

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2024

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

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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, 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	\$ 74,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,417
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	-	47,084	-	-	-	-	-	-	47,084
Series 2021-1	-	-	52,139	-	-	-	-	-	52,139
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	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	650,128	-	-	650,128
Amount to be Provided by Debt Service Funds	-	-	-	-	-	16,989,872	-	-	16,989,872
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	2,486,335	-	2,486,335
Total Assets	\$ 74,417	\$ 246,038	\$ 404,091	\$ 1	\$ -	\$ 17,640,000	\$ 2,486,335	\$ -	\$ 20,850,880

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending November 30, 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)	-	-	-	-	-	-	-	-	-	-	-	-
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>\$ -</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>\$ 17,979,530</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	-	(135,334)	(199,581)	-	-	-	-	-	-	-	-	(334,915)
Unassigned												
Beginning: October 1, 2024 (Audited)	86,131	-	-	-	-	-	-	-	-	-	-	86,131
Results from Current Operations	(11,714)	-	-	-	-	-	-	-	-	-	-	(11,714)
Total Fund Equity and Other Credits	<u>\$ 74,417</u>	<u>\$ 246,038</u>	<u>\$ 404,091</u>	<u>\$ 1</u>	<u>\$ (339,530)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,486,335</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,871,350</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 74,417</u>	<u>\$ 246,038</u>	<u>\$ 404,091</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>\$ 20,850,880</u>

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024

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	387	657	1,044	148,589	1%
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	\$ 657	\$ 1,044	\$ 148,589	1%
Expenditures and Other Uses					
Executive					
Professional Management	2,083	2,083	4,167	25,000	17%
Financial and Administrative					
Audit Services	-	-	-	5,500	0%
Accounting Services	333	333	667	4,000	17%
Assessment Roll Services	500	500	1,000	6,000	17%
Arbitrage Rebate Services	-	-	-	1,500	0%
Other Contractual Services					
Legal Advertising	-	273	273	1,000	27%
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 November 30, 2024

Description	October	November	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	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	-	-	-	-	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	3,364	12,758	148,589	9%
 Total Expenditures and Other Uses:	\$ 9,394	\$ 3,364	\$ 12,758	\$ 148,589	9%
 Net Increase/ (Decrease) in Fund Balance	(9,006)	(2,708)	(11,714)	-	
Fund Balance - Beginning	86,131	77,124	86,131	119,765	
Fund Balance - Ending	\$ 77,124	\$ 74,417	\$ 74,417	\$ 119,765	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024

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	823	800	1,623	4,300	38%
Prepayment Account	-	-	-	-	N/A
Revenue Account	754	740	1,493	2,500	60%
Capitalized Interest Account	-	-	-	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	1,117	1,893	3,010	425,762	1%
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	\$ 3,433	\$ 6,126	\$ 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	-	141,460	141,460	282,920	50%
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:	\$ -	\$ 141,460	\$ 141,460	\$ 425,774	N/A
Net Increase/ (Decrease) in Fund Balance	2,693	(138,027)	(135,334)	6,788	
Fund Balance - Beginning	381,371	384,065	381,371	370,238	
Fund Balance - Ending	\$ 384,065	\$ 246,038	\$ 246,038	\$ 377,026	

Prepared by:

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Artisan Lakes East Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024

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 - Series 2021-1	683	664	1,346	8,000	17%
Reserve Account - Series 2021-2	771	750	1,521	8,000	19%
Prepayment Account	-	-	-	-	N/A
Revenue Account	1,040	1,022	2,062	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	3,350	5,326	753,176	1%
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	\$ 5,785	\$ 10,255	\$ 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	-	97,206	97,206	194,413	50%
Series 2021-2 - Heritage Park	-	112,630	112,630	225,260	50%
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:	\$ -	\$ 209,836	\$ 209,836	\$ 748,946	N/A
Net Increase/ (Decrease) in Fund Balance	4,470	(204,051)	(199,581)	26,230	
Fund Balance - Beginning	603,672	608,142	603,672	570,418	
Fund Balance - Ending	\$ 608,142	\$ 404,091	\$ 404,091	\$ 596,648	

**Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024**

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	1	-	-
Fund Balance - Ending	<u>\$ 1</u>	<u>\$ 1</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, 2024

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
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					
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)	(339,530)	-	
Fund Balance - Ending	\$ (339,530)	\$ (339,530)	\$ (339,530)	\$ -	

Prepared by:

JPWARD and Associates, LLC