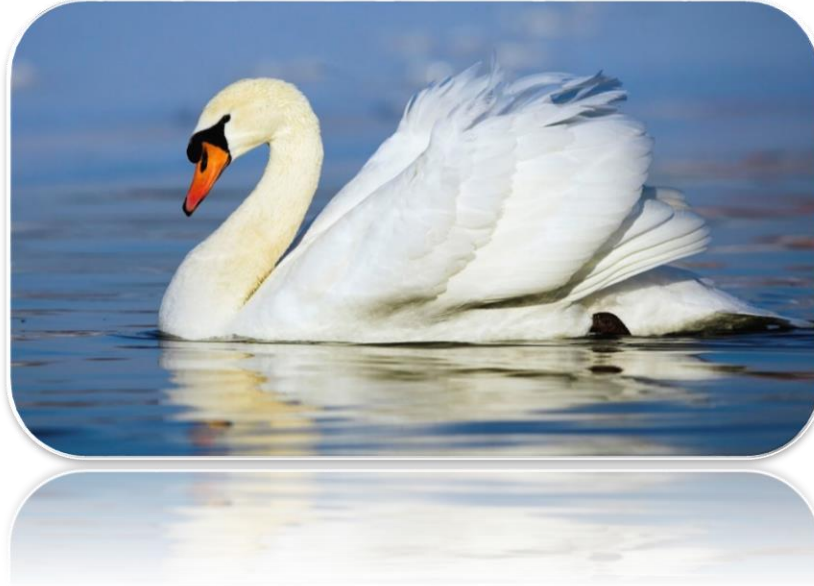


ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

July 1, 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

June 24, 2021

Board of Supervisors

Artisan Lakes East Community Development District

Dear Board Members:

This Regular Meeting of the Board of Supervisors of the Artisan Lakes East Community Development District will be held on **Thursday, July 1, 2021, at 4:00 P.M.** at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/onstage/g.php?MTID=e8854806600d71e9c8da30e551dcc0d97>

Access Code: **173 313 3765**, Event password: **Jpward**

Or Phone: **408-418-9388** and enter the access code **173 313 3765** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. June 6, 2021 - Regular Meeting Minutes
3. Consideration of **Resolution 2021-13**, a Resolution: (i) setting forth the specific terms of the District's Capital Improvement Revenue Bonds, Series 2021; (ii) making certain additional findings and confirming and/or adopting a supplemental engineer's report and a supplemental assessment report; (iii) confirming the maximum assessment lien securing the Series 2021 Bonds; (iv) addressing the allocation and collection of the assessments securing the Series 2021 Bonds; (v) addressing impact fee credits; (vi) addressing prepayments; (vii) addressing true-up payments; (viii) providing for the supplementation of the improvement lien book.

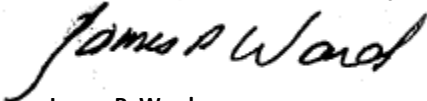
4. Staff Reports
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) Financial Statement for period ending May 31, 2021 (unaudited)
5. Supervisor's Requests and Audience Comments
6. Adjournment

The second order of business is the consideration of the June 6, 2021, Regular meeting minutes.

The third item is the consideration of Resolution 2021-13, a Resolution setting forth the specific terms of the District's Capital Improvement Revenue Bonds, Series 2021; making certain additional findings and confirming and/or adopting a supplemental engineer's report and a supplemental assessment report; confirming the maximum assessment lien securing the Series 2021 Bonds; addressing the allocation and collection of the assessments securing the Series 2021 Bonds; addressing impact fee credits; addressing prepayments; addressing true-up payments; providing for the supplementation of the improvement lien book.

If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Artisan Lakes East Community Development District



James P. Ward
District Manager

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**MINUTES OF MEETING
ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Artisan Lakes East Community Development
11 District was held on Thursday, June 3, 2021, at 4:00 P.M., at the Artisan Lakes Clubhouse, 4725 Los
12 Robles Court, Palmetto, Florida 34221.
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Present and constituting a quorum:

Travis Stagnitta	Chairperson
Robert Lee	Vice Chairperson
JD Humpherys	Assistant Secretary
Jason Ford	Assistant Secretary

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Absent:

Gabriella Pelleova	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Wes Haber	District Counsel
Tony Grau	Grau and Associates

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Audience:

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 4:00 p.m. He called roll and all Members of the Board were present, save Supervisor Pelleova, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

May 6, 2021 – Regular Meeting Minutes

Mr. Ward stated line 78, 79, and 80 should read “the resolution includes me as your secretary and treasurer” for Resolution 2021-5. He indicated this change would be made. He asked if there were any additions, corrections, or deletions to the Minutes. Hearing none, he called for a motion.

48 **On MOTION made by Mr. Travis Stagnitta, seconded by Mr. JD**
49 **Humpherys, and with all in favor, the May 6, 2021, Regular Meeting**
50 **Minutes were approved.**

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52 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2021-12

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54 **Consideration of Resolution 2021-12, re-designating dates, time, and location for regular meeting of**
55 **the Board of Supervisor’s for Fiscal Year 2022**

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57 *Mr. Ward: The other location where we were going to have the Board Meeting for Artisan Lakes, I have*
58 *to move that, so we can actually move this Board Meeting back to its original time slot of 3:30 p.m. This*
59 *resolution does just that, It amends the time of the meeting to 3:30 here at the Artisan Lakes Clubhouse,*
60 *4725 Los Robles Court, Palmetto, Florida 34221.*

61
62 **On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert**
63 **Lee, and with all in favor, Resolution 2021-12 was adopted, and the**
64 **Chair was authorized to sign.**

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66 **FOURTH ORDER OF BUSINESS**

Consideration of Audited Financial Statements

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68 **Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended**
69 **September 30, 2020**

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71 Mr. Ward introduced Tony Grau with Grau and Associates.

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73 Mr. Tony Grau with Grau and Associates reviewed the Audited Financial Statements for the Fiscal Year
74 ended September 30, 2020. He reported the audit opinion was on page 1 and 2 and reflected a clean
75 opinion with respect to the financial statements and disclosures of the CDD. He stated the management
76 discussion and analysis was a recap of the financial activity during the Fiscal Year. He indicated page 4
77 showed a condensed statement of net position with comparative numbers between 2020 and 2019. He
78 noted page 5 was the income statement also with comparative numbers. He noted there was a
79 conveyance in the current fiscal year of approximately \$2 million dollars. He explained those assets
80 were transferred to other entities for ownership and maintenance. He stated the financial statements
81 started on page 7 and included the government wide statement of net position. He indicated page 8
82 was the statement of activities which was the income statement on the full accrual basis. He stated
83 following this was the balance sheet or governmental funds (general, debt service, and capital project
84 funds). He stated the income statement was on page 11 and showed the revenues, expenditures, debt
85 service, principal and interest, and then capital outlay funds. He stated page 13 began the footnotes to
86 the financial statements which were unchanged; no new accounting policies or standards as related to
87 the District. He indicated page 19 showed the capital assets. He noted Artisan Lakes East assets were
88 placed in service; there was no infrastructure under construction in this District. He noted there was a
89 conveyance of approximately \$2 million dollars to Manatee County. He explained the CDD’s long-term
90 debt reflected one bond series issued in 2018 and \$95,000 dollars was paid down on this debt; the
91 District owed \$5,965,000 dollars as of the end of the fiscal year. He stated next was information related
92 to the cost share agreement between the two entities as related to the Artisan Lakes Parkway. He the
93 budget to actual statement was on page 23 and the remainder of the report contained the various

94 reports required under government auditing standards and the Auditor General. He noted there were
95 no findings and only clean opinions. He asked if there were any questions.

96
97 Mr. Ward asked if there were any questions; hearing none, he called for a motion.
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On MOTION made by Mr. Robert Lee, seconded by Mr. JD Humpherys, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2020, were accepted for purposes of inclusion in the record.

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FIFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a. Financial Statement for period ending April 30, 2021 (unaudited)

No report.

SIXTH ORDER OF BUSINESS

Audience Comments and Supervisor’s Requests

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119 Mr. Ward if there were any Supervisor’s requests; there were none. He asked if there were any
120 audience members present on audio/video or in person with any comments or questions; there were
121 none.

SEVENTH ORDER OF BUSINESS

Adjournment

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125 Mr. Ward adjourned the Meeting at approximately 4:12 p.m.

On MOTION made by Mr. JD Humpherys, seconded by Mr. Robert Lee, and with all in favor, the meeting was adjourned.

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131 Artisan Lakes East Community Development District

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135 _____
James P. Ward, Secretary

Travis Stagnitta, Chairperson

RESOLUTION 2021-13

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2021; MAKING CERTAIN ADDITIONAL FINDINGS AND CONFIRMING AND/OR ADOPTING A SUPPLEMENTAL ENGINEER'S REPORT AND A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2021 BONDS; ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE SERIES 2021 BONDS; ADDRESSING IMPACT FEE CREDITS; ADDRESSING PREPAYMENTS; ADDRESSING TRUE-UP PAYMENTS; PROVIDING FOR THE VALIDITY OF THE ASSESSMENTS; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes East Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, on October 10, 2018, the District's Board of Supervisors ("**Board**") adopted, after notice and public hearing, Resolution 2019-1, relating to the imposition, levy, collection and enforcement of debt service special assessments to secure the repayment of future bonds, including but not limited to the Series 2021 Bonds (defined herein); and

WHEREAS, on June 17, 2021, and in order to finance the "**Series 2021 Project**" (which is described in the Engineer's Report (defined herein)), the District entered into that certain *Bond Purchase Agreement* with MBS Capital Markets, LLC, whereby the District agreed to sell its Capital Improvement Revenue Bonds, Series 2021-1 in the par amount of \$6,015,000 ("**Series 2021-1 Bonds**") and its Capital Improvement Revenue Bonds, Series 2021-2 in the part amount of \$6,745,000 ("**Series 2021-2 Bonds**") and together with the Series 2021-01 Bonds the "**Series 2021 Bonds**"; and

WHEREAS, pursuant to and consistent with Resolution 2019-1, the District desires to set forth the particular terms of the sale of the Series 2021 Bonds and confirm the lien for special assessments securing the Series 2021 Bonds.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. **INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.
2. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2019-1.
3. **ADDITIONAL FINDINGS; ADOPTION OF ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT.** The Board hereby finds and determines as follows:

- a. On October 10, 2018, the District, after due notice and public hearing, adopted Resolution 2019-1 which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provided that as each series of bonds is issued – including but not limited to the Series 2021 Bonds – to fund all or any portion of the District’s capital improvement plan, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certify the amount of the liens of the special assessments – including but not limited to the special assessments (“**Series 2021 Assessments**”) pledged to secure the Series 2021 Bonds – securing any portion of the bonds, including interest, costs of issuance, the number of payments due, and the application of receipt of any true-up proceeds.
- b. The *Supplemental Report of District Engineer*, dated May 6, 2021, and attached to this Resolution as **Exhibit A (“Engineer’s Report”)**, identifies and describes, among other things, the presently expected components of the Series 2021 Project. The Engineer’s Report sets forth the estimated costs of the Series 2021 Project. The District hereby confirms that the Series 2021 Project serves a proper, essential and valid public purpose. The Engineer’s Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2021 Bonds.
- c. *The Final Special Assessment Methodology – Series 2021 Bonds – Eave’s Bend Phase 2 at Artisan Lakes and Heritage Park Phases 1 and 2 at Artisan Lakes* dated June 17, 2021, and attached to this Resolution as **Exhibit B (“Assessment Report”)**, applies the District’s master assessment methodology (as set forth in the *Master Special Assessment Methodology*, dated September 6, 2018) to the Series 2021 Project and the actual terms of the Series 2021 Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2021 Bonds.
- d. Subject to the terms of **Exhibit A** and **Exhibit B**, the Series 2021 Project specially benefits developable property within the District, as further described in **Exhibit B** attached hereto. Moreover, the benefits from the Series 2021 Project funded by the Series 2021 Bonds to the properties (“**Assessment Area Two**”) subject to the Series 2021 Assessments equal or exceed the amount of the Series 2021 Assessments, as described in **Exhibit B**, and such Series 2021 Assessments are fairly and reasonably allocated across Assessment Area Two. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2021 Project to be financed with the Series 2021 Bonds to the specially benefited properties within Assessment Area Two as set forth in Resolution 2019-1 and this Resolution.

4. **CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2021 BONDS.**

As provided in Resolution 2019-1, this Resolution is intended to set forth the terms of the Series 2021 Bonds and the final amount of the lien of the Series 2021 Assessments. **Composite Exhibit C** shows: (i) the rates of interest and maturity on the Series 2021 Bonds, (ii) the estimated sources and uses of funds of the Series 2021 Bonds, and (iii) the debt service due on the Series 2021 Bonds. The lien of the Series 2021 Assessments shall be the principal amount due on the Series 2021 Bonds, together with interest and collection costs. **Exhibit C** is intended to evidence the terms of the Series 2021 Bonds as of the date of

their issuance and the District shall not supplement this resolution or **Exhibit C** to reflect any changes that occur as a result of any payments on the Series 2021 Bonds.

5. **ALLOCATION AND COLLECTION OF SERIES 2021 ASSESSMENTS.**

- a. The Series 2021 Assessments shall be allocated in accordance with **Exhibit B**. The Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2021 Bonds.
- b. Section 8 of Resolution 2019-1 sets forth the terms for collection of the Series 2021 Assessments. The District hereby certifies the Series 2021 Assessments for collection to ensure payment of debt service as set forth in **Exhibit B** and **Composite Exhibit C**. The District Manager is directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law and the applicable trust indenture in order to provide for the timely payment of debt service (and after taking into account any capitalized interest period, if any).

6. **IMPACT FEE CREDITS.** Any impact fee credits arising from the development of the Series 2021 Project shall be addressed as set forth in that *Interlocal Agreement Regarding Artisan Lakes Parkway and Certain Eave's Bend Infrastructure* and the related *Developer Parkway Agreement*, both as authorized by the District's Resolution 2018-21.

7. **PREPAYMENT OF SERIES 2021 ASSESSMENTS.** Section 8(b) of Resolution 2019-1 addresses prepayments for the Series 2021 Assessments.

8. **APPLICATION OF TRUE-UP PAYMENTS.** Eaves Ben Phase 2 is fully platted, and accordingly, this Section 8 will only apply to this area if Eaves Ben Phase 2 is re-platted or otherwise similarly modified. Heritage Park Phases 1 and 2 are not yet platted and this section will apply in connection with the platting, re-platting, or other similar modification to such area. In either such case, the Assessment Report shall govern the true-up process as it relates to the Series 2021 Assessments and Series 2021 Bonds. As noted in the Assessment Report, the District has allocated the Series 2021 Assessments to the benefitting lands, and caused the Series 2021 Assessments to be recorded in the District's Improvement Lien Book.

