Tapestry Community Development District

Agenda

August 11, 2021

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AGENDA

Tapestry Community Development District

219 E. Livingston Street, Orlando, Florida 32801 Phone: 407-841-5524 – Fax: 407-839-1526

August 3, 2021

Board of Supervisors Tapestry Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of Tapestry Community Development District will be held Wednesday, August 11, 2021 at 11:30 AM at the Hart Memorial Central Library, 211 E. Dakin Avenue, Roseada Room, Kissimmee, Florida. Following is the advance agenda for the meeting:

- 1. Roll Call
- 2. Public Comment Period
- 3. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Supervisor
 - B. Appointment of Individuals to Fulfill Vacancies in Seats #4 & #5
 - C. Election of Officers
 - D. Consideration of Resolution 2021-07 Electing Officers
- 4. Approval of Minutes of the June 9, 2021 Meeting
- 5. Public Hearing
 - A. Consideration of Resolution 2021-08 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2021-09 Imposing Special Assessments and Certifying an Assessment Roll
- 6. Review and Acceptance of the Fiscal Year 2020 Audit Report
- 7. Consideration of Resolution 2021-10 Setting Public Hearing for Adoption of the Amended and Restated Rules of Procedure
- 8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2022 Meeting Schedule
- 9. Supervisor's Requests
- 10. General Audience Comments
- 11. Adjournment

The second order of business is the Public Comment where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the Organizational Matters. Section A is the administration of the Oath of Office to the newly elected supervisor. Section B is the appointment of individuals to fulfill the vacancies in Seats #4 and #5. Section C is the election of officers and Section D is the consideration of Resolution 2021-07 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is approval of minutes of the June 9, 2021 meeting. The minutes are enclosed for your review.

The fifth order of business opens the public hearing for the adoption of the budget and assessments. Section A is the consideration of Resolution 2021-08 adopting the Fiscal Year 2022 budget and relating to the annual appropriations. A copy of the Resolution and approved budget is enclosed for your review. Section B is the consideration of Resolution 2021-09 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the tax roll will be available at the meeting for review.

The sixth order of business is the review and acceptance of the Fiscal Year 2020 audit report. A copy of the report is enclosed for your review.

The seventh order of business is the consideration of Resolution 2021-10 setting a public hearing for the adoption of the amended and restated rules of procedure. A copy of the Resolution is enclosed for your review.

Section C of the eighth order of business is the District Manager's Report. Sub-Section 1 is the approval of the check register and Sub-Section 2 includes the balance sheet and income statement for your review. Sub-Section 3 is the approval of the Fiscal Year 2022 meeting schedule. A sample meeting notice is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

ZJtu George S. Flint

District Manager

CC: Lindsay Whelan, District Counsel Mark Vincuntonis, District Engineer Darrin Mossing, GMS

Enclosures

SECTION III

SECTION D

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND **PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Tapestry Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY **DEVELOPMENT DISTRICT:**

Section 1.	is elected Chairperson.
Section 2.	is elected Vice-Chairperson.
Section 3.	is elected Secretary.
Section 4.	is elected Assistant Secretary. is elected Assistant Secretary. is elected Assistant Secretary. is elected Assistant Secretary. is elected Assistant Secretary.
Section 5.	is elected Treasurer.
Section 6.	is elected Assistant Treasurer.
Section 7.	This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of August, 2021.

ATTEST:

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

MINUTES

MINUTES OF MEETING TAPESTRY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tapestry Community Development District was held Wednesday June 9, 2021 at 11:30 a.m. in the Hart Memorial Central Library, 211 E. Dakin Avenue, Room 120, Kissimmee, Florida.

Present and constituting a quorum were:

Chuck Bell Thomas Franklin Duane Owen Chairman Assistant Secretary Assistant Secretary

Also present were:

George Flint Lindsay Whelan Pete Glasscock William Viasalyers District Manager District Counsel by phone District Engineer Field Manager

FIRST ORDER OF BUSINESS Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINES Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS Organizational Matters

A. Administration of Oath of Office to Newly Elected Supervisors

Mr. Flint stated I administered the oath of office to Mr. Franklin prior to the meeting and have the executed oath of office.

