

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

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Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 12/30/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
Assessment Revenue					
Assessments - On-Roll	\$ 102,790	\$ 42,052	\$ 102,790	\$ 136,204	Assessments from Property Owners
Assessments - Off-Roll		\$ -	\$ -	\$ -	
Contributions - Private Sources					
Taylor Morrison	\$ -	\$ -		\$ -	
Total Revenue & Other Sources	\$ 102,790	\$ 42,052	\$ 102,790	\$ 136,204	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees (Waived by TM Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive					
Professional - Management	\$ 23,000	\$ 5,750	\$ 23,000	\$ 27,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,300	\$ -	\$ 4,300	\$ 4,400	Statutory required audit - Yearly
Accounting Services	\$ -	\$ -	\$ -	\$ -	
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ -	
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 2,000	\$ 165	\$ 2,000	\$ 2,000	Statutory Required Legal Advertising
Trustee Services	\$ 8,170	\$ -	\$ 8,170	\$ 8,170	Trust Fees for Bonds
Dissemination Agent Services	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ 204	\$ 250	\$ 250	Bank Fee - Governmental Accounts

Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 12/30/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Notes
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 150	\$ 11	\$ 25	\$ 25	Agenda Mailings and other Misc Mailings
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	Statutory Maintenance of District Web Site
Insurance	\$ 5,800	\$ 5,988	\$ 5,988	\$ 6,100	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	\$ -	\$ 25	\$ 50	Agenda books and copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 12,800	\$ -	\$ 12,800	\$ 12,800	District Attorney
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	
Other General Government Services					
Engineering Services	\$ 7,500	\$ -	\$ 5,000	\$ 7,500	District Engineer
Contingencies	\$ 12,750	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Reserves					
Extraordinary Capital/Operations	\$ 10,000	\$ -	\$ -	\$ 50,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 7,195	\$ -	\$ 7,195	\$ 9,534	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Appropriations	\$ 102,790	\$ 12,292	\$ 77,128	\$ 136,204	

Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 12/30/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Notes
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 29,759	\$ 25,662	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning					
Extraordinary Capital/Operations	\$ 346		\$ 26,008	\$ 67,654	Long Term Capital Planning - Balance of Funds
1st Three (3) Months Operations	\$ 25,698		\$ 25,698	\$ 34,051	Required to meet Cash Needs until Assessment Rec'd.
Total Fund Balance	\$ 26,043		\$ 51,705	\$ 101,705	Total Cash Position
Assessment Rate	\$ 97.42			\$ 129.10	Year of Year Assessment Rate
Units Subject to Assessment	1055			1055	Anticipated Number of Units to be Built
Proposed Cap Rate (Required for Fiscal Year 2024)				\$ 148.47	Mailed Notice Req'd if Assessment Rate Exceeded

TOTAL UNITS AND TYPES OF UNITS - FY 2024 BUDGET

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

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

**Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2024**

		FY 2023
Revenues and Other Sources		
Carryforward	\$	-
Interest Income - General Account	\$	-
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Appropriations		
Legislative		
Board of Supervisor's Fees	\$	-
The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District. The current Board has waived the statutory authorized fees.		
Executive		
Professional - Management	\$	27,000
The District retains the services of a professional management company - JPWard and Associates, LLC - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to the District.		
Financial and Administrative		
Audit Services	\$	4,400
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures, if it's Revenues or Expenditures reach a certain threshold.		
Accounting Services	\$	-
For the Maintenance of the District's books and records on a daily basis.		
Assessment Roll Preparation	\$	-
For the preparation by the Financial Advisor of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Collier County Property Appraiser.		
Arbitrage Rebate Fees	\$	1,000
For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.		
Other Contractual Services		
Recording and Transcription	\$	-
Legal Advertising	\$	2,000
Trustee Services	\$	8,170
With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.		
Dissemination Agent Services	\$	6,000
With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.		
Property Appraiser Fees	\$	-
Bank Service Fees	\$	250
Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	25
Rentals and Leases		
Miscellaneous Equipment	\$	-
Computer Services (Web Site Maintenance)	\$	1,200

**Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2024**

Insurance	\$ 6,100
Subscriptions and Memberships	\$ 175
Printing and Binding	\$ 50
Office Supplies	\$ -
Legal Services	
General Counsel	\$ 12,800
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".	
Other General Government Services	
Engineering Services	\$ 7,500
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Contingencies	\$ -
Reserves	
Extraordinary Capital/Operations	\$ 50,000
The District has established an operational reserve to cover expenses that occur before assessment monies are received, and/or other expenses that may arise that are not anticipated in the Budget.	
Other Fees and Charges	
Discounts and Tax Collector Fees	\$ 9,534
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee	
Total Appropriations:	<u>\$ 136,204</u>