If a change in development due to a plat, re-plat, or similar modification results in a net decrease in the overall principal amount of Series 2021 Assessments able to be assigned to the developable lands within Assessment Area Two – as determined by the District Manager in his sole and absolute discretion and without respect to any third party rights if any that may exist, and based on the Assessment Report the terms of which are incorporated herein, the applicable landowner will be required to make a density reduction payment ("**True-Up Payment**") equal to the shortfall in Series 2021 Assessments resulting from the reduction of planned units. Any True-Up Payment shall become due and payable that tax year by the applicable landowner, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the applicable property until paid. A True-Up Payment shall include accrued interest on the Series 2021 Bonds to the next applicable interest payment date, as provided for in the applicable trust indenture. All Series 2021 Assessments levied run with the land, and such 2021 Assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made.

9. **VALIDITY OF ASSESSMENTS.** The Series 2021 Assessments shall be and shall remain a legal, valid and binding first lien against all benefitted property as described in **Exhibit B** until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

10. **CONFLICTS.** This Resolution is intended to supplement Resolution 2019-1, which remains in full force and effect and is applicable to the Series 2021 Bonds except as modified herein. This Resolution and Resolution 2019-1 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution, provided however that to the extent of any conflict, this Resolution shall control. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

11. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

APPROVED and **ADOPTED** this 1st day of July, 2021.

ATTEST:

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Travis Stagnitta, Chairperson

Exhibit A: *Supplemental Report of District Engineer, dated May 6, 2021*

Exhibit B: *Special Assessment Methodology – Series 2021 Bonds – Eave’s Bend Phase 2 at Artisan Lakes and Heritage Park Phases 1 and 2 at Artisan Lakes dated June 17, 2021*

Comp. Ex. C: *Maturities and Coupon of Series 2021 Bonds, Sources and Uses of Funds for Series 2021 Bonds, and Annual Debt Service Payment Due on Series 2021 Bonds*

Exhibit A:

Supplemental Report of District Engineer, dated May 6, 2021

**Artisan Lakes East
Community Development District
Supplemental Report of District Engineer
May 6, 2021**

Prepared for:

**Artisan Lakes East
Community Development District
Manatee County, Florida**

Prepared by:

**Victor Barbosa, P.E.
Waldrop Engineering
Tampa, Florida**

INTRODUCTION

The purpose of this Supplemental Report is to present the Artisan Lakes East Community Development District's ("District") "2021 Project." This Supplemental Report supplements the prior *Report of District Engineer*, dated September 6, 2018 ("Master Engineer's Report"), which describes the District's master public Capital Improvement Plan ("CIP") and the *Supplemental Report of District Engineer* dated November 9, 2018, which describes the District's 2018 Project, which is a portion of the CIP. The District has issued its Capital Improvement Revenue Bonds, Series 2018 (the "2018 Bonds") to finance the 2018 Project and certain other components of the CIP, which generally comprise the first phase of the CIP. The first phase of the CIP is substantially complete and serves approximately 422 planned residential units in the portion of the development (the "Development") in the District known as "Eaves Bend Phase 1." Generally stated, the 2021 Project constitutes the second phase of the CIP and consists of the public infrastructure components necessary to serve what is known as "Eaves Bend Phase 2" and "Heritage Park Phases 1 & 2" and includes the public portion of Gillet Drive, as well as a portion of public Artisan Lakes Parkway, as described herein. Eaves Bend Phase 2 includes 351 platted residential units, which are described in the plat entitled "Artisan Lakes Eaves Bend, Phase II, Subphases A, B & C" recorded as Plat Book 69, pages 176-194 et seq., instrument number 202041140392, in the Public Records of Manatee County, Florida. Heritage Park Phases 1 & 2 includes 282 residential units proposed to be platted upon Construction Plan approval.

This Supplemental Engineer's Report reflects the District's present intentions. The implementation and completion of the 2021 Project outlined in this report requires final approval by the District's Board of Supervisors, including the approval for the purchase of site related improvements, if any. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable for portions of the 2021 Project that are not yet complete. Costs for completed components of the 2021 Project are based on actual costs, without any contingency.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District as required by the applicable independent unit of local government.

BACKGROUND

The District is located within the Gateway North Development of Regional Impact, also known as Artisan Lakes (“Artisan Lakes DRI”) in northern Manatee County in Sections 9, 16, and 17, Township 33 South, Range 18 East, Manatee County, Florida. The District was established by adoption of Ordinance No. 18-31 by Manatee County, Florida on August 21, 2018, which ordinance became effective on August 28, 2018. The lands within the District include 434.063 +/- acres that were originally part of the Artisan Lakes Community Development District (“ALCDD”), the boundary of which was concurrently amended to remove the lands that now form the District. A total of 1,055 single family residential units are planned within the Development at buildout. The 2021 Project described herein includes public infrastructure constructed in conjunction with development of the next phase of 633 planned residential units, of which 351 are currently platted within Eaves Bend Phase 2 and 282 are proposed to be platted with Heritage Park Phases 1 & 2 upon Construction Plan approval. While the public infrastructure to be constructed with development of Heritage Park Phases 1 & 2 is in accordance with the District’s Master Engineers Report, currently, only 261 of the 282 residential units planned for Heritage Park Phases 1 & 2 are completely within the boundaries of the District. The District boundaries may be expanded in accordance with applicable law to include within the District’s boundaries the additional 21 residential units planned for Heritage Park Phases 1 & 2 (the “Annexed Units”). It is currently the District’s intent to amend the boundaries of the District to include the land planned for development of the Annexed Units.

The District was established for the purposes of financing, acquiring, constructing, maintaining and operating all or a portion of the public infrastructure necessary for the community development within the District. Only those public portions of the CIP that are determined by bond counsel to the District to be eligible to be financed on a tax-exempt basis have been or will be paid for with proceeds of the District’s bonds. The District will finance, acquire and/or, construct, operate, and maintain a portion of

the public infrastructure improvements that are needed to serve the District and allocate the costs for all of the public infrastructure improvements in the CIP and, as noted above, has issued the 2018 Bonds to finance, acquire and/or construct a portion of the CIP. Remaining portions of the CIP have been or will be completed by Taylor Woodrow Communities at Artisan Lakes, L.L.C., the primary developer of lands within the District (the “Developer”) and will be acquired by the District with proceeds of the District’s proposed Capital Improvement Revenue Bonds, Series 2021 (the “2021 Bonds”). It is possible, although not expected, that components of the CIP not financed by the 2018 Bonds and the 2021 Bonds may be financed by a future series of bonds issued by the District. The Developer will finance and construct the balance of the infrastructure improvements needed for the development that is not financed by the District and may contribute all or a portion of the public portions of such infrastructure to the District. This Supplemental Report describes the 2021 Project to be financed, all or in part, by the 2021 Bonds.

2021 PROJECT

The District’s 2021 Project – as part of the overall CIP – includes completed and planned infrastructure improvements that provide special benefit to all assessable land within the Development, including but not limited to Eaves Bend Phase 2 and Heritage Park Phases 1 & 2 (which includes assessable land that may be added to the District’s boundaries upon any expansion to include the planned Annexed Units).

If the District’s boundaries are so expanded, the foregoing finding will be used to levy non-ad valorem special assessments in connection with the 2021 Bonds on the assessable land and/or Assessable Units included in the District’s boundaries.

The 2021 Project includes the storm water management system, public road paving, gravity sanitary sewers, sanitary force mains, potable water mains, and associated professional fees, necessary for the development of Eaves Bend Phase 2 and Heritage Park Phases 1 & 2, as described below. The 2021 Project also includes public roadway improvements of Gillet Drive and a portion of Artisan Lakes Parkway, a public roadway, which includes sanitary sewer, reclaimed and potable water utilities, a portion of the roadway construction, and portions of the landscape/irrigation/hardscape and

streetlighting (but not undergrounding of electric utility lines). Construction costs for Artisan Lakes Parkway are shared with the adjacent ALCDD through a cost share agreement, which is outlined in the Master Engineer's Report.

The estimated total cost of the District's 2021 Project is \$16,196,904. Refer to Exhibit B for a summary of the costs by infrastructure category for the planned 2021 Project expenditures.

The anticipated completion timelines of portions of the 2021 Project and lot development in Eaves Bend Phase 2 and Heritage Park Phases 1 & 2 shall be within the appropriate 3-year funding timeline.

GOVERNMENTAL ACTIONS

The Developer received revised zoning approval for the land in the Artisan Lakes DRI from Manatee County May 11, 2016 (PDMU-91-01(G)(R6). The zoning approval for the Artisan Lakes DRI allows for a maximum of 2,800 residential units including conventional attached, detached and multi-family residential single-family dwellings with accessory parks and an amenity center, across both the lands contained within ALCDD and the District. All permits for Eave's Bend Phase 2 improvements have been obtained and the related improvements are anticipated to be substantially completed by December 2021. The Heritage Park Phases 1 & 2 project is in the final agency approval phase for permitting with construction of related improvements for Phase 1 anticipated to begin May 2021 and be substantially completed by December 2021. Construction of related improvements for Phase 2 is anticipated to begin January 2022 and to be substantially completed by December 2022. The third phase of Artisan Lakes Parkway is in preliminary agency approval phase for permitting with construction anticipated to begin June 2021 and to be substantially completed by December 2021. Gillet Drive has obtained all applicable agency permits and improvements are anticipated to be substantially completed by June 2021.

ROADWAYS

Primary vehicular access to the District is provided from public Moccasin Wallow Road, which is currently a rural two-lane collector road that runs in an east/west direction owned by Manatee County.

Internally, a two-lane boulevard roadway, public Artisan Lakes Parkway, is being constructed in three phases to provide access to individual neighborhoods in the District. The first and second phases of Artisan Lakes Parkway have been completed and funded. The third phase of Artisan Lakes Parkway, which will provide access to Buckeye Road for residents within the District and other members of the general public, is currently being permitted and is included in the 2021 Project.

As outlined in the Master Engineer's Report, the costs for Artisan Lakes Parkway are being shared between the District and ALCDD pursuant to the Interlocal Agreement with a maximum contribution by the District to the total construction cost of Artisan Lakes Parkway of 55%, which costs may be funded directly by the District and/or ALCDD or by the Developer pursuant to an applicable completion agreement. Any impact fee credits will be applied as set forth in the Interlocal Agreement as well, and as described in the Master Engineer's Report. Artisan Lakes Parkway will be dedicated to Manatee County upon completion. The landscaping, irrigation, hardscaping and streetlights will be owned by the District but maintained by a master homeowner's association pursuant to a County maintenance permit and under a separate maintenance agreement, as set forth in the Interlocal Agreement.

Roadways within Heritage Park Phases 1 & 2 and Eaves Bend Phase 2 are platted as private roads but are designed and constructed to public standards. Roads within these neighborhoods are currently not part of the 2021 Project and have been funded by the Developer and dedicated to a homeowner's association for maintenance. Roadways within Eaves Bend Phase 2 may be eligible for District funding from a future District bond issue if conveyed to Manatee County at a future date.

The Gillet Drive project includes roadways dedicated to the public and eligible paving costs are included with the 2021 Project. The public portion of Gillet Drive will be owned and operated by the County and will provide access to lots outside the District and connect to private roadways which will provide access to non-gated commercial and townhome development and ultimately connect to Eaves Bend Phase 2 and Artisan Lakes Parkway located within the District.

UNDERGROUNDING AND STREET LIGHTING ELECTRICAL SYSTEM

The District lies within the area served by the Florida Power and Light (FP&L) service area. FP&L will provide underground electric service to the site from lines located within the public right-of-way of Artisan Lakes Parkway, which have been extended from Moccasin Wallow Road. The internal electrical distribution system for Eaves Bend Phase 2 and Heritage Park Phases 1 & 2 consists of underground cable with appurtenant transformers and service pedestals for street light locations. The undergrounding of electric utility lines in Eaves Bend Phase 2, Heritage Park Phases 1 & 2 and within Artisan Lakes Parkway will not be funded by the District as part of the 2021 Project. Streetlights in Artisan Lakes Parkway may be eligible to be funded by the District from a future bond issue but are not included in the 2021 Project. Any operating costs for streetlights will be paid from operations and maintenance assessments, and not bond proceeds. Any streetlights funded by the District will be owned by the District or another governmental entity and located in public roads or public right of way and not in private roads behind gates.

STORMWATER MANAGEMENT

Manatee County and the Southwest Florida Water Management District (SWFWMD) regulate the design criterion for the stormwater management system within the District. The District is located within the Little Manatee River and Frog Creek basins. The pre-development site runoff and water management conditions have been developed by Manatee County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD and the Manatee County Environmental Resource Department.

The Stormwater Management Plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands. The 2021 Project includes such ponds and related facilities for Eaves Bend Phase 2, Heritage Park Phases 1 & 2 and Artisan Lakes Parkway. The stormwater improvements included in the 2021 Project are expected to be substantially completed within the appropriate 3-year funding timeline.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.
6. Preserve the function of the floodplain storage during the 100-year storm event.

The stormwater collection and outfall systems are a combination of curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. It will be the responsibility of the District to maintain the stormwater system and ensure its operation. The District will not fund any costs of mass grading of lots. No private earthwork is included in the 2021 Project. Storm water lake excavation in the 2021 Project includes only the portion from the normal water level to a depth of 8 feet, the depth required to meet water quality criteria set forth by SWFWMD. Storm water lake excavation more than 8 feet in depth will be funded by the Developer. All improvements included in the District-funded public Stormwater Management Plan are an integral part of the water management system needed for the Development and are located on publicly owned land or within public easements or public rights-of-way. The purpose of the lakes is to manage stormwater, with any use of such water for irrigation on private lots being incidental to that purpose. All lakes included in the Stormwater Management Plan were constructed in accordance with applicable requirements of governmental authorities with jurisdiction over the lands in the District. It was less expensive to allow the Developer of the land in the District to use any excess fill generated by construction of the improvements in the Stormwater Management Plan than to haul such fill off-site.

WASTEWATER COLLECTION

The sanitary sewer infrastructure constructed with development of Eaves Bend Phase 2 (351 units) and Heritage Park Phases 1 & 2 (282 units) is included in the 2021 Project. The wastewater improvements included in the 2021 Project are expected to be substantially completed within the appropriate 3-year funding timeline.

The District is within the Manatee County service area with wastewater treatment service to be provided by the Manatee County Public Works Department. The North Manatee County Treatment Facility will serve the District. The District connects to an existing Manatee County master pump station located at the southeast corner of Artisan Lakes. Wastewater service of the District's onsite sewer system has been approved by Manatee County through a "Concurrency" Certificate Level of Service ("CLOS"). This CLOS verifies capacity to serve the development permitted in PDMU-91-01(G)(R6).