B. Consideration of Resolution 2021-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint stated the Board needs to canvass and certify the results of the landowner election from last November and you have Resolution 2021-01 indicating that Mr. Franklin received 150 votes and will serve a four-year term of office.

On MOTION by Mr. Bell seconded by Mr. Owen with all in favor Resolution 2021-01 was approved.

C. Appointment of Individuals to Fill Vacancies in Seats 4 & 5

Mr. Flint stated seat no. 4 and seat no. 5 transitioned to general election, however, no one qualified to run for those seats. They are currently occupied by Rocky and the vacant seat. In a situation where no one qualified to run for the seat the existing Board members carry over in that seat until such time as the Board appoints a general elector to fill that seat. Rocky can continue serving in that seat assuming he wants to do so. There is no nomination today to fill those seats, but we will need to find some general electors to appoint to those seats at some point.

D. Consideration of Resolution 2021-02 Electing Officers

Mr. Flint stated every time there is an election the Board is required to elect officers and Resolution 2021-02 is in your agenda. Currently Mr. Bell is the Chair, Ms. Luong is Vice Chair, Rocky and Tom are Assistant Secretaries, I am Secretary and I would like to make Jill Burns Treasurer. Previously Ariel Lovera was Treasurer, but he is no longer with GMS.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Resolution 2021-02 was approved reflecting the following officers: Mr. Bell Chair, Ms. Luong Vice Chair, George Flint Secretary, Jill Burns Treasurer and Mr. Franklin and Mr. Owen Assistant Secretaries.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 30, 2020 Board of Supervisors Meeting and Acceptance of the Minutes of the November 23, 2020 Landowners' Meeting

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the minutes of the July 30, 2020 Board meeting were approved and the November 23, 2020 landowners' meeting minutes were accepted.

FIFTH ORDER OF BUSINESS Amended and Restated Rules of Procedure A. Memorandum Regarding Revisions to Rules of Procedure

Ms. Whelan stated a year or so ago we reviewed our existing rules of procedure to make sure they are still consistent with many case law changes or legislative changes that have happened over the past several years. We usually do that every four to five years depending on big changes coming out of the legislature or courts. Included in your agenda package is an amended and restated rules of procedure. There is a memo included in your package highlighting on a higher level the changes being made, but again, all of this is meant to be consistent with the current state and other laws in place effecting the District. Approving the rules of procedure is a two-step process. Today we will set a public hearing which will be the next resolution you will adopt 2021-03 where you will actually set a public hearing to review the rules in a little more detail. At this point we are just asking you to set the public hearing, we will come back at your budget meeting later in the summer and at that point we will finally adopt the rules of procedure.

Mr. Flint stated August 11, 2021 at 11:30 a.m. in this location is the same date we are recommending for your budget hearing and we would do it at the same meeting.

B. Consideration of Resolution 2021-03 Setting a Public Hearing for Adoption of the Amended and Restated Rules of Procedure

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Resolution 2021-03 setting a public hearing for adoption of the amended and restated rules of procedure for August 11, 2021 was approved.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2021-04 Certifying the Series 2016 Project Complete

Mr. Flint stated next is Resolution 2021-04 and per the trust indenture this resolution certifies the Series 2016 Project complete and allows us to close out the construction and acquisition account and attached as Exhibit A is the District Engineer's certification of completion signed by Mark Vincutonis back in December.

Ms. Whelan stated this is administrative in nature. This resolution is required by your trust indenture and we are just following the requirements of the trust indenture to declare this project formally complete.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Resolution 2021-04 was approved.