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018 Bonds - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 12/30/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 1	\$ 3	\$ -
Reserve Account	\$ -	\$ 2	\$ 4	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 425,762	\$ 175,110	\$ 425,762	\$ 425,762
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Taylor Morrison	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 425,762	\$ 175,113	\$ 425,769	\$ 425,762
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 105,000	\$ -	\$ 105,000	\$ 110,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 291,950	\$ 145,975	\$ 291,950	\$ 287,540
Other Fees and Charges				
Discounts for Early Payment	\$ 27,787	\$ -	\$ 27,787	\$ 27,828
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 424,737	\$ 145,975	\$ 424,737	\$ 425,368
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 29,138	\$ 1,032	\$ 394
Fund Balance - Beginning	\$ 361,676	\$ 361,676	\$ 361,676	\$ 362,708
Fund Balance - Ending	\$ 361,676	\$ 390,815	\$ 362,708	\$ 363,102

Restricted Fund Balance:

Reserve Account Requirement	\$ 198,954
Restricted for November 1, 2024 Interest Payment	\$ 143,770
Total - Restricted Fund Balance:	\$ 342,724

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

Artisan Lakes East Community Development District

Debt Service Fund - Series 2018

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 6,060,000	Varies		
5/1/2019				\$ 110,669.53	
11/1/2019				\$ 152,065.00	\$ 262,735
5/1/2020		\$ 95,000	4.20%	\$ 152,065.00	
11/1/2020				\$ 150,070.00	\$ 397,135
5/1/2021		\$ 95,000	4.20%	\$ 150,070.00	
11/1/2021				\$ 148,075.00	\$ 393,145
5/1/2022		\$ 100,000	4.20%	\$ 148,075.00	
11/1/2022				\$ 145,975.00	\$ 394,050
5/1/2023		\$ 105,000	4.20%	\$ 145,975.00	
11/1/2023				\$ 143,770.00	\$ 394,745
5/1/2024		\$ 110,000	4.20%	\$ 143,770.00	
11/1/2024				\$ 141,460.00	\$ 395,230
5/1/2025		\$ 115,000	4.55%	\$ 141,460.00	
11/1/2025				\$ 138,843.75	\$ 395,304
5/1/2026		\$ 120,000	4.55%	\$ 138,843.75	
11/1/2026				\$ 136,113.75	\$ 394,958
5/1/2027		\$ 125,000	4.55%	\$ 136,113.75	
11/1/2027				\$ 133,270.00	\$ 394,384
5/1/2028		\$ 130,000	4.55%	\$ 133,270.00	
11/1/2028				\$ 130,312.50	\$ 393,583
5/1/2029		\$ 140,000	4.55%	\$ 130,312.50	
11/1/2029				\$ 127,127.50	\$ 397,440
5/1/2030		\$ 145,000	5.10%	\$ 127,127.50	
11/1/2030				\$ 123,430.00	\$ 395,558
5/1/2031		\$ 155,000	5.10%	\$ 123,430.00	
11/1/2031				\$ 119,477.50	\$ 397,908
5/1/2032		\$ 160,000	5.10%	\$ 119,477.50	
11/1/2032				\$ 115,397.50	\$ 394,875
5/1/2033		\$ 170,000	5.10%	\$ 115,397.50	
11/1/2033				\$ 111,062.50	\$ 396,460
5/1/2034		\$ 180,000	5.10%	\$ 111,062.50	
11/1/2034				\$ 106,472.50	\$ 397,535
5/1/2035		\$ 185,000	5.10%	\$ 106,472.50	
11/1/2035				\$ 101,755.00	\$ 393,228
5/1/2036		\$ 195,000	5.10%	\$ 101,755.00	
11/1/2036				\$ 96,782.50	\$ 393,538
5/1/2037		\$ 205,000	5.10%	\$ 96,782.50	
11/1/2037				\$ 91,555.00	\$ 393,338
5/1/2038		\$ 220,000	5.10%	\$ 91,555.00	
11/1/2038				\$ 85,945.00	\$ 397,500
5/1/2039		\$ 230,000	5.10%	\$ 85,945.00	
11/1/2039				\$ 80,080.00	\$ 346,025
5/1/2040		\$ 240,000	5.20%	\$ 80,080.00	
11/1/2040				\$ 73,840.00	\$ 393,920
5/1/2041		\$ 255,000	5.20%	\$ 73,840.00	