The District's onsite sanitary sewer system will consist of 8" gravity collection lines with appurtenant manholes that drain into two pump stations within Artisan Lakes and directly into a 27" gravity sewer main that conveys wastewater flows from the District to the Manatee County master pump station. All wastewater infrastructure will be acquired by the District and dedicated to Manatee County for ownership and maintenance.

WATER DISTRIBUTION SYSTEM

The potable water infrastructure constructed with development of Heritage Park Phases 1 & 2, Eaves Bend Phase 2, and portion of Artisan Lakes Parkway is included in the 2021 Project. The District lies within the Manatee County service area with potable water service to be provided by the Manatee County Public Works Department. The District is served from the 30" potable water line located within the Moccasin Wallow Road right-of-way adjacent to the south boundary of the District. The current and future water distribution systems within the project consist of 16", 12", 8", 6" and 4" water mains with appurtenant valves and fire hydrants. All potable water infrastructure will be (and/or has been) constructed and/or acquired by the District and dedicated to Manatee County for ownership and

maintenance. The potable water improvements included in the 2021 Project are expected to be substantially completed within the appropriate 3-year funding timeline.

LANDSCAPING AND IRRIGATION

Landscape features and associated irrigation systems are planned and being constructed within private rights-of-way for Eaves Bend Phase 2 and Heritage Park Phases 1 & 2 and will not be funded by the District. Portions of the landscaping within the third phase of Artisan Lakes Parkway public right-of-way are included in the 2021 Project, will be acquired by the District and are expected to be substantially completed within the appropriate 3-year funding timeline. Landscaping financed by the District will be located within Artisan Lakes Parkway and will be maintained by a master homeowner's association through an agreement with the District and pursuant to a right of way maintenance permit issued by the County.

RECREATIONAL FACILITIES

One centrally located amenity site that serves the District's residential units has been completed. Construction of the amenity was not funded by the District and is not included in 2021 Project. Although the 2021 Project benefits the amenity, it is not assessed pursuant to state law, as it is a common element for the development in the District.

CONTINGENCY

This category includes the cost for adjustments as a result of unexpected field conditions, requirements of governmental agencies and other unknown factors that may occur throughout the course of development of the infrastructure. In general, the contingency amount is based on a percentage of the total infrastructure cost estimate. No contingency is included within the portions of the 2021 Project already completed or under contract. A 10% contingency has been included for portions of the 2021 Project currently being permitted.

PROFESSIONAL FEES

Professional fees include civil engineering, costs for site design, permitting, inspection and master planning, survey costs for construction staking and record drawings as well as preparation of preliminary and final plats, geotechnical cost for pre-design soil borings, under drain analysis and construction testing, and architectural cost for landscaping. Also included in this category are fees associated with environmental consultation and permitting and legal fees. Only professional fees associated with public infrastructure improvements contained within the 2021 Project will be financed by the District.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the District’s proposed infrastructure improvements are set forth below.

<u>Proposed Infrastructure Improvements</u>	<u>Financing</u>	<u>Ownership</u>	<u>Maintenance</u>
On-site Internal Roadway Improvements	Developer	HOA	HOA
Off-site Roadway – Artisan Lakes Parkway Phase 3 – roadway, gravity sewer, force main, potable water, and pump station no. 4	CDD	Manatee County	Manatee County
Landscape/Hardscape within Artisan Lakes Parkway Phase 3	CDD	CDD	HOA via agreement
Stormwater Management System and On-site Wetlands	CDD	CDD	CDD
Amenity Site	Developer	HOA	HOA
Sanitary Sewer Collection	CDD	Manatee County	Manatee County
Water Distribution	CDD	Manatee County	Manatee County

PROJECT COSTS

The anticipated total costs associated with the 2021 Project infrastructure improvements are estimated to be \$16,196,904. The public infrastructure improvements include the construction costs of Artisan Lakes Parkway – Phase 3 (including roadways as well as landscaping/hardscaping), sewer and water, and

storm water management systems including lake excavation to 8 feet depth, and public roadways. Private infrastructure for Eaves Bend Phase 2 and Heritage Park Phases 1 & 2 includes landscaping/hardscaping and irrigation not financed by the District, private roadways, and certain private excavation and grading improvements.

The Summary of Estimated Project costs, attached hereto as Exhibit B, outlines the anticipated costs associated with the construction and acquisition of public infrastructure within the District, including the 2021 Project, as well as private infrastructure to be funded by the Developer.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The permits set forth in Exhibit A are sufficient for the build-out of Eaves Bend Phase 2, Heritage Park Phases 1 & 2 and construction of the portion of Artisan Lakes Parkway included in the 2021 Project described in the development plans. The permitting of a portion of the 2021 Project is ongoing at this time and there is no reason to believe such permitting will not be obtained.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications, last revisions, and actual costs, in the case of completed improvements. It is the professional opinion of Waldrop Engineering that the estimated infrastructure costs provided herein for the District improvements not yet completed represent the reasonable cost to complete the construction of the infrastructure described herein. All of these infrastructure improvements will benefit and add value to all developable properties currently within the District or that may be included within the District as noted above as a system of improvements. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the Florida Statutes.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost for improvements not yet completed is based on unit prices currently being experienced for ongoing and similar items of work in Manatee County and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost for improvements not yet completed are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.



Victor Barbosa, P.E

District Engineer

FL PE License No. 58548

EXHIBITS

Exhibit A **Permit and Construction Approval Status**

Exhibit B **Summary of Estimated Project Costs**

EXHIBIT A

PERMIT AND CONSTRUCTION

APPROVAL STATUS

EXHIBIT “A”

Artisan Lakes Community Development District – Eave’s Bend CIP

Approval Date	Anticipated Date	Agency	Application/Permit No.	Permit Name
5/5/2016	-	Manatee County Planning and Zoning	PDMU-91-01(Z)(G)(R6)	Site Development Plan approval (zoning)
5/18/2016	-	Manatee County Development Order	Ord. 16-25	Development Agreement (revised)
6/4/2020	-	Manatee County	PLN1901-0097	Preliminary Plat/Preliminary Site Plan/Final Site Plan – Artisan Lakes Eaves Bend, Phase 2, Subphases A to C
5/28/2020	-	Manatee County	PLN1901-0096	Construction Plans – Artisan Lakes Eaves Bend, Phase 2, Subphases A to C
9/11/2019	-	Southwest Florida Water Management District	779506	Eaves Bend Phase 2 Individual ERP
12/17/2020	-	Manatee County	202041140392	Eaves Bend Phase 2 Recorded Plat
-	5/14/2021	Manatee County	PLN2101-0047	Heritage Park Phases 1 & 2 FSP
-	5/21/2021	Manatee County	PLN2101-0045	Heritage Park Phases 1 & 2 CP
-	5/21/2021	Southwest Florida Water Management District	817738	Heritage Park Phases 1 & 2 Individual ERP
-	6/12/2021	Manatee County	PLN2012-0089	Artisan Lakes Parkway Ph. 3 CP
-	6/12/2021	Southwest Florida Water Management District	817196	Artisan Lakes Parkway Ph. 3 Individual ERP
4/30/2020	-	Manatee County	PLN1903-0028	Gillet Drive CP
11/5/2019	-	Southwest Florida Water Management District	43030240.020	Gillet Drive Individual ERP

EXHIBIT B
SUMMARY OF
ESTIMATED PROJECT COST

Artisan Lakes East Community Development District
2021 Project Cost Estimate
Exhibit B

No.	Infrastructure	2021 Project		Total Project Costs
		Public Funded Improvements	Private Funded Improvements	
1	Stormwater/Floodplain Management ⁽¹⁾⁽²⁾	\$ 4,065,373.55	\$ 3,745,777.00	\$ 7,811,150.55
2	Subdivision Roads	\$ 212,586.25	\$ 3,462,923.00	\$ 3,675,509.25
3	Subdivision Sanitary Sewer Collection System	\$ 2,228,986.51	\$ -	\$ 2,228,986.51
4	Subdivision Potable Water System	\$ 1,694,538.24	\$ -	\$ 1,694,538.24
5	Subdivision Landscape/Irrigation/Hardscape	\$ -	\$ 6,357,073.00	\$ 6,357,073.00
6	Amenity Center	\$ -	\$ 1,000,000.00	\$ 1,000,000.00
7	Subtotal (Development)	\$ 8,201,484.55	\$ 14,565,773.00	\$ 22,767,257.55
8	Artisan Lakes Parkway ⁽⁴⁾⁽⁵⁾	\$ 6,357,344.00	\$ 1,395,195.00	\$ 7,752,539.00
9	Contingency (10%) ⁽³⁾	\$ 422,000.00	\$ 2,184,865.95	\$ 2,606,865.95
10	Professional Fees	\$ 1,216,075.02	\$ 858,212.00	\$ 2,074,287.02
	Total Improvements⁽⁶⁾	\$ 16,196,903.57	\$ 19,004,045.95	\$ 35,200,949.52
	Total Public Infrastructure - Series 2021 CIP	\$ 16,196,903.57		

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the '2021 Project' as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development of Eave's Bend and Heritage Park.

Notes:

- (1) Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls
- (2) Developer Funded Stormwater/Floodplain mgmt includes certain lake excavation costs, lot pad grading, and internal road grading.
- (3) Contingency associated with 2021 Project is included only on portions of work not currently bid or under contract.
- (4) Artisan Lakes Parkway Phase 3 improvements include: roadway, storm sewer, san. sewer, lift station completion, potable water & landscape/hardscape
- (5) Maximum District contribution toward \$14,890,000 cost to construct Artisan Lakes Parkway is 55% of total cost (\$8,189,500 of \$14,890,000) per Interlocal Agreement with Artisan Lakes CDD. The 2018 Project funded \$1,832,156 leaving 2021 Project with remainder of \$6,357,344.
- (6) Costs summarized in the "Private Funded Improvements" column tabulate infrastructure to be funded by the Developer. Total cost increased from 2018 Master Engineer Report to account for Developer funding private roadways.

Exhibit B:

Special Assessment Methodology – Series 2021 Bonds – Eave’s Bend Phase 2 at Artisan Lakes and Heritage Park Phases 1 and 2 at Artisan Lakes dated June 17, 2021

ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT

Final Special Assessment Methodology -- Series 2021 Bonds -
Eaves Bend Phase 2 at Artisan Lakes and Heritage Park Phases
1 and 2 at Artisan Lakes

Prepared by:

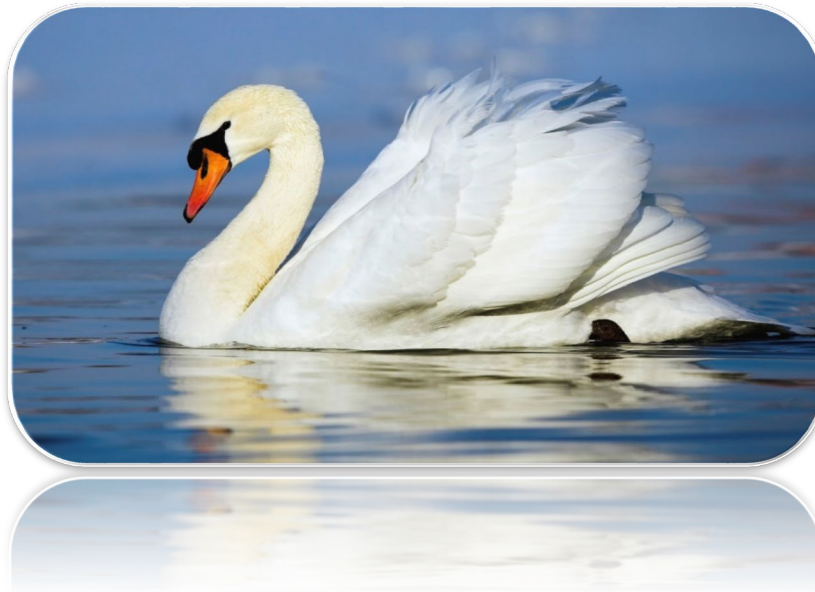
6/17/2021

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1.0 INTRODUCTION

This Final *Special Assessment Methodology — Series 2021 Bonds – Eaves Bend at Artisan Lakes Phase 2 and Heritage Park Phases 1 and 2* provides a final supplement to the Artisan Lakes East Community Development District’s (“**District**”) September 6, 2018 *Master Special Assessment Methodology* report, as adopted October 10, 2018 by the District’s Board of Supervisors pursuant to Resolution 2019-1 in connection with the District’s “**Series 2021-1 Bonds**” and “**Series 2021-2 Bonds**” (referred to collectively as the “**Series 2021 Bonds**”) and the Series 2021 Assessments (hereinafter defined).

More specifically, this Final Report reflects the details of the Series 2021-1 Bonds and the Series 2021-2 Bonds and related “**Series 2021-1 Assessments**” and “**Series 2021-2 Assessments**” (referred to collectively as the “**Series 2021 Assessments**”) that secure the repayment of the Series 2021 Bonds and estimates of the anticipated construction proceeds from the Series 2021 Bonds.

All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the September 6, 2018 adopted *Master Special Assessment Methodology* report.

The District will finance \$5,707,288.54 of the CIP with the Series 2021-1 Bonds and will finance \$6,181,122.96 of the CIP with the Series 2021-2 Bonds. The portions of the CIP eligible to be funded by the Series 2021 Bonds are more fully detailed in the Supplemental Engineer’s Report and summarized on Table II.

All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the September 6, 2018 adopted *Master Special Assessment Methodology* report.

As noted, the Series 2021 Bonds are intended to finance all or a portion of the District’s “**Series 2021 Project**.” The Series 2021 Project represents the second (and anticipated final) phase of the District’s overall public infrastructure capital improvement program (“**CIP**”), which CIP is described in that *Report of District Engineer*, September 6, 2018 prepared by Waldrop Engineering (“**Master Engineer’s Report**”). The first phase of the CIP (“**2018 Project**”) was financed, in part, by the District’s Capital Improvement Revenue Bonds, Series 2018 (“**2018 Project**”). The 2018 Project is comprised, generally, of the public infrastructure to serve approximately 422 platted residential units in the portion of the District known as Eaves Bend Phase I at Artisan Lakes. The Supplemental Engineer’s Report (hereinafter defined) indicates the 2018 Project is substantially complete.

