# Artisan Lakes East

## Community Development District

*Proposed Budget*
*Fiscal Year 2027*

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

| Description | Fiscal Year 2026 Budget | Actual at 12/23/2025 | Anticipated Year End 09/30/2026 | Fiscal Year 2027 Budget | Notes |
|---|---|---|---|---|---|
| **Revenues and Other Sources** | | | | | |
| **Carryforward** | $ - | $ - | $ - | $ - | |
| **Assessment Revenue** | | | | | |
| Assessments - On-Roll | $ 155,792 | $ 26,361 | $ 155,792 | $ 156,396 | Assessments from Property Owners |
| **Total Revenue & Other Sources** | **$ 155,792** | **$ 26,361** | **$ 155,792** | **$ 156,396** | |
| | | | | | |
| **Appropriations** | | | | | |
| **Legislative** | | | | | |
| Board of Supervisor's Fees | $ - | $ - | $ 1,200 | $ 3,000 | Statutory Required Fees (Waived by TM Board) |
| **Executive** | | | | | |
| Professional - Management | $ 31,500 | $ 7,875 | $ 31,500 | $ 32,000 | District Manager |
| **Financial and Administrative** | | | | | |
| Audit Services | $ 4,900 | $ 4,900 | $ 4,900 | $ 5,000 | Statutory required audit - Yearly |
| Accounting Services | $ 6,500 | $ 1,625 | $ 4,000 | $ 10,000 | |
| Assessment Roll Preparation | $ 6,500 | $ 1,625 | $ 6,000 | $ 10,000 | |
| Arbitrage Rebate Fees | $ 1,000 | $ - | $ 1,000 | $ 1,000 | IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds |
| **Other Contractual Services** | | | | | |
| Legal Advertising | $ 1,000 | $ - | $ 800 | $ 1,000 | Statutory Required Legal Advertising |
| Trustee Services | $ 8,385 | $ - | $ 8,495 | $ 8,500 | Trust Fees for Bonds |
| Dissemination Agent Services | $ 6,000 | $ - | $ 6,000 | $ 6,000 | Required Reporting for Bonds |
| Bank Service Fees | $ 250 | $ - | $ 250 | $ 250 | Bank Fee - Governmental Accounts |
| **Communications and Freight Services** | | | | | |
| Postage, Freight & Messenger | $ 100 | $ - | $ 100 | $ 100 | Agenda Mailings and other Misc Mailings |
| Computer Services (Web Site) | $ 2,400 | $ - | $ 2,400 | $ 2,400 | Statutory Maintenance of District Web Site |
| **Insurance** | $ 7,177 | $ 7,366 | $ 7,366 | $ 8,066 | General Liability and D&O Liability Insurance |
| **Subscriptions and Memberships** | $ 175 | $ 175 | $ 175 | $ 175 | Department of Economic Opportunity Fee |
| **Printing and Binding** | $ 1,000 | $ - | $ 750 | $ 1,000 | Agenda books and copies |

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

| Description | Fiscal Year 2026 Budget | Actual at 12/23/2025 | Anticipated Year End 09/30/2026 | Fiscal Year 2027 Budget | Notes |
|---|---|---|---|---|---|
| **Legal Services** | | | | | |
| General Counsel | $ 11,000 | $ - | $ 5,000 | $ 10,000 | District Attorney |
| **Other General Government Services** | | | | | |
| Engineering Services | $ 7,000 | $ 475 | $ 5,700 | $ 7,000 | District Engineer |
| **Contingencies** | $ - | $ - | $ - | $ - | |
| **Reserves** | | | | | |
| Extraordinary Capital/Operations | $ 50,000 | $ 12,500 | $ 50,000 | $ 40,000 | Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration. |
| **Other Fees and Charges** | | | | | |
| Discounts, Tax Collector Fee and Property Appraiser Fee | $ 10,905 | $ - | $ 10,905 | $ 10,905 | Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills |
| **Total Appropriations** | **$ 155,792** | **$ 36,541** | **$ 146,541** | **$ 156,396** | |
| | | | | | |
| **Fund Balances:** | | | | | |
| **Change from Current Year Operations** | $ - | $ (10,180) | $ 9,251 | $ - | Cash Over (Short) at Fiscal Year End |
| **Fund Balance - Beginning** | **$ 142,241** | | **$ 142,241** | **$ 201,492** | |
| Current Year Reserve Allocation | $ 50,000 | | $ 50,000 | $ 40,000 | Budgeted Funds for Long Term Capital Planning |
| **Total Fund Balance** | **$ 192,241** | | **$ 201,492** | **$ 241,492** | Total Cash Position |
| | | | | | |
| **Fund Balance - Allocations/Use of Funds** | | | | | |
| Extraordinary Capital/Operations | $ 153,293 | | $ 164,857 | $ 202,393 | Long Term Capital Planning - Balance of Funds |
| 1st 3 Months Operations Reserve | $ 38,948 | | $ 36,635 | $ 39,099 | Required to meet Cash Needs until Assessment Rec'd. |
| | **$ 192,241** | | **$ 201,492** | **$ 241,492** | |