Artisan Lakes East Community Development District

Debt Service Fund - Series 2018

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2041				\$ 67,210.00	\$ 396,050
5/1/2042		\$ 270,000	5.20%	\$ 67,210.00	
11/1/2042				\$ 60,190.00	\$ 127,400
5/1/2043		\$ 280,000	5.20%	\$ 60,190.00	
11/1/2043				\$ 52,910.00	\$ 393,100
5/1/2044		\$ 295,000	5.20%	\$ 52,910.00	
11/1/2044				\$ 45,240.00	\$ 393,150
5/1/2045		\$ 315,000	5.20%	\$ 45,240.00	
11/1/2045				\$ 37,050.00	\$ 397,290
5/1/2046		\$ 330,000	5.20%	\$ 37,050.00	
11/1/2046				\$ 28,470.00	\$ 395,520
5/1/2047		\$ 345,000	5.20%	\$ 28,470.00	
11/1/2047				\$ 19,500.00	\$ 392,970
5/1/2048		\$ 365,000	5.20%	\$ 19,500.00	
11/1/2048				\$ 10,010.00	\$ 394,510
5/1/2049		\$ 385,000	5.20%	\$ 10,010.00	
					\$ 395,010

Artisan Lakes East Community Development District

Debt Service Fund - Series 2021 Bonds - Budget

Fiscal Year 2023

Description	Fiscal Year 2023 Budget	Actual at 12/30/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward (Capitalized Interest)	\$ 115,908	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account		\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				\$ -
Special Assessment - On-Roll	\$ 753,176	\$ 175,110	\$ 742,000	\$ 753,176
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2018 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 869,084	\$ 175,110	\$ 742,000	\$ 753,176
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2021-1 Eaves Bend	\$ 130,000	\$ -	\$ 130,000	\$ 135,000
Series 2021-2 Heritage Park	\$ 140,000	\$ -	\$ 140,000	\$ 145,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2021-1 Eaves Bend	\$ 200,508	\$ 100,254	\$ 200,508	\$ 197,518
Series 2021-2 Heritage Park	\$ 231,815	\$ 115,908	\$ 231,815	\$ 228,595
Other Fees and Charges				
Discounts for Early Payment	\$ 49,273	\$ -	\$ 49,273	\$ 49,273
Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 751,596	\$ 216,161	\$ 751,596	\$ 755,386
Net Increase/(Decrease) in Fund Balance	\$ -	\$ (41,052)	\$ (9,596)	\$ (2,210)
Fund Balance - Beginning	\$ 568,136	\$ 568,136	\$ 568,136	\$ 558,540
Fund Balance - Ending	\$ 568,136	\$ 527,084	\$ 558,540	\$ 556,330
Restricted Fund Balance:				
Reserve Account Requirement			\$ 351,951	
Restricted for November 1, 2024 Interest Payment				
Series 2021-1 Eaves Bend			\$ 97,206	
Series 2021-2 Heritage Park			\$ 112,630	
Total - Restricted Fund Balance:			\$ 561,788	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2021 Bonds - Budget
Fiscal Year 2023

Description	Fiscal Year 2023 Budget	Actual at 12/30/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
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Assessment Rates	Eaves Bend		Heritage Park	
	FY 2023	FY 2024	FY 2023	FY 2024
Single Family 40' - 49'	\$794.63	\$850.26	\$794.63	\$1,064.12
Single Family 50' - 59'	\$993.29	\$1,062.82	\$ 993.29	\$1,330.14
Single Family 60' - 69'	\$1,191.95	\$1,275.39	\$ 1,191.95	\$1,596.17