The Series 2021 Project is described in the *Supplemental Report of District Engineer*, dated May 6, 2021 (“**Supplemental Engineer’s Report**,” together with the Master Engineer’s Report, the “**Engineer’s Report**”). Generally speaking, the Series 2021 Project includes the public infrastructure necessary for development of (i) Eaves Bend Phase 2 at Artisan Lakes, which consists of the 351 platted residential units planned within the District (“**Eaves Bend Phase 2**”) and (ii) Heritage Park Phases 1 and 2 at Artisan Lakes, which consists of 261 residential units planned within the District, none of which are presently platted (“**Heritage Park**”). It is currently the intent of the District to amend the boundaries of the District to include eight (8) – 50’ and thirteen (13) – 60’ planned residential units as a part of Heritage Park (the “**Annexed Units**”).

The Series 2021 Bonds will be repaid from certain pledged revenues – primarily, the proceeds of the Series 2021 Assessments levied by the District’s Board of Supervisors on assessable properties within Eaves Bend Phase 2 and Heritage Park.

The Series 2021-1 Bonds have been sized to be payable from the Series 2021-1 Assessments, which are, generally, the portion of the Series 2021 Assessments imposed, levied and collected by the District within Eaves Bend Phase 2 in respect of the Series 2021-1 Bonds, which correspond in amount to the debt service on the Series 2021-1 Bonds.

The Series 2021-2 Bonds have been sized to be payable from the Series 2021-2 Assessments, which are, generally, the portion of the Series 2021 Assessments imposed, levied and collected by the District within Heritage Park in respect of the Series 2021-2 Bonds, which correspond in amount to the debt service on the Series 2021-2 Bonds.

The Series 2021-1 Assessments and the Series 2021-2 Assessments, respectively, are payable in 30 yearly installments.

Table I of this Report shows the unit summary for Eaves Bend Phase 2 and Heritage Park, with the Annexed Units, which includes eight (8) – 50’ and thirteen (13) – 60’ residential planned units. Table II shows the cost estimate from the Supplemental Engineer’s Report for the Series 2021 Project. Table IV allocates the Series 2021-1 Assessments to each product type planned within Eaves Bend Phase 2 and the Series 2021-2 Assessments to each product type planned within Heritage Park. Table II shows two charts, labeled “Heritage Park (Includes eight (8) 50’ and thirteen (13) 60’ Lots to be annexed)” and a chart labeled “Heritage Park (Excluded eight (8) 50’ and thirteen (13) 60’ Lots that are outside the boundaries of the District” - Table III is the Source and Use of Funds for the Series 2021-1 Bonds and the Series 2021-2 Bonds.

As noted in the Engineer’s Report, the Series 2021 Assessments are equal to or less than the benefit from the Series 2021 Project. Further, the Series 2021 Assessments are (and will be, in the even the District boundaries are expanded to include the Annexed Units) fairly and reasonably allocated across all benefitted lands within Eaves Bend Phase 2 and Heritage Park. As noted in the *Master Special Assessment Methodology*, the CIP, of which the Series 2021 Project is a component, functions as a system of improvements benefitting all lands within the District, including but not limited to Eaves Bend Phase 2 and Heritage Park. It should be noted that the total planned residential units in the District now total 1,055 including the Annexed Units, rather than 1,087 contemplated at the time the 2018 Bonds were issued.

The Series 2021 Assessments, as described herein, have been levied and imposed on a first-platted, first-assigned basis and in a manner consistent with the *Master Assessment Methodology*. The prepayment, inventory adjustment (i.e., true-up), and other provisions of the *Master Assessment Methodology* continue to apply to the Series 2021 Assessments, and are incorporated herein by this reference.

2.0 Assessment Roll

Exhibit A provides, for Eaves Bend Phase 2, the current folio numbers and product types derived from the Manatee County Tax Rolls and assigns the Series 2021-1 Assessments to each folio number. Exhibit A also provides, for Heritage Park, the current folio numbers and product types derived from the Manatee County Tax Rolls and assign the Series 2021-2 Assessments to each folio number.

**Artisan Lakes East Community Development District
Unit Summary - Series 2021 CIP**

Table 1

Neighborhood	Product Type					Total	Platted	Allocated
	30' - 39'	40' - 49'	50' - 59'	60' - 69'	71' and Over			
Eaves Bend								
Phase 2A	-	67	40	-	-	107	107	107
Phase 2B	-	23	22	31	-	76	76	76
Phase 2C	-	68	62	36	-	166	166	166
Parcel J	-	-	-	2	-	2	2	2
Total - Eaves Bend	0	158	124	69	0	351	351	351
Heritage Park (Includes Lots outside Boundaries)								
Phase 1	-	34	64	86	-	184	0	0
Phase 2	-	14	32	52	-	98	0	0
Total - Heritage Park		48	96	138	0	282	0	0
Total - All Units ⁽¹⁾	0	206	220	207	0	633	351	351
Heritage Park - Units Outside Boundaries								
Phase 1	-	-	8	13	-	21	-	-
Phase 2	-	-	-	-	-	0	-	-
Total - Outside Boundary	0	0	8	13	0	21	0	0
Total - Inside Boundary ⁽²⁾	0	48	88	125	0	261	0	0

⁽¹⁾ - After Annexation of Heritage Park Lots "Annexed Units"

⁽²⁾ - Before Annexation of Heritage Park Lots "Annexed Units"

**Artisan Lakes East Community Development District
Capital Improvement Program Cost Estimate - Series 2021 CIP**

Table II

No.	Facility	Series 2021 Project		
		Master Engineer's Report - Public Improvements	Private Improvements	Remaining Public Infrastructure
1	Stormwater/Floodplain Management ⁽¹⁾⁽²⁾	\$ 3,883,800	\$ 3,745,777	\$ 4,065,384
2	Subdivision Roads	\$ 3,879,300	\$ 3,462,923	\$ 212,586
3	Subdivision Sanitary Sewer Collection System	\$ 2,656,200	\$ -	\$ 2,228,987
4	Subdivision Potable Water System	\$ 2,280,900	\$ -	\$ 1,694,538
5	Subdivision Landscape/Irrigation/Hardscape	\$ -	\$ 6,357,073	
6	Amenity Center	\$ -	\$ 1,000,000	
Subtotal (Development)		\$ 12,700,200	\$ 14,565,773	\$ 8,201,495
8	Artisan Lakes Parkway ⁽⁴⁾⁽⁵⁾	\$ 8,189,500	\$ 1,395,195	\$ 6,357,344
9	Contingency (10%) ⁽³⁾	\$ 2,496,235	\$ 2,184,866	\$ 422,000
10	Professional Fees	\$ 1,507,600	\$ 858,212	\$ 1,216,075
Total Improvements⁽⁶⁾		\$ 24,893,535	\$ 19,004,046	\$ 16,196,914

Total Public Infrastructure - Series 2021 CIP (Eaves Bend) \$5,707,288.54
Total Public Infrastructure - Series 2021 CIP (Heritage Park) \$6,181,122.96

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the '2021 Project' as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development of Eave's Bend and Heritage Park.

Notes:

- (1) Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls
- (2) Developer Funded Stormwater/Floodplain mgmt includes certain lake excavation costs, lot pad grading, and internal road grading.
- (3) Contingency associated with 2021 Project is included only on portions of work not currently bid or under contract.
- (4) Artisan Lakes Parkway Phase 3 improvements include: roadway, storm sewer, san. sewer, lift station completion, potable water & landscape/hardscape
- (5) Maximum District contribution toward \$14,890,000 cost to construct Artisan Lakes Parkway is 55% of total cost (\$8,189,500 of \$14,890,000) per Interlocal Agreement with Artisan Lakes CDD. The 2018 Project funded \$1,832,156 leaving 2021 Project with remainder of \$6,357,344.
- (6) Costs summarized in the "Private Funded Improvements" column tabulate infrastructure to be funded by the Developer. Total cost increased from 2018 Master Engineer Report to account for Developer funding private roadways.

Artisan Lakes East Community Development District
Special Assessment Bonds
Source and Use of Funds - Series 2021
Table III

Sources:	Eaves Bend	Heritage Park	Total
Bond Proceeds			
Par Amount	\$ 6,015,000.00	\$ 6,745,000.00	\$ 12,760,000.00
Net Premium	\$ 152,946.90	\$ 186,583.40	\$ 339,530.30
	\$ 6,167,946.90	\$ 6,931,583.40	\$ 13,099,530.30
Uses:			
Project Funds Deposit			
Const of Construction	\$5,707,288.54	\$ 6,181,122.96	\$ 11,888,411.50
Rounding Proceeds	\$ -	\$ -	\$ -
	\$ 5,707,288.54	\$ 6,181,122.96	\$ 11,888,411.50
Other Funds Deposits:			
Capitalized Interest	\$64,404.46	\$305,223.08	\$ 369,627.54
Debt Service Reserve at 50% of MADS	\$165,482.50	\$186,468.76	\$ 351,951.26
	\$229,886.96	\$ 491,691.84	\$ 721,578.80
Delivery Date Expenses			
Cost of Issuance	\$ 110,471.40	\$ 123,878.60	\$ 234,350.00
Underwriter's Discount	\$ 120,300.00	\$ 134,900.00	\$ 255,200.00
	\$ 230,771.40	\$ 258,778.60	\$ 489,550.00
	\$ 6,167,946.90	\$ 6,931,593.40	\$ 13,099,540.30
Average Coupon:	3.659%	3.69%	3.676%
Anticipated Issuance Date	7/7/2021	7/7/2021	7/7/2021
Capitalized Interest through	11/1/2021	11/1/2022	See Individual
Max Annual Debt Service	\$330,965.00	\$372,937.51	\$703,902.51

**Artisan Lakes East Community Development District
Assessment Allocation - Series 2021 Project
Table IV**

Description of Product	EAU Factor	Development Plan	Total EAU	Total Par Debt Allocation	Total Par Debt Allocation Per Unit	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total Annual Debt Service (1)	Total Annual Debt Service (4)
<i>Eaves Bend</i>										
Single Family 30' - 39'	0.7	0	0	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 40' - 49'	0.8	158	126.4	\$ 2,281,800.72	\$ 14,441.78	\$794.63	\$55.62	\$850.26	\$125,552.15	\$134,340.80
Single Family 50' - 59'	1	124	124	\$ 2,238,475.39	\$ 18,052.22	\$993.29	\$69.53	\$1,062.82	\$123,168.25	\$131,790.02
Single Family 60' - 69'	1.2	69	82.8	\$ 1,494,723.89	\$ 21,662.67	\$1,191.95	\$83.44	\$1,275.39	\$82,244.60	\$88,001.73
Single Family 70' and up	1.4	0	0	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Units:		351	333	\$ 6,015,000.00					\$330,965.00	\$354,132.55
Estimated Max Annual Debt Service:									\$330,965.00	
Rounding:									\$0.00	

Description of Product	EAU Factor	Development Plan (5)	Total EAU	Total Par Debt Allocation	Total Par Debt Allocation Per Unit	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total Annual Debt Service (1)	Total Annual Debt Service (4)
<i>Heritage Park (Includes eight (8) 50' and thirteen (13) 60' lots to be annexed</i>										
Single Family 30' - 39'	0.7	0	0	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 40' - 49'	0.8	48	38.4	\$ 863,360.00	\$ 17,986.67	\$994.50	\$69.62	\$1,064.12	\$47,736.00	\$51,077.52
Single Family 50' - 59'	1	96	96	\$ 2,158,400.00	\$ 22,483.33	\$1,243.13	\$87.02	\$1,330.14	\$119,340.00	\$127,693.80
Single Family 60' - 69'	1.2	138	165.6	\$ 3,723,240.00	\$ 26,980.00	\$1,491.75	\$104.42	\$1,596.17	\$205,861.51	\$220,271.81
Single Family 70' and up	1.4	0	0	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		282	300	\$ 6,745,000.00					\$372,937.51	\$399,043.14
Estimated Max Annual Debt Service:									\$372,937.51	
Rounding:									\$0.00	

- (1) Excludes Discounts/Collection Costs
- (2) Estimated at 4% for Discounts and 3% for Collection Costs by County
- (4) Includes Discounts and Collection Costs
- (5) Heritage Park Table above eight (8) 50' and thirteen (13) 60' lots that are being annexed into the District

Description of Product	EAU Factor	Development Plan (5)	Total EAU	Total Par Debt Allocation	Total Par Debt Allocation Per Unit	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total Annual Debt Service (1)	Total Annual Debt Service (4)
<i>Heritage Park (Excluded Eight (8) 50' Lots & Thirteen (13) 60' lots that are outside or partially outside the boundaries of the District)</i>										
Single Family 30' - 39'	0.7	0	0	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 40' - 49'	0.8	48	38.4	\$ 937,076.70	\$ 19,522.43	\$1,079.41	\$75.56	\$1,154.97	\$51,811.87	\$55,438.70
Single Family 50' - 59'	1	88	88	\$ 2,147,467.44	\$ 24,403.04	\$1,349.27	\$94.45	\$1,443.72	\$118,735.53	\$127,047.02
Single Family 60' - 69'	1.2	125	150	\$ 3,660,455.86	\$ 29,283.65	\$1,619.12	\$113.34	\$1,732.46	\$202,390.11	\$216,557.42
Single Family 70' and up	1.4	0	0	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		261	276.4	\$ 6,745,000.00					\$372,937.51	\$399,043.14
Estimated Max Annual Debt Service:									\$372,937.51	
Rounding:									\$0.00	

- (1) Excludes Discounts/Collection Costs
- (2) Estimated at 4% for Discounts and 3% for Collection Costs by County
- (4) Includes Discounts and Collection Costs
- (5) Heritage Park Table above EXCLUDES eight (8) 50' and thirteen (13) 50' lots that are being annexed into the District

