

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

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 2026**

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
Assessment Revenue					
Assessments - On-Roll	\$ 148,589	\$ 132,463	\$ 148,589	\$ 155,792	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Contributions - Private Sources					
Taylor Morrison	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 148,589	\$ 132,463	\$ 148,589	\$ 155,792	
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	\$ 25,000	\$ 8,333	\$ 25,000	\$ 31,500	District Manager
Financial and Administrative					
Audit Services	\$ 5,500	\$ 4,800	\$ 4,800	\$ 4,900	Statutory required audit - Yearly
Accounting Services	\$ 4,000	\$ 1,333	\$ 4,000	\$ 6,500	
Assessment Roll Preparation	\$ 6,000	\$ 2,000	\$ 6,000	\$ 6,500	
Arbitrage Rebate Fees	\$ 1,500	\$ -	\$ 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	\$ 1,000	\$ 273	\$ 800	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 8,385	\$ 4,246	\$ 8,385	\$ 8,385	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	\$ 300	\$ -	\$ 250	\$ 250	Bank Fee - Governmental Accounts
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 100	\$ -	\$ 100	\$ 100	Agenda Mailings and other Misc Mailings
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 600	\$ 300	\$ 1,800	\$ 2,400	Statutory Maintenance of District Web Site
Insurance	\$ 7,628	\$ 6,477	\$ 6,477	\$ 7,177	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 1,700	\$ -	\$ 1,000	\$ 1,000	Agenda books and copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 12,800	\$ 1,091	\$ 11,000	\$ 11,000	District Attorney
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	
Other General Government Services					
Engineering Services	\$ 7,500	\$ 113	\$ 6,600	\$ 7,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Reserves					
Extraordinary Capital/Operations	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.

**Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 10,401	\$ -	\$ 10,401	\$ 10,905	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Appropriations	\$ 148,589	\$ 29,141	\$ 143,788	\$ 155,792	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 103,322	\$ 4,801	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 86,131		\$ 86,131	\$ 140,932	
Current Year Reserve Allocation	\$ 50,000		\$ 50,000	\$ 50,000	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ 136,131		\$ 140,932	\$ 190,932	Total Cash Position
Fund Balance - Allocations					
Extraordinary Capital/Operations	\$ 98,983		\$ 104,985	\$ 162,370	Long Term Capital Planning - Balance of Funds
Operations Reserve	\$ 37,147		\$ 35,947	\$ 28,562	Required to meet Cash Needs until Assessment Rec'd.
	\$ 136,131		\$ 140,932	\$ 190,932	
Assessment Rate	\$ 140.84			\$ 147.67	Year of Year Assessment Rate
Units Subject to Assessment	1055			1055	Anticipated Number of Units to be Built
Adopted Cap Rate	\$ 148.47			\$ 148.47	Mailed Notice Req'd if Cap Rate Exceeded

TOTAL UNITS AND TYPES OF UNITS - FY 2026 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
Debt Service Fund - Series 2018 Bonds - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 2,500	\$ 1,919	\$ 5,758	\$ 5,470
Reserve Account	\$ 4,300	\$ 3,106	\$ 9,318	\$ 8,852
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 425,762	\$ 381,917	\$ 425,762	\$ 425,762
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Taylor Morrison	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 432,562	\$ 386,942	\$ 440,838	\$ 440,084

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory \$ 115,000 \$ - \$ 115,000 \$ 120,000

Principal Debt Service - Early Redemptions

Interest Expense \$ 282,920 \$ 141,460 \$ 282,920 \$ 277,688

Other Fees and Charges

Discounts for Early Payment \$ 27,854 \$ - \$ 27,854 \$ 27,838

Operating Transfers Out \$ - \$ - \$ - \$ -

Total Expenditures and Other Uses **\$ 425,774** **\$ 141,460** **\$ 425,774** **\$ 425,526**

Net Increase/(Decrease) in Fund Balance \$ 6,788 \$ 245,482 \$ 15,064 \$ 14,559

Fund Balance - Beginning \$ 381,371 \$ 381,371 \$ 381,371 \$ 396,435

Fund Balance - Ending **\$ 388,159** **\$ 626,854** **\$ 396,435** **\$ 410,994**