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

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

**TOTAL UNITS AND TYPES OF UNITS - FY 2027 BUDGET**

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

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

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

| Description | Fiscal Year 2026 Budget | Actual at 12/23/2025 | Anticipated Year End 09/30/2026 | Fiscal Year 2027 Budget |
|---|---|---|---|---|
| **Revenues and Other Sources** | | | | |
| **Carryforward** | $ - | $ - | $ - | $ - |
| **Interest Income** | | | | |
| Reserve Account | $ 8,852 | $ 1,957 | $ 7,829 | $ 7,046 |
| Revenue Account | $ 5,470 | $ 1,612 | $ 6,449 | $ 5,804 |
| **Special Assessment Revenue** | - | | | - |
| Special Assessment - On-Roll | $ 425,762 | $ 72,475 | $ 425,762 | $ 425,762 |
| **Total Revenue and Other Sources** | **$ 440,084** | **$ 76,044** | **$ 440,040** | **$ 438,612** |
| | | | | |
| **Expenditures and Other Uses** | | | | |
| **Debt Service** | | | | |
| **Principal Debt Service - Mandatory** | $ 120,000 | $ - | $ 120,000 | $ 125,000 |
| **Principal Debt Service - Early Redemptions** | | | | |
| **Interest Expense** | $ 277,688 | $ 138,844 | $ 277,688 | $ 272,228 |
| **Other Fees and Charges** | | | | |
| Discounts for Early Payment | $ 27,838 | $ - | $ 27,838 | $ 27,806 |
| **Total Expenditures and Other Uses** | **$ 425,526** | **$ 138,844** | **$ 425,526** | **$ 425,033** |
| | | | | |
| **Net Increase/(Decrease) in Fund Balance** | $ 14,559 | $ (62,799) | $ 14,514 | $ 13,579 |
| **Fund Balance - Beginning** | $ 402,069 | $ 402,069 | $ 402,069 | $ 416,583 |
| **Fund Balance - Ending** | **$ 416,628** | **$ 339,270** | **$ 416,583** | **$ 430,162** |

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

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

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

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

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

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

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

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

| Description | Fiscal Year 2026 Budget | Actual at 12/23/2025 | Anticipated Year End 09/30/2026 | Fiscal Year 2027 Budget |
|---|---|---|---|---|
| **Revenues and Other Sources** | | | | |
| **Carryforward** | $ - | $ - | $ - | $ - |
| **Interest Income** | | | | |
| Reserve Account | $ 15,640 | $ 3,458 | $ 13,833 | $ 12,449 |
| Revenue Account | $ 7,361 | $ 2,286 | $ 9,142 | $ 8,228 |
| **Special Assessment Revenue** | | | | |
| Special Assessment - On-Roll | $ 753,176 | $ 128,216 | $ 753,176 | $753,176 |
| **Total Revenue and Other Sources** | **$ 776,177** | **$ 133,959** | **$ 776,150** | **$ 773,853** |
| | | | | |
| **Expenditures and Other Uses** | | | | |
| **Debt Service** | | | | |
| **Principal Debt Service - Mandatory** | | | | |
| Series 2021-1 Eaves Bend | $ 140,000 | $ - | $ 140,000 | $ 140,000 |
| Series 2021-2 Heritage Park | $ 150,000 | $ - | $ 150,000 | $ 155,000 |
| **Interest Expense** | | | | |
| Series 2021-1 Eaves Bend | $ 191,308 | $ 95,654 | $ 191,308 | $ 188,088 |
| Series 2021-2 Heritage Park | $ 221,925 | $ 110,963 | $ 221,925 | $ 218,475 |
| **Other Fees and Charges** | | | | |
| Discounts for Early Payment | $ 49,273 | $ - | $ 49,273 | $ 49,273 |
| **Total Expenditures and Other Uses** | **$ 752,506** | **$ 206,616** | **$ 752,506** | **$ 750,836** |
| | | | | |
| **Net Increase/(Decrease) in Fund Balance** | $ 23,671 | $ (72,657) | $ 23,645 | $ 23,017 |
| **Fund Balance - Beginning** | $ 642,448 | $ 642,448 | $ 642,448 | $ 666,093 |
| **Fund Balance - Ending** | **$ 666,120** | **$ 569,792** | **$ 666,093** | **$ 689,110** |
| | | | | |
| **Restricted Fund Balance:** | | | | |
| Reserve Account Requirement | | | $ 351,951 | |
| Restricted for November 1, 2027 Interest Payment | | | | |
| Series 2021-1 Eaves Bend | | | $ 92,119 | |
| Series 2021-2 Heritage Park | | | $ 107,106 | |
| **Total - Restricted Fund Balance:** | | | **$ 551,176** | |

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

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

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

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

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

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

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

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

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

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

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