N/A
Net Increase/ (Decrease) in Fund Balance	636	(145,308)	(144,671)	1,025	
Fund Balance - Beginning	361,676	362,312	361,676	-	
Fund Balance - Ending	\$ 362,312	\$ 217,005	217,005	\$ 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 November 30, 2022

Description	October	November	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	1	-	N/A
Reserve Account - Series 2021-2	1	1	2	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	-	0	0	-	N/A
Capitalized Interest Account - Series 2021-1	-	-	-	-	N/A
Capitalized Interest Account - Series 2021-2	0	0	1	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	1,123	1,178	2,301	\$ 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	\$ 1,180	\$ 2,305	\$ 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	-	100,254	100,254	\$ 200,508	50%
Series 2021-2 - Heritage Park	-	115,908	115,908	\$ 231,815	50%
Due to Developer					
	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)					
	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 216,161	216,161	\$ 702,323	N/A
Net Increase/ (Decrease) in Fund Balance	1,125	(214,981)	(213,856)	1,580	
Fund Balance - Beginning	568,136	569,261	568,136	-	
Fund Balance - Ending	\$ 569,261	\$ 354,280	354,280	\$ 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 November 30, 2022**

Description	October	November	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:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
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:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
 Net Increase/ (Decrease) in Fund Balance	 \$ -	 \$ -	 \$ -	 -	 -
Fund Balance - Beginning	\$ 1	\$ -	\$ 1	\$ -	-
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ -</u>	<u>-</u>

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 November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Construction Account	45	47	92	\$ -	N/A
Cost of Issuance	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 45</u>	<u>\$ 47</u>	<u>\$ 92</u>	<u>\$ -</u>	<u>N/A</u>
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:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
 Net Increase/ (Decrease) in Fund Balance	 \$ 45	 \$ 47	 \$ 92	 -	 -
Fund Balance - Beginning	<u>\$ 10,636,502</u>	<u>\$ 10,636,547</u>	<u>\$ 10,636,502</u>	<u>\$ -</u>	<u>-</u>
Fund Balance - Ending	<u><u>\$ 10,636,547</u></u>	<u><u>\$ 10,636,594</u></u>	<u><u>\$ 10,636,594</u></u>	<u><u>\$ -</u></u>	<u><u>-</u></u>

Prepared by:

JPWARD and Associates, LLC