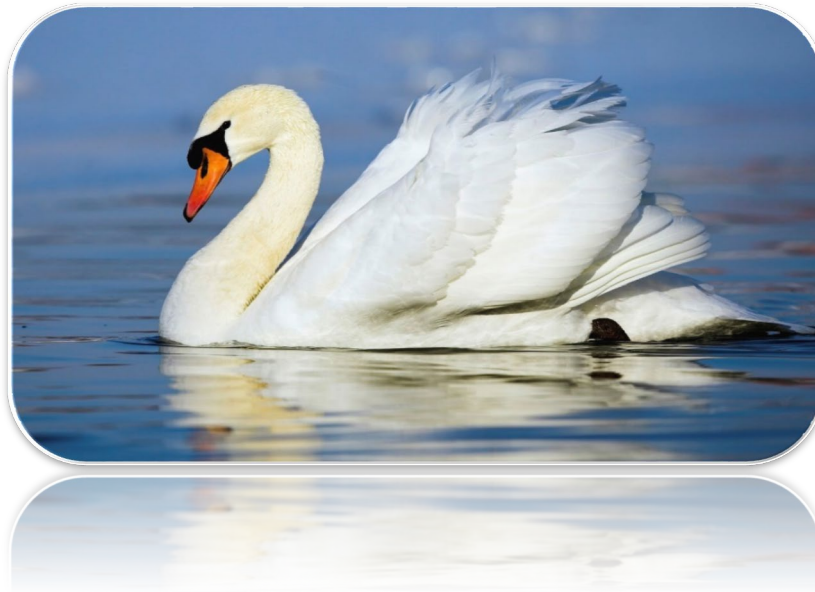


ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 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 December 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	\$ 547,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 547,833
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	-	-	4	-	-	-	-	4
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	2,400,152	-	-	2,400,153
Cost of Issuance Account	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	182,229	309,801	-	-	-	-	492,031
Debt Service Fund(s)	-	-	-	-	-	-	-	-

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending December 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	-	-	-	-	-	390,815	390,815	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,014,185	18,014,185	
Total Assets	<u>\$ 547,833</u>	<u>\$ 390,815</u>	<u>\$ 661,781</u>	<u>\$ 1</u>	<u>\$ 2,400,152</u>	<u>\$ 18,405,000</u>	<u>\$ 22,405,581</u>	

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending December 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)	492,031							492,031
Due to Developer	-							-
Unamortized Prem/Discount on Bonds	-				339,530			339,530
Bonds Payable								
Current Portion								
Series 2018						\$105,000		105,000
Series 2021						\$270,000		270,000
Long Term								
Series 2018						\$5,665,000		5,665,000
Series 2021						\$12,365,000		12,365,000
Total Liabilities	\$ 492,031	\$ -	\$ -	\$ -	\$ 339,530	\$ 18,405,000		\$ 19,236,561
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	-	-
Fund Balance								
Restricted								
Beginning: October 1, 2022 (Audited)	-	361,676	568,136	1	10,636,502	-		11,566,314
Results from Current Operations	-	29,138	93,645	-	(8,575,880)	-		(8,453,096)
Unassigned								
Beginning: October 1, 2022 (Audited)	26,043	-	-	-	-	-		26,043
Results from Current Operations	29,759	-	-	-	-	-		29,759
Total Fund Equity and Other Credits	\$ 55,802	\$ 390,815	\$ 661,781	\$ 1	\$ 2,060,622	\$ -		\$ 3,169,021
Total Liabilities, Fund Equity and Other Credits	\$ 547,833	\$ 390,815	\$ 661,781	\$ 1	\$ 2,400,152	\$ 18,405,000		\$ 22,405,581

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

Description	October	November	December	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	41,739	42,052	95,595	44%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Miscellaneous Revenue						
Developer Contribution	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 152	\$ 160	\$ 41,739	\$ 42,052	\$ 95,595	44%
Expenditures and Other Uses						
Executive						
Professional Management	1,917	1,917	1,917	5,750	23,000	25%
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	68	204	250	82%
Communications & Freight Services						

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

Description	October	November	December	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	1,985	12,292	95,595	13%
Total Expenditures and Other Uses:	\$ 1,996	\$ 8,312	\$ 1,985	\$ 12,292	\$ 95,595	13%
Net Increase/ (Decrease) in Fund Balance	(1,843)	(8,152)	39,754	29,759	-	
Fund Balance - Beginning	26,043	24,200	16,048	26,043	-	
Fund Balance - Ending	\$ 24,200	\$ 16,048	\$ 55,802	55,802	\$ -	

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

Description	October	November	December	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	1	2	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	-	N/A
Capitalized Interest Account	-	-	-	-	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	635	666	173,809	175,110	\$ 397,975	44%
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds						
-	-	-	-	-	-	N/A
Intragovernmental Transfer In						
-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 636	\$ 667	\$ 173,810	\$ 175,113	\$ 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)	173,810	29,138	1,025	
Fund Balance - Beginning	361,676	362,312	217,005	361,676	-	
Fund Balance - Ending	\$ 362,312	\$ 217,005	\$ 390,815	390,815	\$ 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 December 31, 2022

Description	October	November	December	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	2	-	N/A
Reserve Account - Series 2021-2	1	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	307,500	309,801	\$ 703,903	44%
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	\$ 307,502	\$ 309,807	\$ 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)	307,502	93,645	1,580	
Fund Balance - Beginning	568,136	569,261	354,280	568,136	-	
Fund Balance - Ending	\$ 569,261	\$ 354,280	\$ 661,781	661,781	\$ 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 December 31, 2022

Description	October	November	December	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>\$ -</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>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ 1	\$ -	\$ -	\$ 1	\$ -	-
Fund Balance - Ending	<u>\$ -</u>	<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 December 31, 2022

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Construction Account	45	47	45	137	\$ -	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>\$ 45</u>	<u>\$ 137</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						
Water-Sewer Combination	-	-	8,576,017	\$ 8,576,017	\$ -	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>\$ 8,576,017</u>	<u>\$ 8,576,017</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 45	\$ 47	\$ (8,575,972)	\$ (8,575,880)	-	-
Fund Balance - Beginning	\$ 10,636,502	\$ 10,636,547	\$ 10,636,594	\$ 10,636,502	\$ -	-
Fund Balance - Ending	<u>\$ 10,636,547</u>	<u>\$ 10,636,594</u>	<u>\$ 2,060,622</u>	<u>\$ 2,060,622</u>	<u>\$ -</u>	<u>-</u>

Prepared by:

JPWARD and Associates, LLC