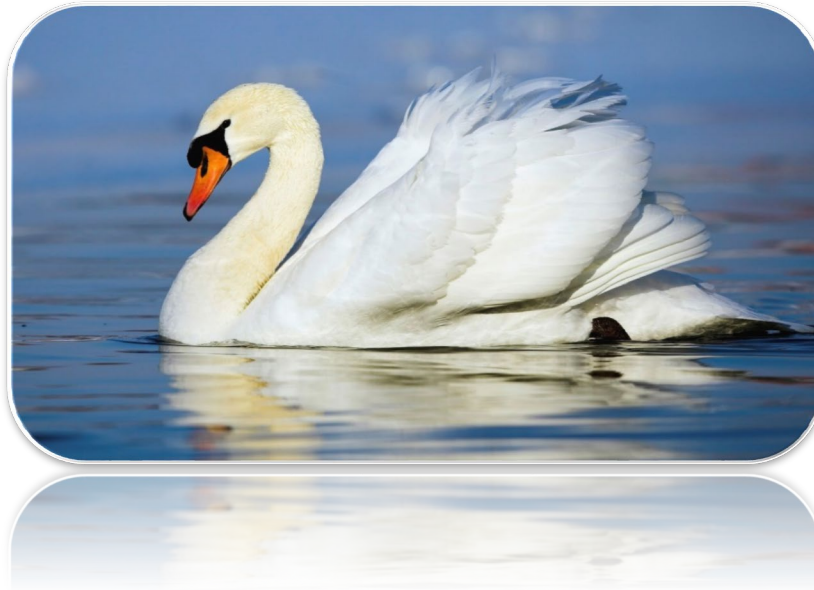


# ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - DECEMBER 2024

FISCAL YEAR 2025

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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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, 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		
<b>Assets</b>									
<b>Cash and Investments</b>									
General Fund - Invested Cash	\$ 87,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,408
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	-	97,331	-	-	-	-	-	-	97,331
Series 2021-1	-	-	140,928	-	-	-	-	-	140,928
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
<b>Due from Other Funds</b>									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>									
Assessments Receivable	-	-	-	-	-	-	-	-	-
<b>Prepaid Expenses</b>									
Amount Available in Debt Service Funds	-	-	-	-	-	789,164	-	-	789,164
Amount to be Provided by Debt Service Funds	-	-	-	-	-	16,850,836	-	-	16,850,836
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	2,486,335	-	2,486,335
<b>Total Assets</b>	<b>\$ 87,408</b>	<b>\$ 296,285</b>	<b>\$ 492,880</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>\$ 17,640,000</b>	<b>\$ 2,486,335</b>	<b>\$ -</b>	<b>\$ 21,002,908</b>

**Artisan Lakes East Community Development District**  
**Balance Sheet**  
**for the Period Ending December 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					
<b>Liabilities</b>												
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vendors Payable	-	-	-	-	-	-	-	-	-	-	-	-
<b>Due to Other Funds</b>												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Due to Developer</b>	-	-	-	-	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds	-	-	-	-	339,530	-	-	-	-	-	-	339,530
<b>Bonds Payable</b>												
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
<b>Total Liabilities</b>	<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>
<b>Fund Equity and Other Credits</b>												
Investment in General Fixed Assets	-	-	-	-	-	-	-	2,486,335	-	-	-	2,486,335
<b>Fund Balance</b>												
<b>Restricted</b>												
Beginning: October 1, 2024 (Audited)	-	381,371	603,672	1	(339,530)	-	-	-	-	-	-	645,513
Results from Current Operations	-	(85,087)	(110,792)	-	-	-	-	-	-	-	-	(195,879)
<b>Unassigned</b>												
Beginning: October 1, 2024 (Audited)	86,131	-	-	-	-	-	-	-	-	-	-	86,131
Results from Current Operations	1,278	-	-	-	-	-	-	-	-	-	-	1,278
<b>Total Fund Equity and Other Credits</b>	<u>\$ 87,408</u>	<u>\$ 296,285</u>	<u>\$ 492,880</u>	<u>\$ 1</u>	<u>\$ (339,530)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,486,335</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,023,378</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 87,408</u>	<u>\$ 296,285</u>	<u>\$ 492,880</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>\$ 21,002,908</u>