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		\$ 6,015,000	Varies			
7/7/2021						
11/1/2021				\$ 64,404.46	\$ 64,404	\$ 6,015,000
5/1/2022	\$ 125,000		2.300%	\$ 101,691.25		\$ 5,890,000
11/1/2022				\$ 100,253.75	\$ 291,096	\$ 5,890,000
5/1/2023	\$ 130,000		2.300%	\$ 100,253.75		\$ 5,760,000
11/1/2023				\$ 98,758.75	\$ 330,508	\$ 5,760,000
5/1/2024	\$ 135,000		2.300%	\$ 98,758.75		\$ 5,625,000
11/1/2024				\$ 97,206.25	\$ 332,518	\$ 5,625,000
5/1/2025	\$ 135,000		2.300%	\$ 97,206.25		\$ 5,490,000
11/1/2025				\$ 95,653.75	\$ 329,413	\$ 5,490,000
5/1/2026	\$ 140,000		2.300%	\$ 95,653.75		\$ 5,350,000
11/1/2026				\$ 94,043.75	\$ 331,308	\$ 5,350,000
5/1/2027	\$ 140,000		2.750%	\$ 94,043.75		\$ 5,210,000
11/1/2027				\$ 92,118.75	\$ 328,088	\$ 5,210,000
5/1/2028	\$ 145,000		2.750%	\$ 92,118.75		\$ 5,065,000
11/1/2028				\$ 90,125.00	\$ 329,238	\$ 5,065,000
5/1/2029	\$ 150,000		2.750%	\$ 90,125.00		\$ 4,915,000
11/1/2029				\$ 88,062.50	\$ 330,250	\$ 4,915,000
5/1/2030	\$ 155,000		2.750%	\$ 88,062.50		\$ 4,760,000
11/1/2030				\$ 85,931.25	\$ 331,125	\$ 4,760,000
5/1/2031	\$ 160,000		2.750%	\$ 85,931.25		\$ 4,600,000
11/1/2031				\$ 83,731.25	\$ 331,863	\$ 4,600,000
5/1/2032	\$ 165,000		3.125%	\$ 83,731.25		\$ 4,435,000
11/1/2032				\$ 81,153.13	\$ 332,463	\$ 4,435,000
5/1/2033	\$ 170,000		3.125%	\$ 81,153.13		\$ 4,265,000
11/1/2033				\$ 78,496.88	\$ 332,306	\$ 4,265,000
5/1/2034	\$ 175,000		3.125%	\$ 78,496.88		\$ 4,090,000
11/1/2034				\$ 75,762.50	\$ 331,994	\$ 4,090,000
5/1/2035	\$ 180,000		3.125%	\$ 75,762.50		\$ 3,910,000
11/1/2035				\$ 72,950.00	\$ 331,525	\$ 3,910,000
5/1/2036	\$ 185,000		3.125%	\$ 72,950.00		\$ 3,725,000
11/1/2036				\$ 70,059.38	\$ 330,900	\$ 3,725,000
5/1/2037	\$ 190,000		3.125%	\$ 70,059.38		\$ 3,535,000
11/1/2037				\$ 67,090.63	\$ 330,119	\$ 3,535,000
5/1/2038	\$ 195,000		3.125%	\$ 67,090.63		\$ 3,340,000
11/1/2038				\$ 64,043.75	\$ 329,181	\$ 3,340,000
5/1/2039	\$ 205,000		3.125%	\$ 64,043.75		\$ 3,135,000
11/1/2039				\$ 60,840.63	\$ 333,088	\$ 3,135,000
5/1/2040	\$ 210,000		3.125%	\$ 60,840.63		\$ 2,925,000
11/1/2040				\$ 57,559.38	\$ 331,681	\$ 2,925,000
5/1/2041	\$ 215,000		3.125%	\$ 57,559.38		\$ 2,710,000
11/1/2041				\$ 54,200.00	\$ 330,119	\$ 2,710,000
5/1/2042	\$ 225,000		4.000%	\$ 54,200.00		\$ 2,485,000
11/1/2042				\$ 49,700.00	\$ 333,400	\$ 2,485,000
5/1/2043	\$ 235,000		4.000%	\$ 49,700.00		\$ 2,250,000

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2043				\$ 45,000.00	\$ 334,400	\$ 2,250,000
5/1/2044		\$ 245,000	4.000%	\$ 45,000.00		\$ 2,005,000
11/1/2044				\$ 40,100.00	\$ 85,100	\$ 2,005,000
5/1/2045		\$ 255,000	4.000%	\$ 40,100.00		\$ 1,750,000
11/1/2045				\$ 35,000.00	\$ 335,200	\$ 1,750,000
5/1/2046		\$ 265,000	4.000%	\$ 35,000.00		\$ 1,485,000
11/1/2046				\$ 29,700.00	\$ 335,000	\$ 1,485,000
5/1/2047		\$ 275,000	4.000%	\$ 29,700.00		\$ 1,210,000
11/1/2047				\$ 24,200.00	\$ 334,400	\$ 1,210,000
5/1/2048		\$ 285,000	4.000%	\$ 24,200.00		\$ 925,000
11/1/2048				\$ 18,500.00	\$ 333,400	\$ 925,000
5/1/2049		\$ 295,000	4.000%	\$ 18,500.00		\$ 630,000
11/1/2049				\$ 12,600.00	\$ 332,000	\$ 630,000
5/1/2050		\$ 310,000	4.000%	\$ 12,600.00		\$ 320,000
11/1/2050				\$ 6,400.00	\$ 335,200	\$ 320,000
5/1/2051		\$ 320,000	4.000%	\$ 6,400.00		\$ -
11/1/51				\$ 6,400.00		