Restricted Fund Balance:

Reserve Account Requirement \$ 198,954

Restricted for November 1, 2026 Interest Payment \$ 136,114

Total - Restricted Fund Balance: **\$ 335,068**

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

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		\$ 6,060,000	Varies			
5/1/2019				\$ 110,669.53		
11/1/2019				\$ 152,065.00	\$ 262,735	
5/1/2020		\$ 95,000	4.20%	\$ 152,065.00		\$ 5,965,000
11/1/2020				\$ 150,070.00	\$ 397,135	
5/1/2021		\$ 95,000	4.20%	\$ 150,070.00		\$ 5,870,000
11/1/2021				\$ 148,075.00	\$ 393,145	
5/1/2022		\$ 100,000	4.20%	\$ 148,075.00		\$ 5,770,000
11/1/2022				\$ 145,975.00	\$ 394,050	
5/1/2023		\$ 105,000	4.20%	\$ 145,975.00		\$ 5,665,000
11/1/2023				\$ 143,770.00	\$ 394,745	
5/1/2024		\$ 110,000	4.20%	\$ 143,770.00		\$ 5,555,000
11/1/2024				\$ 141,460.00	\$ 395,230	
5/1/2025		\$ 115,000	4.55%	\$ 141,460.00		\$ 5,440,000
11/1/2025				\$ 138,843.75	\$ 395,304	
5/1/2026		\$ 120,000	4.55%	\$ 138,843.75		\$ 5,320,000
11/1/2026				\$ 136,113.75	\$ 394,958	
5/1/2027		\$ 125,000	4.55%	\$ 136,113.75		\$ 5,195,000
11/1/2027				\$ 133,270.00	\$ 394,384	
5/1/2028		\$ 130,000	4.55%	\$ 133,270.00		\$ 5,065,000
11/1/2028				\$ 130,312.50	\$ 393,583	
5/1/2029		\$ 140,000	4.55%	\$ 130,312.50		\$ 4,925,000
11/1/2029				\$ 127,127.50	\$ 397,440	
5/1/2030		\$ 145,000	5.10%	\$ 127,127.50		\$ 4,780,000
11/1/2030				\$ 123,430.00	\$ 395,558	
5/1/2031		\$ 155,000	5.10%	\$ 123,430.00		\$ 4,625,000
11/1/2031				\$ 119,477.50	\$ 397,908	
5/1/2032		\$ 160,000	5.10%	\$ 119,477.50		\$ 4,465,000
11/1/2032				\$ 115,397.50	\$ 394,875	
5/1/2033		\$ 170,000	5.10%	\$ 115,397.50		\$ 4,295,000
11/1/2033				\$ 111,062.50	\$ 396,460	
5/1/2034		\$ 180,000	5.10%	\$ 111,062.50		\$ 4,115,000
11/1/2034				\$ 106,472.50	\$ 397,535	
5/1/2035		\$ 185,000	5.10%	\$ 106,472.50		\$ 3,930,000
11/1/2035				\$ 101,755.00	\$ 393,228	
5/1/2036		\$ 195,000	5.10%	\$ 101,755.00		\$ 3,735,000
11/1/2036				\$ 96,782.50	\$ 393,538	
5/1/2037		\$ 205,000	5.10%	\$ 96,782.50		\$ 3,530,000
11/1/2037				\$ 91,555.00	\$ 393,338	
5/1/2038		\$ 220,000	5.10%	\$ 91,555.00		\$ 3,310,000
11/1/2038				\$ 85,945.00	\$ 397,500	
5/1/2039		\$ 230,000	5.10%	\$ 85,945.00		\$ 3,080,000
11/1/2039				\$ 80,080.00	\$ 346,025	
5/1/2040		\$ 240,000	5.20%	\$ 80,080.00		\$ 2,840,000
11/1/2040				\$ 73,840.00	\$ 393,920	
5/1/2041		\$ 255,000	5.20%	\$ 73,840.00		\$ 2,585,000
11/1/2041				\$ 67,210.00	\$ 396,050	
5/1/2042		\$ 270,000	5.20%	\$ 67,210.00		\$ 2,315,000