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>						
Interest - General Checking	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	387	657	17,112	18,156	148,589	12%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
<b>Miscellaneous Revenue</b>						
Miscellaneous Revenue	-	-	-	-	-	N/A
<b>Developer Contribution</b>						
Developer Contribution	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>						
Intragovernmental Transfer In	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 387</b>	<b>\$ 657</b>	<b>\$ 17,112</b>	<b>\$ 18,156</b>	<b>\$ 148,589</b>	<b>12%</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	2,083	2,083	2,083	6,250	25,000	25%
<b>Financial and Administrative</b>						
Audit Services	-	-	-	-	5,500	0%
Accounting Services	333	333	333	1,000	4,000	25%
Assessment Roll Services	500	500	500	1,500	6,000	25%
Arbitrage Rebate Services	-	-	-	-	1,500	0%
<b>Other Contractual Services</b>						
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 December 31, 2024**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>						
Postage, Freight & Messenger	-	-	-	-	100	0%
<b>Computer Services - Website Development</b>	-	-	-	-	600	0%
<b>Insurance</b>	6,477	-	-	6,477	7,628	85%
<b>Printing &amp; Binding</b>	-	-	-	-	1,700	0%
<b>Subscription &amp; Memberships</b>	-	175	-	175	175	100%
<b>Legal Services</b>						
Legal - General Counsel	-	-	1,091	1,091	12,800	9%
Legal - Series 2021 Bonds	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	N/A
<b>Other General Government Services</b>						
Stormwater Needs Analysis	-	-	-	-	-	N/A
Engineering Services	-	-	113	113	7,500	2%
Contingencies	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	N/A
<b>Reserves</b>						
Operational Reserves (Future Years)	-	-	-	-	50,000	0%
<b>Extraordinary Items</b>	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>						
Discounts/Collection Fees	-	-	-	-	10,401	0%
<b>Sub-Total:</b>	<b>9,394</b>	<b>3,364</b>	<b>4,120</b>	<b>16,878</b>	<b>148,589</b>	<b>11%</b>
 <b>Total Expenditures and Other Uses:</b>	<b>\$ 9,394</b>	<b>\$ 3,364</b>	<b>\$ 4,120</b>	<b>\$ 16,878</b>	<b>\$ 148,589</b>	<b>11%</b>
 Net Increase/ (Decrease) in Fund Balance	(9,006)	(2,708)	12,992	1,278	-	
Fund Balance - Beginning	86,131	77,124	74,417	86,131	119,765	
<b>Fund Balance - Ending</b>	<b>\$ 77,124</b>	<b>\$ 74,417</b>	<b>\$ 87,408</b>	<b>\$ 87,408</b>	<b>\$ 119,765</b>	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>						
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	823	800	743	2,366	4,300	55%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	754	740	167	1,661	2,500	66%
Capitalized Interest Account	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>						
Special Assessments - On Roll	1,117	1,893	49,337	52,347	425,762	12%
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
<b>Debt Proceeds</b>						
Intragovernmental Transfer In	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,693</b>	<b>\$ 3,433</b>	<b>\$ 50,247</b>	<b>\$ 56,373</b>	<b>\$ 432,562</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2018	-	-	-	-	115,000	0%
<b>Principal Debt Service - Early Redemptions</b>						
Series 2018	-	-	-	-	-	N/A
<b>Interest Expense</b>						
Series 2018	-	141,460	-	141,460	282,920	50%
<b>Due to Developer</b>						
	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>						
	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>						
Discounts for Early Payment	-	-	-	-	27,854	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 141,460</b>	<b>\$ -</b>	<b>\$ 141,460</b>	<b>\$ 425,774</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,693	(138,027)	50,247	(85,087)	6,788	
Fund Balance - Beginning	381,371	384,065	246,038	381,371	370,238	
<b>Fund Balance - Ending</b>	<b>\$ 384,065</b>	<b>\$ 246,038</b>	<b>\$ 296,285</b>	<b>\$ 296,285</b>	<b>\$ 377,026</b>	

