

Artisan Lakes East

Community Development District

Adopted Budget Fiscal Year 2027

Prepared By:

PFM Management Services, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900
Email: wardj@pfm.com

Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	
Assessment Revenue					
Assessments - On-Roll	\$ 155,792	\$ 145,895	\$ 155,792	\$ 386,581	Assessments from Property Owners
Total Revenue & Other Sources	\$ 155,792	\$ 145,895	\$ 155,792	\$ 386,581	
 Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ 800	\$ 1,200	\$ 3,000	Statutory Required Fees (Waived by TM Board)
Executive					
Professional - Management	\$ 31,500	\$ 23,625	\$ 31,500	\$ 32,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,900	\$ 4,900	\$ 4,900	\$ 5,000	Statutory required audit - Yearly
Accounting Services	\$ 6,500	\$ 4,875	\$ 6,500	\$ 10,000	
Assessment Roll Preparation	\$ 6,500	\$ 4,875	\$ 6,500	\$ 10,000	
Arbitrage Rebate Fees	\$ 1,000	\$ 500	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 1,000	\$ 2,043	\$ 2,800	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 8,385	\$ 4,246	\$ 8,495	\$ 8,500	Trust Fees for Bonds
Dissemination Agent Services	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	Required Reporting for Bonds
Bank Service Fees	\$ 250	\$ 0	\$ 250	\$ 250	Bank Fee - Governmental Accounts
Communications and Freight Services					
Postage, Freight & Messenger	\$ 100	\$ -	\$ 750	\$ 100	Agenda Mailings and other Misc. Mailings
Computer Services (Web Site)	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Site
Insurance	\$ 7,177	\$ 7,366	\$ 7,366	\$ 8,066	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 1,000	\$ -	\$ 750	\$ 1,000	Agenda books and copies

Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget	Notes
Legal Services					
General Counsel	\$ 11,000	\$ 9,515	\$ 11,000	\$ 10,000	District Attorney
Other General Government Services					
Engineering Services	\$ 7,000	\$ 2,333	\$ 5,700	\$ 7,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Subtotal	\$ 94,887	\$ 73,653	\$ 97,286	\$ 105,491	
Other Physical Environment					
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional - Management	\$ -	\$ -	\$ -	\$ 21,500	Aquatic Maintenance, oversight and coordination
Repairs and Maintenance					
Aquatic Weed Control	\$ -	\$ -	\$ -	\$ 36,000	Periodic Maint. Approx. 45 Ac., 41 Lakes (40,000 LF of lake Bank)
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ 40,000	Repairs/Maint of erosion areas, bank stabilization
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ 32,000	Installation, enhancement of Littorals
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	
Midge Fly Control	\$ -	\$ -	\$ -	\$ 8,000	As Needed
Mulch	\$ -	\$ -	\$ -	\$ -	N/A
Drainage Inspections/Cleaning	\$ -	\$ -	\$ -	\$ 27,000	\$10k/Inspection + \$17k for any emergency cleanings
Contingencies				\$ 14,300	10% of Repairs and Maintenance
Preserve Services					
Professional - Management	\$ -	\$ -	\$ -	\$ 2,000	Preserve maintenance oversight and coordination
Repairs and Maintenance					
Wetland/Preserve Maintenance	\$ -	\$ -	\$ -	\$ 25,000	Quarterly Maint. 14 preserve buffer areas
Subtotal	\$ -	\$ -	\$ -	\$ 205,800	

Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget	Notes
Reserves					
Extraordinary Capital/Operations	\$ 50,000	\$ 37,500	\$ 50,000	\$ 50,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 10,905	\$ -	\$ 10,905	\$ 25,290	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Appropriations	\$ 155,792	\$ 111,153	\$ 158,191	\$ 386,581	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 34,742	\$ (2,399)	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 142,241		\$ 142,241	\$ 189,842	
Current Year Reserve Allocation	\$ 50,000		\$ 50,000	\$ 50,000	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ 192,241		\$ 189,842	\$ 239,842	Total Cash Position
Fund Balance - Allocations/Use of Funds					
Extraordinary Capital/Operations	\$ 153,293		\$ 150,294	\$ 143,196	Long Term Capital Planning - Balance of Funds
1st 3 Months Operations Reserve	\$ 38,948		\$ 39,548	\$ 96,645	Required to meet Cash Needs until Assessment Rec'd.
	\$ 192,241		\$ 189,842	\$ 239,842	
Assessment Rate	\$ 147.67			\$ 366.43	Year of Year Assessment Rate
Units Subject to Assessment	1055			1055	FINAL Number of Units
Adopted Cap Rate	\$ 148.47				Adopted Cap Rate
FY 2027 Cap Rate				\$ 439.71	Mailed Notice Req'd if Cap Rate Exceeded

**Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2027**

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget	Notes
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TOTAL UNITS AND TYPES OF UNITS - FY 2027 BUDGET

Type of Unit	2018	2021 - Eaves		Total
		Bend	Park	
Single Family 30' 39'	0	0	0	0
Single Family 40' - 49'	198	158	48	404
Single Family 50' - 59'	130	123	96	349
Single Family 60' - 69'	94	70	138	302
Single Family 70' and up	0	0	0	0
Total Units	422	351	282	1055

Chart provides the current unit counts based on recorded plats and anticipated units provided by Developer.

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018 Bonds - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 8,852	\$ 5,440	\$ 21,759	\$ 7,046
Revenue Account	\$ 5,470	\$ 7,300	\$ 29,200	\$ 5,804
Special Assessment Revenue	-			-
Special Assessment - On-Roll	\$ 425,762	\$ 401,118	\$ 425,762	\$ 425,762
Total Revenue and Other Sources	\$ 440,084	\$ 413,858	\$ 476,721	\$ 438,612
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 120,000	\$ 120,000	\$ 120,000	\$ 125,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 277,688	\$ 277,688	\$ 277,688	\$ 272,228
Other Fees and Charges				
Discounts for Early Payment	\$ 27,838	\$ -	\$ 27,838	\$ 27,806
Total Expenditures and Other Uses	\$ 425,526	\$ 397,688	\$ 425,526	\$ 425,033
Net Increase/(Decrease) in Fund Balance	\$ 14,559	\$ 16,170	\$ 51,195	\$ 13,579
Fund Balance - Beginning	\$ 402,069	\$ 402,069	\$ 402,069	\$ 453,264
Fund Balance - Ending	\$ 416,628	\$ 418,240	\$ 453,264	\$ 466,843

Restricted Fund Balance:

Reserve Account Requirement	\$ 198,954
Restricted for November 1, 2027 Interest Payment	\$ 133,270
Total - Restricted Fund Balance:	\$ 332,224

Description of Product	Number of Units	Rate	Rate
Single Family 30' - 39'	0	\$ -	\$ -
Single Family 40' - 49'	198	\$ 848.98	\$ 848.98
Single Family 50' - 59'	130	\$ 1,061.22	\$ 1,061.22
Single Family 60' - 69'	94	\$ 1,273.46	\$ 1,273.46
Total:	422		

**Artisan Lakes East Community Development District
Debt Service Fund - Series 2018**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		\$ 6,060,000	Varies			
5/1/2019				\$ 110,669.53		
11/1/2019				\$ 152,065.00	\$ 262,735	
5/1/2020		\$ 95,000	4.20%	\$ 152,065.00		\$ 5,965,000
11/1/2020				\$ 150,070.00	\$ 397,135	
5/1/2021		\$ 95,000	4.20%	\$ 150,070.00		\$ 5,870,000
11/1/2021				\$ 148,075.00	\$ 393,145	
5/1/2022		\$ 100,000	4.20%	\$ 148,075.00		\$ 5,770,000
11/1/2022				\$ 145,975.00	\$ 394,050	
5/1/2023		\$ 105,000	4.20%	\$ 145,975.00		\$ 5,665,000
11/1/2023				\$ 143,770.00	\$ 394,745	
5/1/2024		\$ 110,000	4.20%	\$ 143,770.00		\$ 5,555,000
11/1/2024				\$ 141,460.00	\$ 395,230	
5/1/2025		\$ 115,000	4.55%	\$ 141,460.00		\$ 5,440,000
11/1/2025				\$ 138,843.75	\$ 395,304	
5/1/2026		\$ 120,000	4.55%	\$ 138,843.75		\$ 5,320,000
11/1/2026				\$ 136,113.75	\$ 394,958	
5/1/2027		\$ 125,000	4.55%	\$ 136,113.75		\$ 5,195,000
11/1/2027				\$ 133,270.00	\$ 394,384	
5/1/2028		\$ 130,000	4.55%	\$ 133,270.00		\$ 5,065,000
11/1/2028				\$ 130,312.50	\$ 393,583	
5/1/2029		\$ 140,000	4.55%	\$ 130,312.50		\$ 4,925,000
11/1/2029				\$ 127,127.50	\$ 397,440	
5/1/2030		\$ 145,000	5.10%	\$ 127,127.50		\$ 4,780,000
11/1/2030				\$ 123,430.00	\$ 395,558	
5/1/2031		\$ 155,000	5.10%	\$ 123,430.00		\$ 4,625,000
11/1/2031				\$ 119,477.50	\$ 397,908	
5/1/2032		\$ 160,000	5.10%	\$ 119,477.50		\$ 4,465,000
11/1/2032				\$ 115,397.50	\$ 394,875	
5/1/2033		\$ 170,000	5.10%	\$ 115,397.50		\$ 4,295,000
11/1/2033				\$ 111,062.50	\$ 396,460	
5/1/2034		\$ 180,000	5.10%	\$ 111,062.50		\$ 4,115,000
11/1/2034				\$ 106,472.50	\$ 397,535	
5/1/2035		\$ 185,000	5.10%	\$ 106,472.50		\$ 3,930,000
11/1/2035				\$ 101,755.00	\$ 393,228	
5/1/2036		\$ 195,000	5.10%	\$ 101,755.00		\$ 3,735,000
11/1/2036				\$ 96,782.50	\$ 393,538	
5/1/2037		\$ 205,000	5.10%	\$ 96,782.50		\$ 3,530,000
11/1/2037				\$ 91,555.00	\$ 393,338	
5/1/2038		\$ 220,000	5.10%	\$ 91,555.00		\$ 3,310,000
11/1/2038				\$ 85,945.00	\$ 397,500	
5/1/2039		\$ 230,000	5.10%	\$ 85,945.00		\$ 3,080,000

