

### Unit Information

Unit Type: Special District

Year: 2021

Unit Name: Artisan Lakes East Community  
Development District

Unit Dependency: Independent

Unit Status: Active

### Location Information

Name: Mr. James P Ward

Title: Treasurer

Phone: (954) 658-4900

Address:

2301 Northeast 37th Street  
Fort Lauderdale, FL 33308

### Contact Information

Name: Mr. James P Ward

Title: Treasurer

Phone: (954) 658-4900

Email: jimward@jpwardassociates.com

Address:

2301 Northeast 37th Street  
Fort Lauderdale, FL 33308

### AFR Details

#### Original AFR

AFR Status: Verified By DFS

AFR Received Date: 5/27/2022

Audit Received Date: 5/27/2022

Submission Type: Electronic

### Long-Term Debt Information

Long-Term Debt: \$18,405,000

### Audit Information

Was an audit performed? Yes

Audit Performed Date: 3/22/2022

Auditor Name: Grau & Associates

Address:  
951 Yamato Road  
Suite 280  
Boca Raton, FL 33431

### Certification

#### Chief Financial Officer

Name: James P Ward

Title: Treasurer

#### Chairman/Elected Official

Name: Travis Stagnitta

Title: Chairman

Yes No

Have You Experienced a Financial Emergency in this year?

☐☒

If Yes, Have You Compiled With Section 218.503(2), Florida Statutes?

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Revenues Report for FYE 2021

Account Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
325200 - Special Assessments - Charges for Public Services	56,140	0	403,644	0	0	0	0	0	0	0	0	459,784
361100 - Interest	0	0	21	99	0	0	0	0	0	0	0	120
366000 - Contributions and Donations from Private Sources	0	0	5,668	0	0	0	0	0	0	0	0	5,668
369900 - Other Miscellaneous Revenues	297	0	0	0	0	0	0	0	0	0	0	297
384000 - Debt Proceeds	0	0	721,579	12,038,421	0	0	0	0	0	0	0	12,760,000
Grand Total	56,437	0	1,130,912	12,038,520	0	0	0	0	0	0	0	13,225,869

Expenditures Report for FYE 2021

Account/Object Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
512.10 - Executive - Personnel Services	21,667	0	0	50,000	0	0	0	0	0	0	0	71,667
513.30 - Financial and Administrative - Operating Expenses	20,659	0	0	7,800	0	0	0	0	0	0	0	28,459
514.30 - Legal Counsel - Operating Expenses	12,739	0	0	159,539	0	0	0	0	0	0	0	172,278
517.70 - Debt Service Payments - Debt Service	0	0	395,140	0	0	0	0	0	0	0	0	395,140
519.30 - Other General Government - Operating Expenses	0	0	0	37,946	0	0	0	0	0	0	0	37,946
591.60 - Non-Operating Interest Expense - Capital Outlay	0	0	0	255,200	0	0	0	0	0	0	0	255,200
Grand Total	55,065	0	395,140	510,485	0	0	0	0	0	0	0	960,690

Data Element Worksheet Report for FYE: 2021, Artisan Lakes East Community Development District

Affiliates Report for FYE 2021

Supplemental Information Report for FYE 2021

Compensation



Total Employees	Total Employee Compensation Earned or Awarded	Total Contractors	Total Contractor Compensation Earned or Awarded
0	0	3	41,775

Construction Projects

Millage Rates

Special Assessments

Total Category	Unit Type	Rate
Operations and Maintenance	Rate	141.00
Debt Service	Rate	848.98 - 1273.46

Bonds

Bond Type	Series	Earliest Maturity Date	Latest Maturity Date	Total Outstanding Amount
Non-Ad Valorem	2018	12/12/2028	5/1/2049	5,870,000
Non-Ad Valorem	2021-1	06/17/2031	5/1/2051	6,015,000
Non-Ad Valorem	2021-2	06/17/2031	5/1/2052	6,745,000