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number						Total Planned Units
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
604500149		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604500239		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604501059	LOT 425		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501109	LOT 426		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501159	LOT 427		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501209	LOT 428		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501259	LOT 429		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501309	LOT 430		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501359	LOT 431		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501409	LOT 432		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501459	LOT 433		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501509	LOT 434		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501559	LOT 435		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501609	LOT 436		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number						Total Planned Units
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
604501659	LOT 437		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501709	LOT 438		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501759	LOT 439		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501809	LOT 440		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501859	LOT 441		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501909	LOT 442		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604501959	LOT 443		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604502009	LOT 444		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604502059	LOT 445		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604502109	LOT 446		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604502159	LOT 447		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604502209	LOT 448		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604502259	LOT 449		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604502309	LOT 450		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number						Total Planned Units
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
604502359	LOT 451		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604502409	LOT 452		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604502459	LOT 453		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604502509	LOT 454		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604502559	LOT 455		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604502609	LOT 456		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604502659	LOT 457		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604502709	LOT 458		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604502759	LOT 460		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604502809	LOT 461		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604502859	LOT 462		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604502909	LOT 463		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604502959	LOT 464		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503009	LOT 465		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604503059	LOT 466		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503109	LOT 467		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503159	LOT 468		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503209	LOT 469		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503259	LOT 470		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503309	LOT 471		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503359	LOT 472		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503409	LOT 473		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503459	LOT 474		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503509	LOT 475		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503559	LOT 476		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503609	LOT 477		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503659	LOT 478		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503709	LOT 479		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604503759	LOT 480		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503809	LOT 481		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503859	LOT 482		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503909	LOT 483		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604503959	LOT 484		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604504009	LOT 485		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604504059	LOT 486		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604504109	LOT 487		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604504159	LOT 488		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604504209	LOT 489		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604504259	LOT 490		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604504309	LOT 491		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604504359	LOT 492		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604504409	LOT 493		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604504459	LOT 494		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604504509	LOT 495		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604504559	LOT 496		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604504609	LOT 497		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604504659	LOT 498		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604504709	LOT 499		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604504759	LOT 500		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604504809	LOT 501		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604504859	LOT 502		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604504909	LOT 503		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604504959	LOT 504		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505009	LOT 505		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505059	LOT 506		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505109	LOT 507		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604505159	LOT 508		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505209	LOT 509		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505259	LOT 510		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505309	LOT 511		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505359	LOT 512		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505409	LOT 513		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505459	LOT 514		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505509	LOT 515		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505559	LOT 516		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505609	LOT 517		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505659	LOT 518		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505709	LOT 519		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505759	LOT 520		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505809	LOT 521		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604505859	LOT 522		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505909	LOT 523		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604505959	LOT 524		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506009	LOT 525		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506059	LOT 526		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506109	LOT 527		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506159	LOT 528		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506209	LOT 529		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506259	LOT 530		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506309	LOT 531		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506359	LOT 532		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506409	LOT 533		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506459	LOT 534		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506509	LOT 535		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604506559	LOT 536		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506609	LOT 537		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506659	LOT 538		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506709	LOT 539		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506759	LOT 540		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506809	LOT 541		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506859	LOT 542		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506909	LOT 543		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604506959	LOT 544		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604507009	LOT 545		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507059	LOT 546		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507109	LOT 547		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507159	LOT 548		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507209	LOT 549		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604507259	LOT 550		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507309	LOT 551		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507359	LOT 552		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507409	LOT 553		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507459	LOT 554		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507509	LOT 555		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507559	LOT 556		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507609	LOT 557		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507659	LOT 558		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507709	LOT 559		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507759	LOT 560		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507809	LOT 561		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507859	LOT 562		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604507909	LOT 563		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number						Total Planned Units
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
604507959	LOT 564		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604508009	LOT 565		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604508059	LOT 566		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604508109	LOT 567		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604508159	LOT 568		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604508209	LOT 569		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604508259	LOT 570		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604508309	LOT 571		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604508359	LOT 572		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604508409	LOT 573		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604508459	LOT 574		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604508509	LOT 575		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604508559	LOT 576		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604508609	LOT 577		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number						Total Planned Units
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
604508659	LOT 578		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604508709	LOT 579		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604508759	LOT 580		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604508809	LOT 581		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604508859	LOT 582		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604508909	LOT 583		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604508959	LOT 584		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509009	LOT 585		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509059	LOT 586		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509109	LOT 587		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509159	LOT 588		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509209	LOT 589		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509259	LOT 590		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509309	LOT 591		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604509359	LOT 592		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509409	LOT 593		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509459	LOT 594		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509509	LOT 595		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509559	LOT 596		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509609	LOT 597		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509659	LOT 598		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509709	LOT 599		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509759	LOT 600		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509809	LOT 601		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509859	LOT 602		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509909	LOT 603		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604509959	LOT 604		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604510009	LOT 605		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number						Total Planned Units
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
604510059	LOT 606		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604510109	LOT 607		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604510159	LOT 608		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604510209	LOT 609		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604510259	LOT 610		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604510309	LOT 611		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604510359	LOT 612		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604510409	LOT 613		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604510459	LOT 614		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604510509	LOT 615		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604510559	LOT 616		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604510609	LOT 617		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604510659	LOT 618		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604510709	LOT 619		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604510759	LOT 620		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604510809	LOT 621		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604510859	LOT 622		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604510909	LOT 623		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604510959	LOT 624		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604511009	LOT 625		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604511059	LOT 626		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604511109	LOT 627		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604511159	LOT 628		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604511209	LOT 629		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604511259	LOT 630		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604511309	LOT 631		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604511359	LOT 632		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604511409	LOT 633		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number						Total Planned Units
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
604511459	LOT 634		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604511509	LOT 635		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604511559	LOT 636		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604511609	LOT 637		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604511659	LOT 638		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604511709	LOT 639		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
604511759	LOT 640		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604511809	LOT 641		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604511859	LOT 642		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604511909	LOT 643		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604511959	LOT 644		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512009	LOT 645		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512059	LOT 646		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512109	LOT 647		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604512159	LOT 648		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512209	LOT 649		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512259	LOT 650		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512309	LOT 651		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512359	LOT 652		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512409	LOT 653		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512459	LOT 654		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512509	LOT 655		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512559	LOT 656		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512609	LOT 657		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512659	LOT 658		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512709	LOT 659		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512759	LOT 660		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512809	LOT 661		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604512859	LOT 662		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512909	LOT 663		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604512959	LOT 664		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604513009	LOT 665		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604513059	LOT 666		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604513109	LOT 667		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604513159	LOT 668		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604513209	LOT 669		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604513259	LOT 670		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604513309	LOT 671		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604513359	LOT 672		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604513409	LOT 673		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604513459	LOT 674		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604513509	LOT 675		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604513559	LOT 676		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604513609	LOT 677		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604513659	LOT 678		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604513709	LOT 679		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604513759	LOT 680		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604513809	LOT 681		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604513859	LOT 682		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604513909	LOT 683		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604513959	LOT 684		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514009	LOT 685		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514059	LOT 686		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514109	LOT 687		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514159	LOT 688		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514209	LOT 689		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604514259	LOT 690		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514309	LOT 691		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514359	LOT 692		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514409	LOT 693		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514459	LOT 694		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514509	LOT 695		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514559	LOT 696		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514609	LOT 697		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514659	LOT 698		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514709	LOT 699		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514759	LOT 700		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514809	LOT 701		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514859	LOT 702		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604514909	LOT 703		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604514959	LOT 704		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604515009	LOT 705		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604515059	LOT 706		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604515109	LOT 707		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 18,052.22			1			1
604515159	LOT 708		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604515209	LOT 709		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604515259	LOT 710		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604515309	LOT 711		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604515359	LOT 712		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604515409	LOT 713		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604515459	LOT 714		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604515509	LOT 715		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604515559	LOT 716		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604515609	LOT 717		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604515659	LOT 718		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604515709	LOT 719		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604515759	LOT 720		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604515809	LOT 721		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604515859	LOT 722		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604515909	LOT 723		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604515959	LOT 724		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516009	LOT 725		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516059	LOT 726		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516109	LOT 727		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516159	LOT 728		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516209	LOT 729		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516259	LOT 730		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516309	LOT 731		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604516359	LOT 732		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516409	LOT 733		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516459	LOT 734		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516509	LOT 735		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516559	LOT 736		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516609	LOT 737		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516659	LOT 738		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516709	LOT 739		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516759	LOT 740		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516809	LOT 741		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516859	LOT 742		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516909	LOT 743		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604516959	LOT 744		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517009	LOT 745		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604517059	LOT 746		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517109	LOT 747		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517159	LOT 748		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517209	LOT 749		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517259	LOT 750		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517309	LOT 751		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517359	LOT 752		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517409	LOT 753		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517459	LOT 754		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517509	LOT 755		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517559	LOT 756		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517609	LOT 757		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517659	LOT 758		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517709	LOT 759		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604517759	LOT 760		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517809	LOT 761		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517859	LOT 762		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517909	LOT 763		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604517959	LOT 764		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604518009	LOT 765		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604518059	LOT 766		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604518109	LOT 767		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604518159	LOT 768		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604518209	LOT 769		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604518259	LOT 770		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604518309	LOT 771		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604518359	LOT 772		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604518409	LOT 773		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number						Total Planned Units
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
604518459	LOT 774		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 14,441.78		1				1
604518509		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604518559		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604518609		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604518659		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604518709		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604518759		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604518809		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604518859		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604518909		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604518959		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519009		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519059		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519109		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number						Total Planned Units
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
604519159		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519209		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519259		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519309		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519359		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519409		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519459		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519509		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519559		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519609		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519659		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519709		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519759		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519779		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

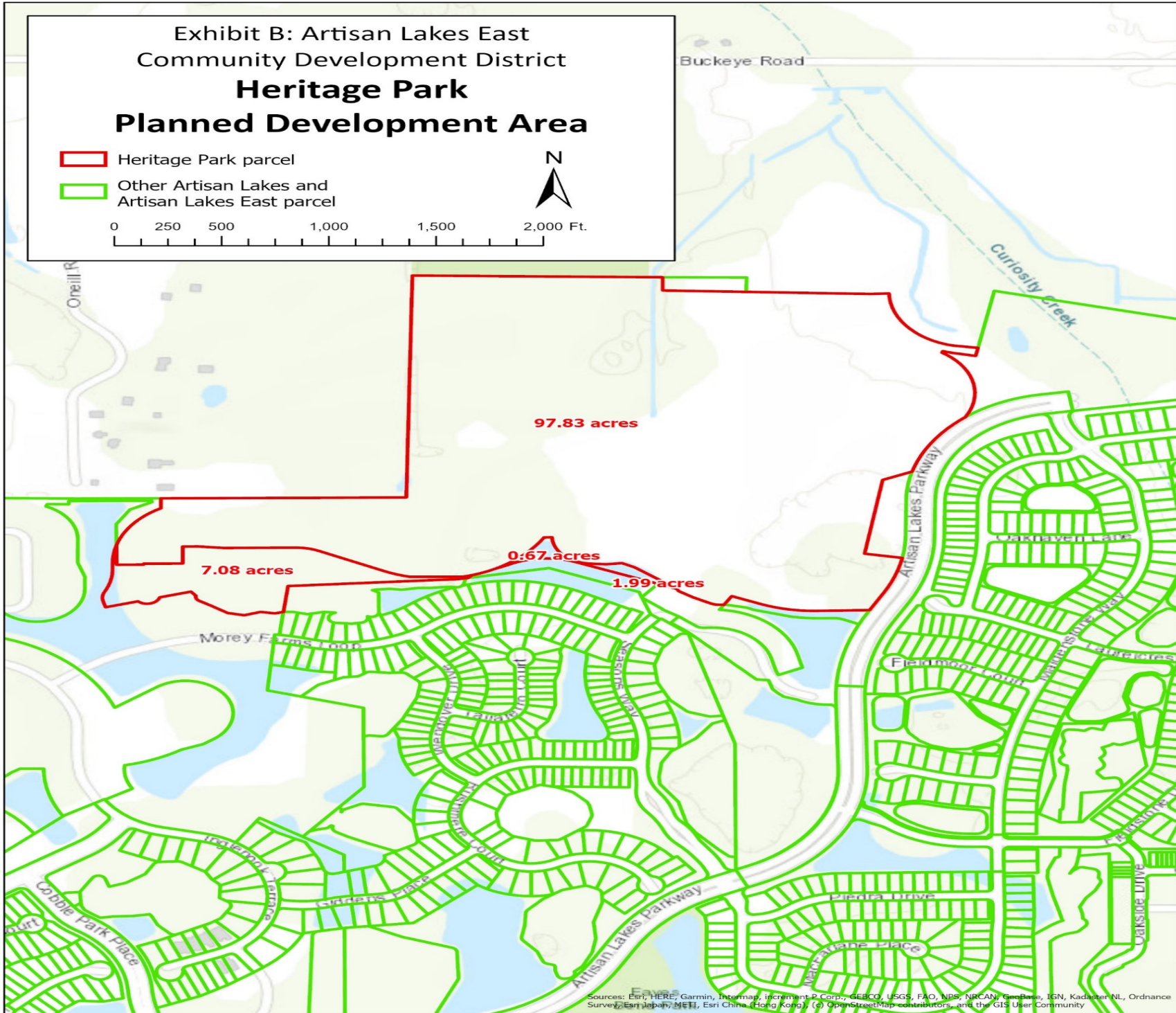
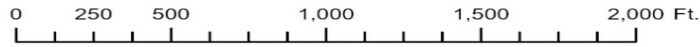
Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
604519809		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519859		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519909		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604519959		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604520009		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604520059		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604520109		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604520159		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604520209		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
604520259		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
610900769 and 604500409		HERITAGE PARK 107.57 acres	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 6,745,000.00						
612129129	LOT 183		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
612129159	LOT 184		TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 21,662.67				1		1
612129219		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Folio #	Lot Number	Unplatted Acres	Property Owner	Planned Units by Folio Number						Total Planned Units
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
612129369		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
612129419		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
612129469		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
612129769		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
612129819		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
612134659		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
612134709		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
612134759		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
612134809		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
612134859		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
612134909		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
612134959		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
612135009		Common Area	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619							
			TOTAL	\$ 12,760,000.00	0	158	124	69	0	351

Exhibit B: Artisan Lakes East
Community Development District
**Heritage Park
Planned Development Area**

- Heritage Park parcel
- Other Artisan Lakes and Artisan Lakes East parcel



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Esri, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Esri, China (Hong Kong), Swisstopo, GEBCO, and the GIS User Community

Comp. Ex. C:

Maturities and Coupon of Series 2021 Bonds, Sources and Uses of Funds for Series 2021 Bonds, and Annual Debt Service Payment Due on Series 2021 Bonds

BOND PRICING

Artisan Lakes East Community Development District
 (Manatee County, Florida)
 Capital Improvement Revenue Bonds, Series 2021-1 (Eave's Bend)
 Capital Improvement Revenue Bonds, Series 2021-2 (Heritage Park)
 Pricing Date: June 16, 2021
 Final Numbers