**Artisan Lakes East Community Development District
Debt Service Fund - Series 2018**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2039				\$ 80,080.00	\$ 346,025	
5/1/2040		\$ 240,000	5.20%	\$ 80,080.00		\$ 2,840,000
11/1/2040				\$ 73,840.00	\$ 393,920	
5/1/2041		\$ 255,000	5.20%	\$ 73,840.00		\$ 2,585,000
11/1/2041				\$ 67,210.00	\$ 396,050	
5/1/2042		\$ 270,000	5.20%	\$ 67,210.00		\$ 2,315,000
11/1/2042				\$ 60,190.00	\$ 127,400	
5/1/2043		\$ 280,000	5.20%	\$ 60,190.00		\$ 2,035,000
11/1/2043				\$ 52,910.00	\$ 393,100	
5/1/2044		\$ 295,000	5.20%	\$ 52,910.00		\$ 1,740,000
11/1/2044				\$ 45,240.00	\$ 393,150	
5/1/2045		\$ 315,000	5.20%	\$ 45,240.00		\$ 1,425,000
11/1/2045				\$ 37,050.00	\$ 397,290	
5/1/2046		\$ 330,000	5.20%	\$ 37,050.00		\$ 1,095,000
11/1/2046				\$ 28,470.00	\$ 395,520	
5/1/2047		\$ 345,000	5.20%	\$ 28,470.00		\$ 750,000
11/1/2047				\$ 19,500.00	\$ 392,970	
5/1/2048		\$ 365,000	5.20%	\$ 19,500.00		\$ 385,000
11/1/2048				\$ 10,010.00	\$ 394,510	
5/1/2049		\$ 385,000	5.20%	\$ 10,010.00		\$ -

Par Balance Outstanding at 9/30/2027 \$ 5,195,000

Artisan Lakes East Community Development District
Debt Service Fund - Series 2021 Bonds - Budget
Fiscal Year 2027

Description	FYE 9/30/2026 Budget	Actual at 6/30/2026	Anticipated FYE 9/30/2026	FYE 9/30/2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 15,640	\$ 9,611	\$ 38,444	\$ 12,449
Revenue Account	\$ 7,361	\$ 11,697	\$ 46,789	\$ 8,228
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 753,176	\$ 709,622	\$ 753,176	\$ 753,176
Total Revenue and Other Sources	\$ 776,177	\$ 730,931	\$ 838,408	\$ 773,853
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2021-1 Eaves Bend	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000
Series 2021-2 Heritage Park	\$ 150,000	\$ 150,000	\$ 150,000	\$ 155,000
Interest Expense				
Series 2021-1 Eaves Bend	\$ 191,308	\$ 191,308	\$ 191,308	\$ 188,088
Series 2021-2 Heritage Park	\$ 221,925	\$ 221,925	\$ 221,925	\$ 218,475
Other Fees and Charges				
Discounts for Early Payment	\$ 49,273	\$ -	\$ 49,273	\$ 49,273
Total Expenditures and Other Uses	\$ 752,506	\$ 703,233	\$ 752,506	\$ 750,836
Net Increase/(Decrease) in Fund Balance	\$ 23,671	\$ 27,698	\$ 85,902	\$ 23,017
Fund Balance - Beginning	\$ 642,448	\$ 642,448	\$ 642,448	\$ 728,351
Fund Balance - Ending	\$ 666,120	\$ 670,146	\$ 728,351	\$ 751,368