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2042				\$ 60,190.00	\$ 127,400	
5/1/2043		\$ 280,000	5.20%	\$ 60,190.00		\$ 2,035,000
11/1/2043				\$ 52,910.00	\$ 393,100	
5/1/2044		\$ 295,000	5.20%	\$ 52,910.00		\$ 1,740,000
11/1/2044				\$ 45,240.00	\$ 393,150	
5/1/2045		\$ 315,000	5.20%	\$ 45,240.00		\$ 1,425,000
11/1/2045				\$ 37,050.00	\$ 397,290	
5/1/2046		\$ 330,000	5.20%	\$ 37,050.00		\$ 1,095,000
11/1/2046				\$ 28,470.00	\$ 395,520	
5/1/2047		\$ 345,000	5.20%	\$ 28,470.00		\$ 750,000
11/1/2047				\$ 19,500.00	\$ 392,970	
5/1/2048		\$ 365,000	5.20%	\$ 19,500.00		\$ 385,000
11/1/2048				\$ 10,010.00	\$ 394,510	
5/1/2049		\$ 385,000	5.20%	\$ 10,010.00		\$ -

Artisan Lakes East Community Development District

Debt Service Fund - Series 2021 Bonds - Budget

Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward (Capitalized Interest)	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 6,000	\$ 2,583	\$ 7,749	\$ 7,361
Reserve Account	\$ 16,000	\$ 5,488	\$ 16,463	\$ 15,640
Interest Account		\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 753,176	\$ 675,764	\$ 753,176	\$ 753,176
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2018 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 775,176	\$ 683,834	\$ 777,388	\$ 776,177
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2021-1 Eaves Bend	\$ 135,000	\$ -	\$ 135,000	\$ 140,000
Series 2021-2 Heritage Park	\$ 145,000	\$ -	\$ 145,000	\$ 150,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2021-1 Eaves Bend	\$ 194,413	\$ 97,206	\$ 194,413	\$ 191,308
Series 2021-2 Heritage Park	\$ 225,260	\$ 112,630	\$ 225,260	\$ 221,925
Other Fees and Charges				
Discounts for Early Payment	\$ 49,273	\$ -	\$ 49,273	\$ 49,273
Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 748,946	\$ 209,836	\$ 748,946	\$ 752,506
Net Increase/(Decrease) in Fund Balance	\$ 26,230	\$ 473,998	\$ 28,442	\$ 23,671
Fund Balance - Beginning	\$ 603,672	\$ 603,672	\$ 603,672	\$ 632,113
Fund Balance - Ending	\$ 629,902	\$ 1,077,670	\$ 632,113	\$ 655,785
Restricted Fund Balance:				
Reserve Account Requirement			\$ 351,951	
Restricted for November 1, 2026 Interest Payment				
Series 2021-1 Eaves Bend			\$ 94,044	
Series 2021-2 Heritage Park			\$ 109,238	
Total - Restricted Fund Balance:			\$ 555,233	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2021 Bonds - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
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Assessment Rates	Eaves Bend		Heritage Park	
	FY 2025	FY 2026	FY 2025	FY 2026
Single Family 40' - 49'	\$850.26	\$850.26	\$1,064.12	\$1,064.12
Single Family 50' - 59'	\$1,062.82	\$1,062.82	\$ 1,330.14	\$1,330.14
Single Family 60' - 69'	\$1,275.39	\$1,275.39	\$ 1,596.17	\$1,596.17