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price	Premium (-Discount)
2021-1 - Term Bond due 2026 (Eave's Bend):										
	05/01/2022		125,000	2.300%	2.300%	100.000				
	05/01/2023		130,000	2.300%	2.300%	100.000				
	05/01/2024		135,000	2.300%	2.300%	100.000				
	05/01/2025		135,000	2.300%	2.300%	100.000				
	05/01/2026	04316F AE7	<u>140,000</u>	2.300%	2.300%	100.000				
			665,000							
2021-1 - Term Bond due 2031 (Eave's Bend):										
	05/01/2027		140,000	2.750%	2.790%	99.656				-481.60
	05/01/2028		145,000	2.750%	2.790%	99.656				-498.80
	05/01/2029		150,000	2.750%	2.790%	99.656				-516.00
	05/01/2030		155,000	2.750%	2.790%	99.656				-533.20
	05/01/2031	04316F AF4	<u>160,000</u>	2.750%	2.790%	99.656				-550.40
			750,000							-2,580.00
2021-1 - Term Bond due 2041 (Eave's Bend):										
	05/01/2032		165,000	3.125%	3.125%	100.000				
	05/01/2033		170,000	3.125%	3.125%	100.000				
	05/01/2034		175,000	3.125%	3.125%	100.000				
	05/01/2035		180,000	3.125%	3.125%	100.000				
	05/01/2036		185,000	3.125%	3.125%	100.000				
	05/01/2037		190,000	3.125%	3.125%	100.000				
	05/01/2038		195,000	3.125%	3.125%	100.000				
	05/01/2039		205,000	3.125%	3.125%	100.000				
	05/01/2040		210,000	3.125%	3.125%	100.000				
	05/01/2041	04316F AG2	<u>215,000</u>	3.125%	3.125%	100.000				
			1,890,000							
2021-1 - Term Bond due 2051 (Eave's Bend):										
	05/01/2042		225,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	12,912.75
	05/01/2043		235,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	13,486.65
	05/01/2044		245,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	14,060.55
	05/01/2045		255,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	14,634.45
	05/01/2046		265,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	15,208.35
	05/01/2047		275,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	15,782.25
	05/01/2048		285,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	16,356.15
	05/01/2049		295,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	16,930.05
	05/01/2050		310,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	17,790.90
	05/01/2051	04316F AH0	<u>320,000</u>	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	18,364.80
			2,710,000							155,526.90
2021-2 - Term Bond due 2026 (Heritage Park):										
	05/01/2023		140,000	2.300%	2.300%	100.000				
	05/01/2024		145,000	2.300%	2.300%	100.000				
	05/01/2025		145,000	2.300%	2.300%	100.000				
	05/01/2026	04316F AJ6	<u>150,000</u>	2.300%	2.300%	100.000				
			580,000							
2021-2 - Term Bond due 2031 (Heritage Park):										
	05/01/2027		155,000	2.750%	2.790%	99.656				-533.20
	05/01/2028		160,000	2.750%	2.790%	99.656				-550.40
	05/01/2029		165,000	2.750%	2.790%	99.656				-567.60
	05/01/2030		165,000	2.750%	2.790%	99.656				-567.60
	05/01/2031	04316F AK3	<u>170,000</u>	2.750%	2.790%	99.656				-584.80
			815,000							-2,803.60
2021-2 - Term Bond due 2041 (Heritage Park):										
	05/01/2032		175,000	3.125%	3.125%	100.000				
	05/01/2033		185,000	3.125%	3.125%	100.000				
	05/01/2034		190,000	3.125%	3.125%	100.000				
	05/01/2035		195,000	3.125%	3.125%	100.000				
	05/01/2036		200,000	3.125%	3.125%	100.000				
	05/01/2037		205,000	3.125%	3.125%	100.000				

BOND PRICING

Artisan Lakes East Community Development District
 (Manatee County, Florida)
 Capital Improvement Revenue Bonds, Series 2021-1 (Eave's Bend)
 Capital Improvement Revenue Bonds, Series 2021-2 (Heritage Park)
 Pricing Date: June 16, 2021
 Final Numbers

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price	Premium (-Discount)
2021-2 - Term Bond due 2041 (Heritage Park):										
	05/01/2038		215,000	3.125%	3.125%	100.000				
	05/01/2039		220,000	3.125%	3.125%	100.000				
	05/01/2040		230,000	3.125%	3.125%	100.000				
	05/01/2041	04316F AL1	235,000	3.125%	3.125%	100.000				
			<u>2,050,000</u>							
2021-2 - Term Bond due 2052 (Heritage Park):										
	05/01/2042		245,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	14,060.55
	05/01/2043		255,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	14,634.45
	05/01/2044		265,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	15,208.35
	05/01/2045		275,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	15,782.25
	05/01/2046		285,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	16,356.15
	05/01/2047		295,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	16,930.05
	05/01/2048		310,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	17,790.90
	05/01/2049		320,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	18,364.80
	05/01/2050		335,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	19,225.65
	05/01/2051		350,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	20,086.50
	05/01/2052	04316F AM9	365,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	20,947.35
			<u>3,300,000</u>							<u>189,387.00</u>
			12,760,000							339,530.30

Dated Date	07/07/2021	
Delivery Date	07/07/2021	
First Coupon	11/01/2021	
Par Amount	12,760,000.00	
Premium	339,530.30	
Production	13,099,530.30	102.660896%
Underwriter's Discount	-255,200.00	-2.000000%
Purchase Price	12,844,330.30	100.660896%
Accrued Interest		
Net Proceeds	12,844,330.30	

SOURCES AND USES OF FUNDS

Artisan Lakes East Community Development District
(Manatee County, Florida)
Capital Improvement Revenue Bonds, Series 2021-1 (Eave's Bend)
Capital Improvement Revenue Bonds, Series 2021-2 (Heritage Park)
Pricing Date: June 16, 2021
Final Numbers

Sources:	Series 2021-1	Series 2021-2	Total
Bond Proceeds:			
Par Amount	6,015,000.00	6,745,000.00	12,760,000.00
Net Premium	152,946.90	186,583.40	339,530.30
	<u>6,167,946.90</u>	<u>6,931,583.40</u>	<u>13,099,530.30</u>
Uses:	Series 2021-1	Series 2021-2	Total
Project Fund Deposits:			
Project Fund	5,707,288.54	6,181,112.96	11,888,401.50
Other Fund Deposits:			
Capitalized Interest Fund Thru 11/1/2021	64,404.46		64,404.46
Debt Service Reserve Fund @ 50% of MADS	165,482.50	186,468.76	351,951.26
Capitalized Interest Fund Thru 11/1/2022		305,223.08	305,223.08
	<u>229,886.96</u>	<u>491,691.84</u>	<u>721,578.80</u>
Delivery Date Expenses:			
Cost of Issuance	110,471.40	123,878.60	234,350.00
Underwriter's Discount	120,300.00	134,900.00	255,200.00
	<u>230,771.40</u>	<u>258,778.60</u>	<u>489,550.00</u>
	<u>6,167,946.90</u>	<u>6,931,583.40</u>	<u>13,099,530.30</u>

Note: Call Date: May 1, 2031 @ 100%

BOND DEBT SERVICEArtisan Lakes East Community Development District
(Manatee County, Florida)

Capital Improvement Revenue Bonds, Series 2021-1 (Eave's Bend)

Capital Improvement Revenue Bonds, Series 2021-2 (Heritage Park)

Pricing Date: June 16, 2021

Final Numbers

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
11/01/2021			137,812.54	137,812.54	12,760,000	12,760,000
11/01/2022	125,000	2.300%	433,760.00	558,760.00	12,635,000	12,635,000
11/01/2023	270,000	2.300%	429,217.50	699,217.50	12,365,000	12,365,000
11/01/2024	280,000	2.300%	422,892.50	702,892.50	12,085,000	12,085,000
11/01/2025	280,000	2.300%	416,452.50	696,452.50	11,805,000	11,805,000
11/01/2026	290,000	2.300%	409,897.50	699,897.50	11,515,000	11,515,000
11/01/2027	295,000	2.750%	402,506.25	697,506.25	11,220,000	11,220,000
11/01/2028	305,000	2.750%	394,256.25	699,256.25	10,915,000	10,915,000
11/01/2029	315,000	2.750%	385,731.25	700,731.25	10,600,000	10,600,000
11/01/2030	320,000	2.750%	377,000.00	697,000.00	10,280,000	10,280,000
11/01/2031	330,000	2.750%	368,062.50	698,062.50	9,950,000	9,950,000
11/01/2032	340,000	3.125%	358,212.51	698,212.51	9,610,000	9,610,000
11/01/2033	355,000	3.125%	347,353.14	702,353.14	9,255,000	9,255,000
11/01/2034	365,000	3.125%	336,103.13	701,103.13	8,890,000	8,890,000
11/01/2035	375,000	3.125%	324,540.63	699,540.63	8,515,000	8,515,000
11/01/2036	385,000	3.125%	312,665.64	697,665.64	8,130,000	8,130,000
11/01/2037	395,000	3.125%	300,478.14	695,478.14	7,735,000	7,735,000
11/01/2038	410,000	3.125%	287,900.01	697,900.01	7,325,000	7,325,000
11/01/2039	425,000	3.125%	274,853.14	699,853.14	6,900,000	6,900,000
11/01/2040	440,000	3.125%	261,337.52	701,337.52	6,460,000	6,460,000
11/01/2041	450,000	3.125%	247,431.26	697,431.26	6,010,000	6,010,000
11/01/2042	470,000	4.000%	231,000.00	701,000.00	5,540,000	5,540,000
11/01/2043	490,000	4.000%	211,800.00	701,800.00	5,050,000	5,050,000
11/01/2044	510,000	4.000%	191,800.00	701,800.00	4,540,000	4,540,000
11/01/2045	530,000	4.000%	171,000.00	701,000.00	4,010,000	4,010,000
11/01/2046	550,000	4.000%	149,400.00	699,400.00	3,460,000	3,460,000
11/01/2047	570,000	4.000%	127,000.00	697,000.00	2,890,000	2,890,000
11/01/2048	595,000	4.000%	103,700.00	698,700.00	2,295,000	2,295,000
11/01/2049	615,000	4.000%	79,500.00	694,500.00	1,680,000	1,680,000
11/01/2050	645,000	4.000%	54,300.00	699,300.00	1,035,000	1,035,000
11/01/2051	670,000	4.000%	28,000.00	698,000.00	365,000	365,000
11/01/2052	365,000	4.000%	7,300.00	372,300.00		
	12,760,000		8,583,263.91	21,343,263.91		

BOND PRICING

Artisan Lakes East Community Development District
 (Manatee County, Florida)
 Capital Improvement Revenue Bonds, Series 2021-1 (Eave's Bend)
 Pricing Date: June 16, 2021
 Final Numbers

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price	Premium (-Discount)
2021-1 - Term Bond due 2026 (Eave's Bend):										
	05/01/2022		125,000	2.300%	2.300%	100.000				
	05/01/2023		130,000	2.300%	2.300%	100.000				
	05/01/2024		135,000	2.300%	2.300%	100.000				
	05/01/2025		135,000	2.300%	2.300%	100.000				
	05/01/2026	04316F AE7	<u>140,000</u>	2.300%	2.300%	100.000				
			665,000							
2021-1 - Term Bond due 2031 (Eave's Bend):										
	05/01/2027		140,000	2.750%	2.790%	99.656				-481.60
	05/01/2028		145,000	2.750%	2.790%	99.656				-498.80
	05/01/2029		150,000	2.750%	2.790%	99.656				-516.00
	05/01/2030		155,000	2.750%	2.790%	99.656				-533.20
	05/01/2031	04316F AF4	<u>160,000</u>	2.750%	2.790%	99.656				-550.40
			750,000							-2,580.00
2021-1 - Term Bond due 2041 (Eave's Bend):										
	05/01/2032		165,000	3.125%	3.125%	100.000				
	05/01/2033		170,000	3.125%	3.125%	100.000				
	05/01/2034		175,000	3.125%	3.125%	100.000				
	05/01/2035		180,000	3.125%	3.125%	100.000				
	05/01/2036		185,000	3.125%	3.125%	100.000				
	05/01/2037		190,000	3.125%	3.125%	100.000				
	05/01/2038		195,000	3.125%	3.125%	100.000				
	05/01/2039		205,000	3.125%	3.125%	100.000				
	05/01/2040		210,000	3.125%	3.125%	100.000				
	05/01/2041	04316F AG2	<u>215,000</u>	3.125%	3.125%	100.000				
			1,890,000							
2021-1 - Term Bond due 2051 (Eave's Bend):										
	05/01/2042		225,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	12,912.75
	05/01/2043		235,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	13,486.65
	05/01/2044		245,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	14,060.55
	05/01/2045		255,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	14,634.45
	05/01/2046		265,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	15,208.35
	05/01/2047		275,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	15,782.25
	05/01/2048		285,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	16,356.15
	05/01/2049		295,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	16,930.05
	05/01/2050		310,000	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	17,790.90
	05/01/2051	04316F AH0	<u>320,000</u>	4.000%	3.310%	105.739 C	3.681%	05/01/2031	100.000	18,364.80
			2,710,000							155,526.90
			6,015,000							152,946.90

Dated Date	07/07/2021	
Delivery Date	07/07/2021	
First Coupon	11/01/2021	
Par Amount	6,015,000.00	
Premium	152,946.90	
Production	6,167,946.90	102.542758%
Underwriter's Discount	-120,300.00	-2.000000%
Purchase Price	6,047,646.90	100.542758%
Accrued Interest		
Net Proceeds	6,047,646.90	

SOURCES AND USES OF FUNDS

Artisan Lakes East Community Development District
(Manatee County, Florida)
Capital Improvement Revenue Bonds, Series 2021-1 (Eave's Bend)
Pricing Date: June 16, 2021
Final Numbers

Sources:

Bond Proceeds:	
Par Amount	6,015,000.00
Net Premium	152,946.90
	<hr/>
	6,167,946.90
	<hr/> <hr/>

Uses:

Project Fund Deposits:	
Project Fund	5,707,288.54
Other Fund Deposits:	
Capitalized Interest Fund Thru 11/1/2021	64,404.46
Debt Service Reserve Fund @ 50% of MADS	<hr/>
	165,482.50
	229,886.96
Delivery Date Expenses:	
Cost of Issuance	110,471.40
Underwriter's Discount	<hr/>
	120,300.00
	230,771.40
	<hr/>
	6,167,946.90
	<hr/> <hr/>

BOND DEBT SERVICE

Artisan Lakes East Community Development District
(Manatee County, Florida)
Capital Improvement Revenue Bonds, Series 2021-1 (Eave's Bend)
Pricing Date: June 16, 2021
Final Numbers