Restricted Fund Balance:

Reserve Account Requirement	\$ 351,951
Restricted for November 1, 2027 Interest Payment	
Series 2021-1 Eaves Bend	\$ 92,119
Series 2021-2 Heritage Park	\$ 107,106
Total - Restricted Fund Balance:	\$ 551,176

	Eaves Bend		Heritage Park	
Assessment Rates	FY 2026	FY 2027	FY 2026	FY 2027
Single Family 40' - 49'	\$850.26	\$850.26	\$1,064.12	\$1,064.12
Single Family 50' - 59'	\$1,062.82	\$1,071.46	\$ 1,330.14	\$1,330.14
Single Family 60' - 69'	\$1,275.39	\$1,257.17	\$ 1,596.17	\$1,596.17

**Artisan Lakes East Community Development District
Debt Service Fund - Series 2021-1 Bonds - Eaves Bend**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		\$ 6,015,000	Varies			
7/7/2021						
11/1/2021				\$ 64,404.46	\$ 64,404	\$ 6,015,000
5/1/2022		\$ 125,000	2.300%	\$ 101,691.25		\$ 5,890,000
11/1/2022				\$ 100,253.75	\$ 291,096	\$ 5,890,000
5/1/2023		\$ 130,000	2.300%	\$ 100,253.75		\$ 5,760,000
11/1/2023				\$ 98,758.75	\$ 330,508	\$ 5,760,000
5/1/2024		\$ 135,000	2.300%	\$ 98,758.75		\$ 5,625,000
11/1/2024				\$ 97,206.25	\$ 332,518	\$ 5,625,000
5/1/2025		\$ 135,000	2.300%	\$ 97,206.25		\$ 5,490,000
11/1/2025				\$ 95,653.75	\$ 329,413	\$ 5,490,000
5/1/2026		\$ 140,000	2.300%	\$ 95,653.75		\$ 5,350,000
11/1/2026				\$ 94,043.75	\$ 331,308	\$ 5,350,000
5/1/2027		\$ 140,000	2.750%	\$ 94,043.75		\$ 5,210,000
11/1/2027				\$ 92,118.75	\$ 328,088	\$ 5,210,000
5/1/2028		\$ 145,000	2.750%	\$ 92,118.75		\$ 5,065,000
11/1/2028				\$ 90,125.00	\$ 329,238	\$ 5,065,000
5/1/2029		\$ 150,000	2.750%	\$ 90,125.00		\$ 4,915,000
11/1/2029				\$ 88,062.50	\$ 330,250	\$ 4,915,000
5/1/2030		\$ 155,000	2.750%	\$ 88,062.50		\$ 4,760,000
11/1/2030				\$ 85,931.25	\$ 331,125	\$ 4,760,000
5/1/2031		\$ 160,000	2.750%	\$ 85,931.25		\$ 4,600,000
11/1/2031				\$ 83,731.25	\$ 331,863	\$ 4,600,000
5/1/2032		\$ 165,000	3.125%	\$ 83,731.25		\$ 4,435,000
11/1/2032				\$ 81,153.13	\$ 332,463	\$ 4,435,000
5/1/2033		\$ 170,000	3.125%	\$ 81,153.13		\$ 4,265,000
11/1/2033				\$ 78,496.88	\$ 332,306	\$ 4,265,000
5/1/2034		\$ 175,000	3.125%	\$ 78,496.88		\$ 4,090,000
11/1/2034				\$ 75,762.50	\$ 331,994	\$ 4,090,000
5/1/2035		\$ 180,000	3.125%	\$ 75,762.50		\$ 3,910,000
11/1/2035				\$ 72,950.00	\$ 331,525	\$ 3,910,000
5/1/2036		\$ 185,000	3.125%	\$ 72,950.00		\$ 3,725,000
11/1/2036				\$ 70,059.38	\$ 330,900	\$ 3,725,000
5/1/2037		\$ 190,000	3.125%	\$ 70,059.38		\$ 3,535,000
11/1/2037				\$ 67,090.63	\$ 330,119	\$ 3,535,000
5/1/2038		\$ 195,000	3.125%	\$ 67,090.63		\$ 3,340,000
11/1/2038				\$ 64,043.75	\$ 329,181	\$ 3,340,000
5/1/2039		\$ 205,000	3.125%	\$ 64,043.75		\$ 3,135,000
11/1/2039				\$ 60,840.63	\$ 333,088	\$ 3,135,000
5/1/2040		\$ 210,000	3.125%	\$ 60,840.63		\$ 2,925,000
11/1/2040				\$ 57,559.38	\$ 331,681	\$ 2,925,000
5/1/2041		\$ 215,000	3.125%	\$ 57,559.38		\$ 2,710,000