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, 2024**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>						
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account - Series 2021-1	683	664	616	1,963	8,000	25%
Reserve Account - Series 2021-2	771	750	696	2,217	8,000	28%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1,040	1,022	180	2,241	6,000	N/A
Capitalized Interest Account - Series 2021-1	-	-	-	-	-	N/A
Capitalized Interest Account - Series 2021-2	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>						
Special Assessments - On Roll	1,976	3,350	87,297	92,622	753,176	12%
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
<b>Developer Contributions - Taylor Morrison</b>						
Developer Contributions - Taylor Morrison	-	-	-	-	-	N/A
<b>Debt Proceeds</b>						
Debt Proceeds	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>						
Intragovernmental Transfer In	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,470</b>	<b>\$ 5,785</b>	<b>\$ 88,789</b>	<b>\$ 99,044</b>	<b>\$ 775,176</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2021-1 - Eaves Bend	-	-	-	-	135,000	0%
Series 2021-2 - Heritage Park	-	-	-	-	145,000	0%
<b>Principal Debt Service - Early Redemptions</b>						
Series 2021-1 - Eaves Bend	-	-	-	-	-	N/A
Series 2021-2 - Heritage Park	-	-	-	-	-	N/A
<b>Interest Expense</b>						
Series 2021-1 - Eaves Bend	-	97,206	-	97,206	194,413	50%
Series 2021-2 - Heritage Park	-	112,630	-	112,630	225,260	50%
<b>Due to Developer</b>						
Due to Developer	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>						
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>						
Discounts for Early Payment	-	-	-	-	49,273	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 209,836</b>	<b>\$ -</b>	<b>\$ 209,836</b>	<b>\$ 748,946</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	4,470	(204,051)	88,789	(110,792)	26,230	
Fund Balance - Beginning	603,672	608,142	404,091	603,672	570,418	
<b>Fund Balance - Ending</b>	<b>\$ 608,142</b>	<b>\$ 404,091</b>	<b>\$ 492,880</b>	<b>\$ 492,880</b>	<b>\$ 596,648</b>	



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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>						
Construction Account	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	-	-	-	-	\$ -	N/A
<b>Other Contractual Services</b>						
Trustee Services	-	-	-	-	\$ -	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	\$ -	N/A
<b>Legal Services</b>						
Legal - Series 2018 Bonds	-	-	-	-	\$ -	N/A
<b>Other General Government Services</b>						
Stormwater Mgmt-Construction	-	-	-	-	\$ -	N/A
<b>Capital Outlay</b>						
<b>Construction - Capital Outlay</b>	-	-	-	-	\$ -	N/A
<b>Cost of Issuance</b>						
Legal - Series 2018 Bonds	-	-	-	-	\$ -	N/A
<b>Underwriter's Discount</b>	-	-	-	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<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	1	1	-	-
<b>Fund Balance - Ending</b>	<u>\$ 1</u>	<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 December 31, 2024**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>						
Construction Account	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	\$ -	N/A
Capitized - Series 2021-2	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	-	-	-	-	\$ -	N/A
<b>Other Contractual Services</b>						
Trustee Services	-	-	-	-	\$ -	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	\$ -	N/A
<b>Legal Services</b>						
Legal - Series 2021 Bonds	-	-	-	-	\$ -	N/A
<b>Other General Government Services</b>						
Engineering Services	-	-	-	-	\$ -	N/A
<b>Capital Outlay</b>						
<b>Construction - Capital Outlay</b>	-	-	-	-	\$ -	N/A
Water-Sewer Combination	-	-	-	-	\$ -	N/A
<b>Cost of Issuance</b>						
Legal - Series 2021 Bonds	-	-	-	-	\$ -	N/A
<b>Underwriter's Discount</b>	-	-	-	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-
Fund Balance - Beginning	(339,530)	(339,530)	(339,530)	(339,530)	-	-
<b>Fund Balance - Ending</b>	<u>\$ (339,530)</u>	<u>\$ (339,530)</u>	<u>\$ (339,530)</u>	<u>\$ (339,530)</u>	<u>\$ -</u>	<u>-</u>

Prepared by:

**JPWARD and Associates, LLC**