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
11/01/2021			64,404.46	64,404.46	6,015,000	6,015,000
11/01/2022	125,000	2.300%	201,945.00	326,945.00	5,890,000	5,890,000
11/01/2023	130,000	2.300%	199,012.50	329,012.50	5,760,000	5,760,000
11/01/2024	135,000	2.300%	195,965.00	330,965.00	5,625,000	5,625,000
11/01/2025	135,000	2.300%	192,860.00	327,860.00	5,490,000	5,490,000
11/01/2026	140,000	2.300%	189,697.50	329,697.50	5,350,000	5,350,000
11/01/2027	140,000	2.750%	186,162.50	326,162.50	5,210,000	5,210,000
11/01/2028	145,000	2.750%	182,243.75	327,243.75	5,065,000	5,065,000
11/01/2029	150,000	2.750%	178,187.50	328,187.50	4,915,000	4,915,000
11/01/2030	155,000	2.750%	173,993.75	328,993.75	4,760,000	4,760,000
11/01/2031	160,000	2.750%	169,662.50	329,662.50	4,600,000	4,600,000
11/01/2032	165,000	3.125%	164,884.38	329,884.38	4,435,000	4,435,000
11/01/2033	170,000	3.125%	159,650.01	329,650.01	4,265,000	4,265,000
11/01/2034	175,000	3.125%	154,259.38	329,259.38	4,090,000	4,090,000
11/01/2035	180,000	3.125%	148,712.50	328,712.50	3,910,000	3,910,000
11/01/2036	185,000	3.125%	143,009.38	328,009.38	3,725,000	3,725,000
11/01/2037	190,000	3.125%	137,150.01	327,150.01	3,535,000	3,535,000
11/01/2038	195,000	3.125%	131,134.38	326,134.38	3,340,000	3,340,000
11/01/2039	205,000	3.125%	124,884.38	329,884.38	3,135,000	3,135,000
11/01/2040	210,000	3.125%	118,400.01	328,400.01	2,925,000	2,925,000
11/01/2041	215,000	3.125%	111,759.38	326,759.38	2,710,000	2,710,000
11/01/2042	225,000	4.000%	103,900.00	328,900.00	2,485,000	2,485,000
11/01/2043	235,000	4.000%	94,700.00	329,700.00	2,250,000	2,250,000
11/01/2044	245,000	4.000%	85,100.00	330,100.00	2,005,000	2,005,000
11/01/2045	255,000	4.000%	75,100.00	330,100.00	1,750,000	1,750,000
11/01/2046	265,000	4.000%	64,700.00	329,700.00	1,485,000	1,485,000
11/01/2047	275,000	4.000%	53,900.00	328,900.00	1,210,000	1,210,000
11/01/2048	285,000	4.000%	42,700.00	327,700.00	925,000	925,000
11/01/2049	295,000	4.000%	31,100.00	326,100.00	630,000	630,000
11/01/2050	310,000	4.000%	19,000.00	329,000.00	320,000	320,000
11/01/2051	320,000	4.000%	6,400.00	326,400.00		
	6,015,000		3,904,578.27	9,919,578.27		

BOND DEBT SERVICE

Artisan Lakes East Community Development District
(Manatee County, Florida)
Capital Improvement Revenue Bonds, Series 2021-1 (Eave's Bend)
Pricing Date: June 16, 2021
Final Numbers

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
07/07/2021						6,015,000	6,015,000
11/01/2021			64,404.46	64,404.46	64,404.46	6,015,000	6,015,000
05/01/2022	125,000	2.300%	101,691.25	226,691.25		5,890,000	5,890,000
11/01/2022			100,253.75	100,253.75	326,945.00	5,890,000	5,890,000
05/01/2023	130,000	2.300%	100,253.75	230,253.75		5,760,000	5,760,000
11/01/2023			98,758.75	98,758.75	329,012.50	5,760,000	5,760,000
05/01/2024	135,000	2.300%	98,758.75	233,758.75		5,625,000	5,625,000
11/01/2024			97,206.25	97,206.25	330,965.00	5,625,000	5,625,000
05/01/2025	135,000	2.300%	97,206.25	232,206.25		5,490,000	5,490,000
11/01/2025			95,653.75	95,653.75	327,860.00	5,490,000	5,490,000
05/01/2026	140,000	2.300%	95,653.75	235,653.75		5,350,000	5,350,000
11/01/2026			94,043.75	94,043.75	329,697.50	5,350,000	5,350,000
05/01/2027	140,000	2.750%	94,043.75	234,043.75		5,210,000	5,210,000
11/01/2027			92,118.75	92,118.75	326,162.50	5,210,000	5,210,000
05/01/2028	145,000	2.750%	92,118.75	237,118.75		5,065,000	5,065,000
11/01/2028			90,125.00	90,125.00	327,243.75	5,065,000	5,065,000
05/01/2029	150,000	2.750%	90,125.00	240,125.00		4,915,000	4,915,000
11/01/2029			88,062.50	88,062.50	328,187.50	4,915,000	4,915,000
05/01/2030	155,000	2.750%	88,062.50	243,062.50		4,760,000	4,760,000
11/01/2030			85,931.25	85,931.25	328,993.75	4,760,000	4,760,000
05/01/2031	160,000	2.750%	85,931.25	245,931.25		4,600,000	4,600,000
11/01/2031			83,731.25	83,731.25	329,662.50	4,600,000	4,600,000
05/01/2032	165,000	3.125%	83,731.25	248,731.25		4,435,000	4,435,000
11/01/2032			81,153.13	81,153.13	329,884.38	4,435,000	4,435,000
05/01/2033	170,000	3.125%	81,153.13	251,153.13		4,265,000	4,265,000
11/01/2033			78,496.88	78,496.88	329,650.01	4,265,000	4,265,000
05/01/2034	175,000	3.125%	78,496.88	253,496.88		4,090,000	4,090,000
11/01/2034			75,762.50	75,762.50	329,259.38	4,090,000	4,090,000
05/01/2035	180,000	3.125%	75,762.50	255,762.50		3,910,000	3,910,000
11/01/2035			72,950.00	72,950.00	328,712.50	3,910,000	3,910,000
05/01/2036	185,000	3.125%	72,950.00	257,950.00		3,725,000	3,725,000
11/01/2036			70,059.38	70,059.38	328,009.38	3,725,000	3,725,000
05/01/2037	190,000	3.125%	70,059.38	260,059.38		3,535,000	3,535,000
11/01/2037			67,090.63	67,090.63	327,150.01	3,535,000	3,535,000
05/01/2038	195,000	3.125%	67,090.63	262,090.63		3,340,000	3,340,000
11/01/2038			64,043.75	64,043.75	326,134.38	3,340,000	3,340,000
05/01/2039	205,000	3.125%	64,043.75	269,043.75		3,135,000	3,135,000
11/01/2039			60,840.63	60,840.63	329,884.38	3,135,000	3,135,000
05/01/2040	210,000	3.125%	60,840.63	270,840.63		2,925,000	2,925,000
11/01/2040			57,559.38	57,559.38	328,400.01	2,925,000	2,925,000
05/01/2041	215,000	3.125%	57,559.38	272,559.38		2,710,000	2,710,000
11/01/2041			54,200.00	54,200.00	326,759.38	2,710,000	2,710,000
05/01/2042	225,000	4.000%	54,200.00	279,200.00		2,485,000	2,485,000
11/01/2042			49,700.00	49,700.00	328,900.00	2,485,000	2,485,000
05/01/2043	235,000	4.000%	49,700.00	284,700.00		2,250,000	2,250,000
11/01/2043			45,000.00	45,000.00	329,700.00	2,250,000	2,250,000
05/01/2044	245,000	4.000%	45,000.00	290,000.00		2,005,000	2,005,000
11/01/2044			40,100.00	40,100.00	330,100.00	2,005,000	2,005,000
05/01/2045	255,000	4.000%	40,100.00	295,100.00		1,750,000	1,750,000
11/01/2045			35,000.00	35,000.00	330,100.00	1,750,000	1,750,000
05/01/2046	265,000	4.000%	35,000.00	300,000.00		1,485,000	1,485,000
11/01/2046			29,700.00	29,700.00	329,700.00	1,485,000	1,485,000
05/01/2047	275,000	4.000%	29,700.00	304,700.00		1,210,000	1,210,000
11/01/2047			24,200.00	24,200.00	328,900.00	1,210,000	1,210,000
05/01/2048	285,000	4.000%	24,200.00	309,200.00		925,000	925,000
11/01/2048			18,500.00	18,500.00	327,700.00	925,000	925,000
05/01/2049	295,000	4.000%	18,500.00	313,500.00		630,000	630,000
11/01/2049			12,600.00	12,600.00	326,100.00	630,000	630,000
05/01/2050	310,000	4.000%	12,600.00	322,600.00		320,000	320,000
11/01/2050			6,400.00	6,400.00	329,000.00	320,000	320,000
05/01/2051	320,000	4.000%	6,400.00	326,400.00			
11/01/2051					326,400.00		
	6,015,000		3,904,578.27	9,919,578.27	9,919,578.27		

BOND PRICING

Artisan Lakes East Community Development District
(Manatee County, Florida)
Capital Improvement Revenue Bonds, Series 2021-2 (Heritage Park)
Pricing Date: June 16, 2021
Final Numbers

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price	Premium (-Discount)
2021-2 - Term Bond due 2026 (Heritage Park):										
	05/01/2023		140,000	2.300%	2.300%	100.000				
	05/01/2024		145,000	2.300%	2.300%	100.000				
	05/01/2025		145,000	2.300%	2.300%	100.000				
	05/01/2026	04316F AJ6	150,000	2.300%	2.300%	100.000				
			580,000							
2021-2 - Term Bond due 2031 (Heritage Park):										
	05/01/2027		155,000	2.750%	2.790%	99.656				-533.20
	05/01/2028		160,000	2.750%	2.790%	99.656				-550.40
	05/01/2029		165,000	2.750%	2.790%	99.656				-567.60
	05/01/2030		165,000	2.750%	2.790%	99.656				-567.60
	05/01/2031	04316F AK3	170,000	2.750%	2.790%	99.656				-584.80
			815,000							-2,803.60
2021-2 - Term Bond due 2041 (Heritage Park):										
	05/01/2032		175,000	3.125%	3.125%	100.000				
	05/01/2033		185,000	3.125%	3.125%	100.000				
	05/01/2034		190,000	3.125%	3.125%	100.000				
	05/01/2035		195,000	3.125%	3.125%	100.000				
	05/01/2036		200,000	3.125%	3.125%	100.000				
	05/01/2037		205,000	3.125%	3.125%	100.000				
	05/01/2038		215,000	3.125%	3.125%	100.000				
	05/01/2039		220,000	3.125%	3.125%	100.000				
	05/01/2040		230,000	3.125%	3.125%	100.000				
	05/01/2041	04316F AL1	235,000	3.125%	3.125%	100.000				
			2,050,000							
2021-2 - Term Bond due 2052 (Heritage Park):										
	05/01/2042		245,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	14,060.55
	05/01/2043		255,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	14,634.45
	05/01/2044		265,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	15,208.35
	05/01/2045		275,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	15,782.25
	05/01/2046		285,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	16,356.15
	05/01/2047		295,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	16,930.05
	05/01/2048		310,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	17,790.90
	05/01/2049		320,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	18,364.80
	05/01/2050		335,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	19,225.65
	05/01/2051		350,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	20,086.50
	05/01/2052	04316F AM9	365,000	4.000%	3.310%	105.739 C	3.687%	05/01/2031	100.000	20,947.35
			3,300,000							189,387.00
			6,745,000							186,583.40

Dated Date	07/07/2021	
Delivery Date	07/07/2021	
First Coupon	11/01/2021	
Par Amount	6,745,000.00	
Premium	186,583.40	
Production	6,931,583.40	102.766248%
Underwriter's Discount	-134,900.00	-2.000000%
Purchase Price	6,796,683.40	100.766248%
Accrued Interest		
Net Proceeds	6,796,683.40	

SOURCES AND USES OF FUNDS

Artisan Lakes East Community Development District
(Manatee County, Florida)
Capital Improvement Revenue Bonds, Series 2021-2 (Heritage Park)
Pricing Date: June 16, 2021
Final Numbers

Sources:

Bond Proceeds:	
Par Amount	6,745,000.00
Net Premium	186,583.40
	<hr/>
	6,931,583.40
	<hr/> <hr/>

Uses:

Project Fund Deposits:	
Project Fund	6,181,112.96
Other Fund Deposits:	
Capitalized Interest Fund Thru 11/1/2022	305,223.08
Debt Service Reserve Fund @ 50% of MADS	<hr/> 186,468.76
	491,691.84
Delivery Date Expenses:	
Cost of Issuance	123,878.60
Underwriter's Discount	<hr/> 134,900.00
	258,778.60
	<hr/>
	6,931,583.40
	<hr/> <hr/>

BOND DEBT SERVICE

Artisan Lakes East Community Development District
(Manatee County, Florida)
Capital Improvement Revenue Bonds, Series 2021-2 (Heritage Park)
Pricing Date: June 16, 2021
Final Numbers

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
11/01/2021			73,408.08	73,408.08	6,745,000	6,745,000
11/01/2022			231,815.00	231,815.00	6,745,000	6,745,000
11/01/2023	140,000	2.300%	230,205.00	370,205.00	6,605,000	6,605,000
11/01/2024	145,000	2.300%	226,927.50	371,927.50	6,460,000	6,460,000
11/01/2025	145,000	2.300%	223,592.50	368,592.50	6,315,000	6,315,000
11/01/2026	150,000	2.300%	220,200.00	370,200.00	6,165,000	6,165,000
11/01/2027	155,000	2.750%	216,343.75	371,343.75	6,010,000	6,010,000
11/01/2028	160,000	2.750%	212,012.50	372,012.50	5,850,000	5,850,000
11/01/2029	165,000	2.750%	207,543.75	372,543.75	5,685,000	5,685,000
11/01/2030	165,000	2.750%	203,006.25	368,006.25	5,520,000	5,520,000
11/01/2031	170,000	2.750%	198,400.00	368,400.00	5,350,000	5,350,000
11/01/2032	175,000	3.125%	193,328.13	368,328.13	5,175,000	5,175,000
11/01/2033	185,000	3.125%	187,703.13	372,703.13	4,990,000	4,990,000
11/01/2034	190,000	3.125%	181,843.75	371,843.75	4,800,000	4,800,000
11/01/2035	195,000	3.125%	175,828.13	370,828.13	4,605,000	4,605,000
11/01/2036	200,000	3.125%	169,656.26	369,656.26	4,405,000	4,405,000
11/01/2037	205,000	3.125%	163,328.13	368,328.13	4,200,000	4,200,000
11/01/2038	215,000	3.125%	156,765.63	371,765.63	3,985,000	3,985,000
11/01/2039	220,000	3.125%	149,968.76	369,968.76	3,765,000	3,765,000
11/01/2040	230,000	3.125%	142,937.51	372,937.51	3,535,000	3,535,000
11/01/2041	235,000	3.125%	135,671.88	370,671.88	3,300,000	3,300,000
11/01/2042	245,000	4.000%	127,100.00	372,100.00	3,055,000	3,055,000
11/01/2043	255,000	4.000%	117,100.00	372,100.00	2,800,000	2,800,000
11/01/2044	265,000	4.000%	106,700.00	371,700.00	2,535,000	2,535,000
11/01/2045	275,000	4.000%	95,900.00	370,900.00	2,260,000	2,260,000
11/01/2046	285,000	4.000%	84,700.00	369,700.00	1,975,000	1,975,000
11/01/2047	295,000	4.000%	73,100.00	368,100.00	1,680,000	1,680,000
11/01/2048	310,000	4.000%	61,000.00	371,000.00	1,370,000	1,370,000
11/01/2049	320,000	4.000%	48,400.00	368,400.00	1,050,000	1,050,000
11/01/2050	335,000	4.000%	35,300.00	370,300.00	715,000	715,000
11/01/2051	350,000	4.000%	21,600.00	371,600.00	365,000	365,000
11/01/2052	365,000	4.000%	7,300.00	372,300.00		
	6,745,000		4,678,685.64	11,423,685.64		