**Artisan Lakes East Community Development District
Debt Service Fund - Series 2021-1 Bonds - Eaves Bend**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2041				\$ 54,200.00	\$ 330,119	\$ 2,710,000
5/1/2042		\$ 225,000	4.000%	\$ 54,200.00		\$ 2,485,000
11/1/2042				\$ 49,700.00	\$ 333,400	\$ 2,485,000
5/1/2043		\$ 235,000	4.000%	\$ 49,700.00		\$ 2,250,000
11/1/2043				\$ 45,000.00	\$ 334,400	\$ 2,250,000
5/1/2044		\$ 245,000	4.000%	\$ 45,000.00		\$ 2,005,000
11/1/2044				\$ 40,100.00	\$ 85,100	\$ 2,005,000
5/1/2045		\$ 255,000	4.000%	\$ 40,100.00		\$ 1,750,000
11/1/2045				\$ 35,000.00	\$ 335,200	\$ 1,750,000
5/1/2046		\$ 265,000	4.000%	\$ 35,000.00		\$ 1,485,000
11/1/2046				\$ 29,700.00	\$ 335,000	\$ 1,485,000
5/1/2047		\$ 275,000	4.000%	\$ 29,700.00		\$ 1,210,000
11/1/2047				\$ 24,200.00	\$ 334,400	\$ 1,210,000
5/1/2048		\$ 285,000	4.000%	\$ 24,200.00		\$ 925,000
11/1/2048				\$ 18,500.00	\$ 333,400	\$ 925,000
5/1/2049		\$ 295,000	4.000%	\$ 18,500.00		\$ 630,000
11/1/2049				\$ 12,600.00	\$ 332,000	\$ 630,000
5/1/2050		\$ 310,000	4.000%	\$ 12,600.00		\$ 320,000
11/1/2050				\$ 6,400.00	\$ 335,200	\$ 320,000
5/1/2051		\$ 320,000	4.000%	\$ 6,400.00		\$ -

Par Balance Outstanding at 9/30/2027 \$ 5,210,000

Artisan Lakes Community Development District
Debt Service Fund - Series 2021-1 Bonds - Heritage Park