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		\$ 6,015,000	Varies			
7/7/2021						
11/1/2021				\$ 64,404.46	\$ 64,404	\$ 6,015,000
5/1/2022		\$ 125,000	2.300%	\$ 101,691.25		\$ 5,890,000
11/1/2022				\$ 100,253.75	\$ 291,096	\$ 5,890,000
5/1/2023		\$ 130,000	2.300%	\$ 100,253.75		\$ 5,760,000
11/1/2023				\$ 98,758.75	\$ 330,508	\$ 5,760,000
5/1/2024		\$ 135,000	2.300%	\$ 98,758.75		\$ 5,625,000
11/1/2024				\$ 97,206.25	\$ 332,518	\$ 5,625,000
5/1/2025		\$ 135,000	2.300%	\$ 97,206.25		\$ 5,490,000
11/1/2025				\$ 95,653.75	\$ 329,413	\$ 5,490,000
5/1/2026		\$ 140,000	2.300%	\$ 95,653.75		\$ 5,350,000
11/1/2026				\$ 94,043.75	\$ 331,308	\$ 5,350,000
5/1/2027		\$ 140,000	2.750%	\$ 94,043.75		\$ 5,210,000
11/1/2027				\$ 92,118.75	\$ 328,088	\$ 5,210,000
5/1/2028		\$ 145,000	2.750%	\$ 92,118.75		\$ 5,065,000
11/1/2028				\$ 90,125.00	\$ 329,238	\$ 5,065,000
5/1/2029		\$ 150,000	2.750%	\$ 90,125.00		\$ 4,915,000
11/1/2029				\$ 88,062.50	\$ 330,250	\$ 4,915,000
5/1/2030		\$ 155,000	2.750%	\$ 88,062.50		\$ 4,760,000
11/1/2030				\$ 85,931.25	\$ 331,125	\$ 4,760,000
5/1/2031		\$ 160,000	2.750%	\$ 85,931.25		\$ 4,600,000
11/1/2031				\$ 83,731.25	\$ 331,863	\$ 4,600,000
5/1/2032		\$ 165,000	3.125%	\$ 83,731.25		\$ 4,435,000
11/1/2032				\$ 81,153.13	\$ 332,463	\$ 4,435,000
5/1/2033		\$ 170,000	3.125%	\$ 81,153.13		\$ 4,265,000
11/1/2033				\$ 78,496.88	\$ 332,306	\$ 4,265,000
5/1/2034		\$ 175,000	3.125%	\$ 78,496.88		\$ 4,090,000
11/1/2034				\$ 75,762.50	\$ 331,994	\$ 4,090,000
5/1/2035		\$ 180,000	3.125%	\$ 75,762.50		\$ 3,910,000
11/1/2035				\$ 72,950.00	\$ 331,525	\$ 3,910,000
5/1/2036		\$ 185,000	3.125%	\$ 72,950.00		\$ 3,725,000
11/1/2036				\$ 70,059.38	\$ 330,900	\$ 3,725,000
5/1/2037		\$ 190,000	3.125%	\$ 70,059.38		\$ 3,535,000
11/1/2037				\$ 67,090.63	\$ 330,119	\$ 3,535,000
5/1/2038		\$ 195,000	3.125%	\$ 67,090.63		\$ 3,340,000
11/1/2038				\$ 64,043.75	\$ 329,181	\$ 3,340,000
5/1/2039		\$ 205,000	3.125%	\$ 64,043.75		\$ 3,135,000
11/1/2039				\$ 60,840.63	\$ 333,088	\$ 3,135,000
5/1/2040		\$ 210,000	3.125%	\$ 60,840.63		\$ 2,925,000
11/1/2040				\$ 57,559.38	\$ 331,681	\$ 2,925,000
5/1/2041		\$ 215,000	3.125%	\$ 57,559.38		\$ 2,710,000
11/1/2041				\$ 54,200.00	\$ 330,119	\$ 2,710,000
5/1/2042		\$ 225,000	4.000%	\$ 54,200.00		\$ 2,485,000
11/1/2042				\$ 49,700.00	\$ 333,400	\$ 2,485,000
5/1/2043		\$ 235,000	4.000%	\$ 49,700.00		\$ 2,250,000
11/1/2043				\$ 45,000.00	\$ 334,400	\$ 2,250,000
5/1/2044		\$ 245,000	4.000%	\$ 45,000.00		\$ 2,005,000
11/1/2044				\$ 40,100.00	\$ 85,100	\$ 2,005,000
5/1/2045		\$ 255,000	4.000%	\$ 40,100.00		\$ 1,750,000
11/1/2045				\$ 35,000.00	\$ 335,200	\$ 1,750,000

**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
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		\$ -
11/1/2051				\$ 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
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

**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
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		\$ -