

Artisan Lakes East

Community Development District

Adopted Budget Fiscal Year 2027

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

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

Description	Fiscal Year 2026 Budget	Actual at 12/23/2025	Anticipated Year End 09/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	
Assessment Revenue					
Assessments - On-Roll	\$ 155,792	\$ 26,361	\$ 155,792	\$ 156,396	Assessments from Property Owners
Total Revenue & Other Sources	\$ 155,792	\$ 26,361	\$ 155,792	\$ 156,396	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ 1,200	\$ 3,000	Statutory Required Fees (Waived by TM Board)
Executive					
Professional - Management	\$ 31,500	\$ 7,875	\$ 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	\$ 1,625	\$ 4,000	\$ 10,000	
Assessment Roll Preparation	\$ 6,500	\$ 1,625	\$ 6,000	\$ 10,000	
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 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	\$ -	\$ 800	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 8,385	\$ -	\$ 8,495	\$ 8,500	Trust Fees for Bonds
Dissemination Agent Services	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	Required Reporting for Bonds
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fee - Governmental Accounts
Communications and Freight Services					
Postage, Freight & Messenger	\$ 100	\$ -	\$ 100	\$ 100	Agenda Mailings and other Misc Mailings
Computer Services (Web Site)	\$ 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	Fiscal Year 2026 Budget	Actual at 12/23/2025	Anticipated Year End 09/30/2026	Fiscal Year 2027 Budget	Notes
Legal Services					
General Counsel	\$ 11,000	\$ -	\$ 5,000	\$ 10,000	District Attorney
Other General Government Services					
Engineering Services	\$ 7,000	\$ 475	\$ 5,700	\$ 7,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Reserves					
Extraordinary Capital/Operations	\$ 50,000	\$ 12,500	\$ 50,000	\$ 40,000	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	\$ 10,905	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Appropriations	\$ 155,792	\$ 36,541	\$ 146,541	\$ 156,396	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ (10,180)	\$ 9,251	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 142,241		\$ 142,241	\$ 201,492	
Current Year Reserve Allocation	\$ 50,000		\$ 50,000	\$ 40,000	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ 192,241		\$ 201,492	\$ 241,492	Total Cash Position
Fund Balance - Allocations/Use of Funds					
Extraordinary Capital/Operations	\$ 153,293		\$ 164,857	\$ 202,393	Long Term Capital Planning - Balance of Funds
1st 3 Months Operations Reserve	\$ 38,948		\$ 36,635	\$ 39,099	Required to meet Cash Needs until Assessment Rec'd.
	\$ 192,241		\$ 201,492	\$ 241,492	

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

Description	Fiscal Year 2026 Budget	Actual at 12/23/2025	Anticipated Year End 09/30/2026	Fiscal Year 2027 Budget	Notes
Assessment Rate	\$ 147.67			\$ 148.24	Year of Year Assessment Rate
Units Subject to Assessment	1055			1055	Anticipated Number of Units to be Built
Adopted Cap Rate	\$ 148.47			\$ 148.47	Mailed Notice Req'd if Cap Rate Exceeded

TOTAL UNITS AND TYPES OF UNITS - FY 2027 BUDGET

Type of Unit	2018	2021 - Eaves Bend	2021 - Heritage Park	Total
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	Fiscal Year 2026 Budget	Actual at 12/23/2025	Anticipated Year End 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 8,852	\$ 1,957	\$ 7,829	\$ 7,046
Revenue Account	\$ 5,470	\$ 1,612	\$ 6,449	\$ 5,804
Special Assessment Revenue	-			-
Special Assessment - On-Roll	\$ 425,762	\$ 72,475	\$ 425,762	\$ 425,762
Total Revenue and Other Sources	\$ 440,084	\$ 76,044	\$ 440,040	\$ 438,612
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 120,000	\$ -	\$ 120,000	\$ 125,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 277,688	\$ 138,844	\$ 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	\$ 138,844	\$ 425,526	\$ 425,033
Net Increase/(Decrease) in Fund Balance	\$ 14,559	\$ (62,799)	\$ 14,514	\$ 13,579
Fund Balance - Beginning	\$ 402,069	\$ 402,069	\$ 402,069	\$ 416,583
Fund Balance - Ending	\$ 416,628	\$ 339,270	\$ 416,583	\$ 430,162

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	Fiscal Year 2026 Budget	Actual at 12/23/2025	Anticipated Year End 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 15,640	\$ 3,458	\$ 13,833	\$ 12,449
Revenue Account	\$ 7,361	\$ 2,286	\$ 9,142	\$ 8,228
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 753,176	\$ 128,216	\$ 753,176	\$ 753,176
Total Revenue and Other Sources	\$ 776,177	\$ 133,959	\$ 776,150	\$ 773,853
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2021-1 Eaves Bend	\$ 140,000	\$ -	\$ 140,000	\$ 140,000
Series 2021-2 Heritage Park	\$ 150,000	\$ -	\$ 150,000	\$ 155,000
Interest Expense				
Series 2021-1 Eaves Bend	\$ 191,308	\$ 95,654	\$ 191,308	\$ 188,088
Series 2021-2 Heritage Park	\$ 221,925	\$ 110,963	\$ 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	\$ 206,616	\$ 752,506	\$ 750,836
Net Increase/(Decrease) in Fund Balance	\$ 23,671	\$ (72,657)	\$ 23,645	\$ 23,017
Fund Balance - Beginning	\$ 642,448	\$ 642,448	\$ 642,448	\$ 666,093
Fund Balance - Ending	\$ 666,120	\$ 569,792	\$ 666,093	\$ 689,110

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

Assessment Rates	Eaves Bend		Heritage Park	
	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