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		\$ 6,745,000	Varies			
7/7/2021						
11/1/2021				\$ 73,408.08	\$ 73,408	\$ 6,745,000
5/1/2022				\$ 115,907.50		\$ 6,745,000
11/1/2022				\$ 115,907.50	\$ 189,316	\$ 6,745,000
5/1/2023		\$ 140,000	2.300%	\$ 115,907.50		\$ 6,605,000
11/1/2023				\$ 114,297.50	\$ 371,815	\$ 6,605,000
5/1/2024		\$ 145,000	2.300%	\$ 114,297.50		\$ 6,460,000
11/1/2024				\$ 112,630.00	\$ 373,595	\$ 6,460,000
5/1/2025		\$ 145,000	2.300%	\$ 112,630.00		\$ 6,315,000
11/1/2025				\$ 110,962.50	\$ 370,260	\$ 6,315,000
5/1/2026		\$ 150,000	2.300%	\$ 110,962.50		\$ 6,165,000
11/1/2026				\$ 109,237.50	\$ 371,925	\$ 6,165,000
5/1/2027		\$ 155,000	2.750%	\$ 109,237.50		\$ 6,010,000
11/1/2027				\$ 107,106.25	\$ 373,475	\$ 6,010,000
5/1/2028		\$ 160,000	2.750%	\$ 107,106.25		\$ 5,850,000
11/1/2028				\$ 104,906.25	\$ 374,213	\$ 5,850,000
5/1/2029		\$ 165,000	2.750%	\$ 104,906.25		\$ 5,685,000
11/1/2029				\$ 102,637.50	\$ 374,813	\$ 5,685,000
5/1/2030		\$ 165,000	2.750%	\$ 102,637.50		\$ 5,520,000
11/1/2030				\$ 100,368.75	\$ 370,275	\$ 5,520,000
5/1/2031		\$ 170,000	2.750%	\$ 100,368.75		\$ 5,350,000
11/1/2031				\$ 98,031.25	\$ 370,738	\$ 5,350,000
5/1/2032		\$ 175,000	3.125%	\$ 98,031.25		\$ 5,175,000
11/1/2032				\$ 95,296.88	\$ 371,063	\$ 5,175,000
5/1/2033		\$ 185,000	3.125%	\$ 95,296.88		\$ 4,990,000
11/1/2033				\$ 92,406.25	\$ 375,594	\$ 4,990,000
5/1/2034		\$ 190,000	3.125%	\$ 92,406.25		\$ 4,800,000
11/1/2034				\$ 89,437.50	\$ 374,813	\$ 4,800,000
5/1/2035		\$ 195,000	3.125%	\$ 89,437.50		\$ 4,605,000
11/1/2035				\$ 86,390.63	\$ 373,875	\$ 4,605,000
5/1/2036		\$ 200,000	3.125%	\$ 86,390.63		\$ 4,405,000
11/1/2036				\$ 83,265.63	\$ 372,781	\$ 4,405,000
5/1/2037		\$ 205,000	3.125%	\$ 83,265.63		\$ 4,200,000
11/1/2037				\$ 80,062.50	\$ 371,531	\$ 4,200,000
5/1/2038		\$ 215,000	3.125%	\$ 80,062.50		\$ 3,985,000
11/1/2038				\$ 76,703.13	\$ 375,125	\$ 3,985,000
5/1/2039		\$ 220,000	3.125%	\$ 76,703.13		\$ 3,765,000
11/1/2039				\$ 73,265.63	\$ 373,406	\$ 3,765,000
5/1/2040		\$ 230,000	3.125%	\$ 73,265.63		\$ 3,535,000
11/1/2040				\$ 69,671.88	\$ 376,531	\$ 3,535,000
5/1/2041		\$ 235,000	3.125%	\$ 69,671.88		\$ 3,300,000

Artisan Lakes Community Development District
Debt Service Fund - Series 2021-1 Bonds - Heritage Park

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2041				\$ 66,000.00	\$ 374,344	\$ 3,300,000
5/1/2042		\$ 245,000	4.000%	\$ 66,000.00		\$ 3,055,000
11/1/2042				\$ 61,100.00	\$ 377,000	\$ 3,055,000
5/1/2043		\$ 255,000	4.000%	\$ 61,100.00		\$ 2,800,000
11/1/2043				\$ 56,000.00	\$ 377,200	\$ 2,800,000
5/1/2044		\$ 265,000	4.000%	\$ 56,000.00		\$ 2,535,000
11/1/2044				\$ 50,700.00	\$ 106,700	\$ 2,535,000
5/1/2045		\$ 275,000	4.000%	\$ 50,700.00		\$ 2,260,000
11/1/2045				\$ 45,200.00	\$ 376,400	\$ 2,260,000
5/1/2046		\$ 285,000	4.000%	\$ 45,200.00		\$ 1,975,000
11/1/2046				\$ 39,500.00	\$ 375,400	\$ 1,975,000
5/1/2047		\$ 295,000	4.000%	\$ 39,500.00		\$ 1,680,000
11/1/2047				\$ 33,600.00	\$ 374,000	\$ 1,680,000
5/1/2048		\$ 310,000	4.000%	\$ 33,600.00		\$ 1,370,000
11/1/2048				\$ 27,400.00	\$ 377,200	\$ 1,370,000
5/1/2049		\$ 320,000	4.000%	\$ 27,400.00		\$ 1,050,000
11/1/2049				\$ 21,000.00	\$ 374,800	\$ 1,050,000
5/1/2050		\$ 335,000	4.000%	\$ 21,000.00		\$ 715,000
11/1/2050				\$ 14,300.00	\$ 377,000	\$ 715,000
5/1/2051		\$ 350,000	4.000%	\$ 14,300.00		\$ 365,000
11/1/2051				\$ 7,300.00	\$ 378,600	\$ 365,000
5/1/2052		\$ 365,000	4.000%	\$ 7,300.00		\$ -
11/1/2053						

Par Balance Outstanding at 9/30/2027 \$ 6,010,000