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		\$ 6,745,000	Varies			
7/7/2021						
11/1/2021				\$ 73,408.08	\$ 73,408	\$ 6,745,000
5/1/2022				\$ 115,907.50		\$ 6,745,000
11/1/2022				\$ 115,907.50	\$ 189,316	\$ 6,745,000
5/1/2023	\$ 140,000		2.300%	\$ 115,907.50		\$ 6,605,000
11/1/2023				\$ 114,297.50	\$ 371,815	\$ 6,605,000
5/1/2024	\$ 145,000		2.300%	\$ 114,297.50		\$ 6,460,000
11/1/2024				\$ 112,630.00	\$ 373,595	\$ 6,460,000
5/1/2025	\$ 145,000		2.300%	\$ 112,630.00		\$ 6,315,000
11/1/2025				\$ 110,962.50	\$ 370,260	\$ 6,315,000
5/1/2026	\$ 150,000		2.300%	\$ 110,962.50		\$ 6,165,000
11/1/2026				\$ 109,237.50	\$ 371,925	\$ 6,165,000
5/1/2027	\$ 155,000		2.750%	\$ 109,237.50		\$ 6,010,000
11/1/2027				\$ 107,106.25	\$ 373,475	\$ 6,010,000
5/1/2028	\$ 160,000		2.750%	\$ 107,106.25		\$ 5,850,000
11/1/2028				\$ 104,906.25	\$ 374,213	\$ 5,850,000
5/1/2029	\$ 165,000		2.750%	\$ 104,906.25		\$ 5,685,000
11/1/2029				\$ 102,637.50	\$ 374,813	\$ 5,685,000
5/1/2030	\$ 165,000		2.750%	\$ 102,637.50		\$ 5,520,000
11/1/2030				\$ 100,368.75	\$ 370,275	\$ 5,520,000
5/1/2031	\$ 170,000		2.750%	\$ 100,368.75		\$ 5,350,000
11/1/2031				\$ 98,031.25	\$ 370,738	\$ 5,350,000
5/1/2032	\$ 175,000		3.125%	\$ 98,031.25		\$ 5,175,000
11/1/2032				\$ 95,296.88	\$ 371,063	\$ 5,175,000
5/1/2033	\$ 185,000		3.125%	\$ 95,296.88		\$ 4,990,000
11/1/2033				\$ 92,406.25	\$ 375,594	\$ 4,990,000
5/1/2034	\$ 190,000		3.125%	\$ 92,406.25		\$ 4,800,000
11/1/2034				\$ 89,437.50	\$ 374,813	\$ 4,800,000
5/1/2035	\$ 195,000		3.125%	\$ 89,437.50		\$ 4,605,000
11/1/2035				\$ 86,390.63	\$ 373,875	\$ 4,605,000
5/1/2036	\$ 200,000		3.125%	\$ 86,390.63		\$ 4,405,000
11/1/2036				\$ 83,265.63	\$ 372,781	\$ 4,405,000
5/1/2037	\$ 205,000		3.125%	\$ 83,265.63		\$ 4,200,000
11/1/2037				\$ 80,062.50	\$ 371,531	\$ 4,200,000
5/1/2038	\$ 215,000		3.125%	\$ 80,062.50		\$ 3,985,000
11/1/2038				\$ 76,703.13	\$ 375,125	\$ 3,985,000
5/1/2039	\$ 220,000		3.125%	\$ 76,703.13		\$ 3,765,000
11/1/2039				\$ 73,265.63	\$ 373,406	\$ 3,765,000
5/1/2040	\$ 230,000		3.125%	\$ 73,265.63		\$ 3,535,000
11/1/2040				\$ 69,671.88	\$ 376,531	\$ 3,535,000
5/1/2041	\$ 235,000		3.125%	\$ 69,671.88		\$ 3,300,000
11/1/2041				\$ 66,000.00	\$ 374,344	\$ 3,300,000
5/1/2042	\$ 245,000		4.000%	\$ 66,000.00		\$ 3,055,000
11/1/2042				\$ 61,100.00	\$ 377,000	\$ 3,055,000
5/1/2043	\$ 255,000		4.000%	\$ 61,100.00		\$ 2,800,000

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

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