BOND DEBT SERVICE

Artisan Lakes East Community Development District
 (Manatee County, Florida)
 Capital Improvement Revenue Bonds, Series 2021-2 (Heritage Park)
 Pricing Date: June 16, 2021
 Final Numbers

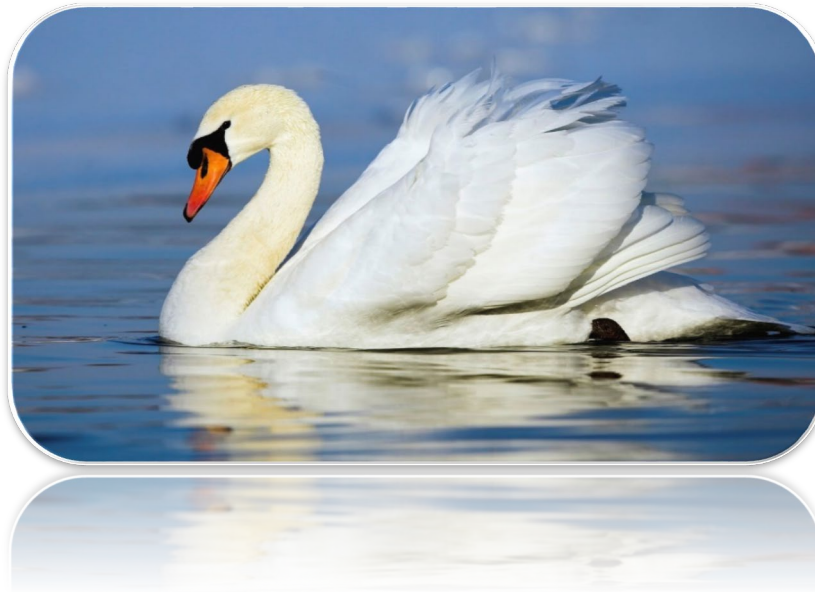
Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
07/07/2021						6,745,000	6,745,000
11/01/2021			73,408.08	73,408.08	73,408.08	6,745,000	6,745,000
05/01/2022			115,907.50	115,907.50		6,745,000	6,745,000
11/01/2022			115,907.50	115,907.50	231,815.00	6,745,000	6,745,000
05/01/2023	140,000	2.300%	115,907.50	255,907.50		6,605,000	6,605,000
11/01/2023			114,297.50	114,297.50	370,205.00	6,605,000	6,605,000
05/01/2024	145,000	2.300%	114,297.50	259,297.50		6,460,000	6,460,000
11/01/2024			112,630.00	112,630.00	371,927.50	6,460,000	6,460,000
05/01/2025	145,000	2.300%	112,630.00	257,630.00		6,315,000	6,315,000
11/01/2025			110,962.50	110,962.50	368,592.50	6,315,000	6,315,000
05/01/2026	150,000	2.300%	110,962.50	260,962.50		6,165,000	6,165,000
11/01/2026			109,237.50	109,237.50	370,200.00	6,165,000	6,165,000
05/01/2027	155,000	2.750%	109,237.50	264,237.50		6,010,000	6,010,000
11/01/2027			107,106.25	107,106.25	371,343.75	6,010,000	6,010,000
05/01/2028	160,000	2.750%	107,106.25	267,106.25		5,850,000	5,850,000
11/01/2028			104,906.25	104,906.25	372,012.50	5,850,000	5,850,000
05/01/2029	165,000	2.750%	104,906.25	269,906.25		5,685,000	5,685,000
11/01/2029			102,637.50	102,637.50	372,543.75	5,685,000	5,685,000
05/01/2030	165,000	2.750%	102,637.50	267,637.50		5,520,000	5,520,000
11/01/2030			100,368.75	100,368.75	368,006.25	5,520,000	5,520,000
05/01/2031	170,000	2.750%	100,368.75	270,368.75		5,350,000	5,350,000
11/01/2031			98,031.25	98,031.25	368,400.00	5,350,000	5,350,000
05/01/2032	175,000	3.125%	98,031.25	273,031.25		5,175,000	5,175,000
11/01/2032			95,296.88	95,296.88	368,328.13	5,175,000	5,175,000
05/01/2033	185,000	3.125%	95,296.88	280,296.88		4,990,000	4,990,000
11/01/2033			92,406.25	92,406.25	372,703.13	4,990,000	4,990,000
05/01/2034	190,000	3.125%	92,406.25	282,406.25		4,800,000	4,800,000
11/01/2034			89,437.50	89,437.50	371,843.75	4,800,000	4,800,000
05/01/2035	195,000	3.125%	89,437.50	284,437.50		4,605,000	4,605,000
11/01/2035			86,390.63	86,390.63	370,828.13	4,605,000	4,605,000
05/01/2036	200,000	3.125%	86,390.63	286,390.63		4,405,000	4,405,000
11/01/2036			83,265.63	83,265.63	369,656.26	4,405,000	4,405,000
05/01/2037	205,000	3.125%	83,265.63	288,265.63		4,200,000	4,200,000
11/01/2037			80,062.50	80,062.50	368,328.13	4,200,000	4,200,000
05/01/2038	215,000	3.125%	80,062.50	295,062.50		3,985,000	3,985,000
11/01/2038			76,703.13	76,703.13	371,765.63	3,985,000	3,985,000
05/01/2039	220,000	3.125%	76,703.13	296,703.13		3,765,000	3,765,000
11/01/2039			73,265.63	73,265.63	369,968.76	3,765,000	3,765,000
05/01/2040	230,000	3.125%	73,265.63	303,265.63		3,535,000	3,535,000
11/01/2040			69,671.88	69,671.88	372,937.51	3,535,000	3,535,000
05/01/2041	235,000	3.125%	69,671.88	304,671.88		3,300,000	3,300,000
11/01/2041			66,000.00	66,000.00	370,671.88	3,300,000	3,300,000
05/01/2042	245,000	4.000%	66,000.00	311,000.00		3,055,000	3,055,000
11/01/2042			61,100.00	61,100.00	372,100.00	3,055,000	3,055,000
05/01/2043	255,000	4.000%	61,100.00	316,100.00		2,800,000	2,800,000
11/01/2043			56,000.00	56,000.00	372,100.00	2,800,000	2,800,000
05/01/2044	265,000	4.000%	56,000.00	321,000.00		2,535,000	2,535,000
11/01/2044			50,700.00	50,700.00	371,700.00	2,535,000	2,535,000
05/01/2045	275,000	4.000%	50,700.00	325,700.00		2,260,000	2,260,000
11/01/2045			45,200.00	45,200.00	370,900.00	2,260,000	2,260,000
05/01/2046	285,000	4.000%	45,200.00	330,200.00		1,975,000	1,975,000
11/01/2046			39,500.00	39,500.00	369,700.00	1,975,000	1,975,000
05/01/2047	295,000	4.000%	39,500.00	334,500.00		1,680,000	1,680,000
11/01/2047			33,600.00	33,600.00	368,100.00	1,680,000	1,680,000
05/01/2048	310,000	4.000%	33,600.00	343,600.00		1,370,000	1,370,000
11/01/2048			27,400.00	27,400.00	371,000.00	1,370,000	1,370,000
05/01/2049	320,000	4.000%	27,400.00	347,400.00		1,050,000	1,050,000
11/01/2049			21,000.00	21,000.00	368,400.00	1,050,000	1,050,000
05/01/2050	335,000	4.000%	21,000.00	356,000.00		715,000	715,000
11/01/2050			14,300.00	14,300.00	370,300.00	715,000	715,000

BOND DEBT SERVICE

Artisan Lakes East Community Development District
(Manatee County, Florida)
Capital Improvement Revenue Bonds, Series 2021-2 (Heritage Park)
Pricing Date: June 16, 2021
Final Numbers

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
05/01/2051	350,000	4.000%	14,300.00	364,300.00		365,000	365,000
11/01/2051			7,300.00	7,300.00	371,600.00	365,000	365,000
05/01/2052	365,000	4.000%	7,300.00	372,300.00			
11/01/2052					372,300.00		
	6,745,000		4,678,685.64	11,423,685.64	11,423,685.64		

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Artisan Lakes East Community Development District

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JPWard & Associates LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending May 31, 2021**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2018	Capital Project Fund Series 2018			
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 34,982	\$ -	\$ -	\$ -	\$ -	\$ 34,982
Debt Service Fund						
Interest Account						
Series 2018	-	0	-	-	-	0
Sinking Account						
Series 2018	-	0	-	-	-	0
Reserve Account						
Series 2018		198,954	-	-	-	198,954
Revenue						
Series 2018	-	154,366	-	-	-	154,366
Prepayment Account						
Series 2018	-	-	-	-	-	-
Capitalized Interest Account						
Construction Account			148,652			148,652
Cost of Issuance Account						
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	353,320	-	353,320
Amount to be Provided by Debt Service Funds	-	-	-	5,516,680	-	5,516,680
Total Assets	\$ 34,982	\$ 353,320	\$ 148,652	\$ 5,870,000	\$ -	\$ 6,406,954

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending May 31, 2021**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Funds	Capital Project Fund	Account Groups	
		Series 2018	Series 2018	General Long Term Debt	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Due to Developer	-	-	-	-	-
Bonds Payable					
Current Portion					
Series 2018				\$0	-
Long Term					
Series 2018				\$5,870,000	5,870,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,870,000</u>	<u>\$ 5,870,000</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2020 (Audited)	-	343,356	148,648	-	492,003
Results from Current Operations	-	9,964	5	-	9,969
Unassigned					
Beginning: October 1, 2020 (Audited)	33,165	-	-	-	33,165
Results from Current Operations	1,817	-	-	-	1,817
Total Fund Equity and Other Credits	<u>\$ 34,982</u>	<u>\$ 353,320</u>	<u>\$ 148,652</u>	<u>\$ -</u>	<u>\$ 536,954</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 34,982</u>	<u>\$ 353,320</u>	<u>\$ 148,652</u>	<u>\$ 5,870,000</u>	<u>\$ 6,406,954</u>

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	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	258	1,644	36,477	1,547	787	14,434	260	147	55,553	55,335	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution											
	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 258	\$ 1,644	\$ 36,477	\$ 1,547	\$ 787	\$ 14,434	\$ 260	\$ 147	55,553	\$ 55,335	100%
Expenditures and Other Uses											
Executive											
Professional Management	1,806	1,806	1,806	1,806	1,806	1,806	1,806	1,806	14,445	20,000	72%
Financial and Administrative											
Audit Services	-	-	-	-	-	-	-	3,100	3,100	4,300	72%
Accounting Services	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services											
Legal Advertising	324	-	-	-	-	-	-	700	1,024	3,000	34%
Trustee Services	-	-	-	-	4,031	-	-	-	4,031	5,800	70%
Dissemination Agent Services	-	-	-	-	-	-	5,000	-	5,000	5,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	21	24	24	7	-	-	-	18	95	360	26%
Communications & Freight Services											
Postage, Freight & Messenger	-	-	-	34	44	-	-	-	78	750	10%
Computer Services - Website Development											
	50	50	-	-	-	-	-	-	100	2,000	5%
Insurance											
	5,381	-	-	-	-	-	-	-	5,381	5,200	103%
Printing & Binding											
	-	-	191	-	117	-	-	-	308	750	41%
Subscription & Memberships											
	175	-	-	-	-	-	-	-	175	175	100%

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Legal Services											
Legal - General Counsel	-	221	634	330	268	-	1,797	-	3,249	7,500	43%
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services											
Engineering Services	-	-	-	-	-	4,174	5,548	7,030	16,751.25	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	N/A
Reserves											
Operational Reserves (Future Years)							-	-	-	-	N/A
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	7,757	2,100	2,655	2,176	6,265	5,979	14,150	12,654	53,736	55,335	97%
Total Expenditures and Other Uses:	\$ 7,757	\$ 2,100	\$ 2,655	\$ 2,176	\$ 6,265	\$ 5,979	\$ 14,150	\$ 12,654	\$ 53,736	\$ 55,335	97%
Net Increase/ (Decrease) in Fund Balance	(7,499)	(456)	33,822	(630)	(5,478)	8,455	(13,890)	(12,507)	1,817	-	
Fund Balance - Beginning	33,165	25,666	25,210	59,032	58,402	52,924	61,379	47,489	33,165	-	
Fund Balance - Ending	\$ 25,666	\$ 25,210	\$ 59,032	\$ 58,402	\$ 52,924	\$ 61,379	\$ 47,489	\$ 34,982	34,982	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income											
Interest Account	-	0	0	-	-	-	-	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	7	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	0	0	1	2	4	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments											
Special Assessments - On Roll	1,855	11,822	262,269	11,122	5,657	103,779	1,867	1,054	399,426	397,823	100%
Special Assessments - Off Roll	5,668	-	-	-	-	-	-	-	5,668	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,524	\$ 11,824	\$ 262,270	\$ 11,123	\$ 5,658	\$ 103,780	\$ 1,868	\$ 1,057	\$ 405,104	\$ 397,823	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2018	-	-	-	-	-	-	-	95,000	95,000	95,000	N/A
Principal Debt Service - Early Redemptions											
Series 2018	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2018	-	150,070	-	-	-	-	-	150,070	300,140	304,130	N/A
Due to Developer											
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 150,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,070	395,140	\$ 399,130	N/A
Net Increase/ (Decrease) in Fund Balance	7,524	(138,246)	262,270	11,123	5,658	103,780	1,868	(244,013)	9,964	(1,307)	
Fund Balance - Beginning	343,356	350,880	212,633	474,904	486,026	491,684	595,465	597,333	343,356	-	
Fund Balance - Ending	\$ 350,880	\$ 212,633	\$ 474,904	\$ 486,026	\$ 491,684	\$ 595,465	597,333	353,320	353,320	\$ (1,307)	

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income											
Construction Account	1	1	1	1	1	1	1	1	5	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds											
	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)											
	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 5	\$ -	N/A
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:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 5	\$ -	
Fund Balance - Beginning	\$ 148,648	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,650	\$ 148,651	\$ 148,651	\$ 148,652	\$ 148,648	\$ -	
Fund Balance - Ending	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,650	\$ 148,651	\$ 148,651	\$ 148,652	\$ 148,652	\$ 148,652	\$ -	