SEVENTH ORDER OF BUSINESS Consideration of Resolution 2021-05 Authorizing an Approving the Change of Designed Registered Agent

Mr. Flint stated next is Resolution 2021-05 changing the registered agent to Lindsay Whelan with Hopping Green & Sams and her office in Tallahassee as the registered office.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor Resolution 2021-05 changing the registered agent to Lindsay C. Whelan and retaining the registered office as Hopping Green & Sams, P.A. 119 South Monroe Street, Suite 300, Tallahassee, Florida 32301 was approved.

A. Consideration of Fee Adjustment for Legal Services

Mr. Flint stated there was a letter from Hopping Green & Sams regarding a proposed adjustment in their rates.

Ms. Whelan stated this goes hand in hand with the resolution changing the registered agent. Jason Walters who worked on this District with me previously unexpectedly passed away at the end of last year and that is what necessitated the change in the registered agent and similarly ties into the rate adjustment for legal services revising that all shareholders who work on the project will be at the same rate that Jason Walters was at. There is no change in those rates. Annually, we look at any other revisions to our rates that may be necessary and determined that based on current market conditions it was appropriate to revise the rate to that \$260 per hour, but paralegal rates will remain the same at \$145 per hour. Based on the changes we don't expect any negative impacts to your budget in terms of what you are about to consider in the next few minutes for fiscal year 2022. We also don't expect any real significant change in your outlay so even though we don't expect to exceed your budget we also don't expect these rates to affect the amounts you are currently paying per year for legal services.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the fee adjustment for legal services was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2021-06 Approving the Proposed Fiscal Year 2022 Budget and Setting a Public Hearing

Mr. Flint stated each year the Board is required to approve a proposed budget and set the date, place and time of the public hearing for its final adoption. The proposed budget has to be approved by June 15th and the public hearing has to be no sooner than 60 days from when the proposed budget is approved. We are recommending your August 11, 2021 meeting at 11:30 a.m. in this location and Exhibit A is the proposed budget, which is not binding on the Board you can make changes to this if necessary between now and at the public hearing. We kept the per unit assessment amount the same for purposes of the proposed budget. The administrative costs have

increased slightly, we are asking for a 3% adjustment on the District management fee, insurance has gone up slightly and those are the primary changes on the admin side. The field expenses are pretty much level, field management has a 3% increase in it as well and we just balance the budget against the contingency line item, which went down by about \$2,000.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Resolution 2021-06 approving the proposed fiscal year 2022 budget and setting the public hearing for August 11, 2021 was approved.

NINTH ORDER OF BUSINESS Ratification Items

A. Auditing Agreement with Grau & Associates for Fiscal Year 2020 Audit

Mr. Flint stated you bid out auditing services and selected Grau and asked for five years of pricing, this is the second of the five years. The fee is not to exceed \$3,500 for fiscal year ended September 30, 2020. I had to execute this because the Board hasn't met since last July and the audit has to be done by the end of this month and I'm asking the Board to ratify that action.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the engagement letter with Grau & Associates to perform the Fiscal Year 2020 audit was ratified.

B. Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Flint stated we have a data sharing and usage agreement with the Osceola County Property Appraiser, which is required by the Property Appraiser. I executed this in December and it is consistent with the same agreement you have approved in the past and I'm asking the Board to ratify my actions in signing it.

> On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the data sharing and usage agreement with the Osceola County Property Appraiser was ratified.

C. Temporary Access Easement Agreement with Carlos Ramos

Mr. Flint stated next is a temporary access easement agreement. We have somebody who is constructing a pool and they asked to be able to cross a portion of our stormwater tract. This was back in February and the agreement provides protections to the District, it requires them to

remediate any damage that may be caused as a result and authorizes them to cross our property to do that. I'm asking the Board to ratify this.

Mr. Bell stated it has been 60 days and I'm assuming the pool is in and they have repaired any damages.

Mr. Viasalyers stated I am monitoring the repairs they are working on getting those completed.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the temporary access easement agreement with Carlos Ramos was ratified.

D. E-Verify System Memorandum of Understanding

Mr. Flint stated we added item 9D, I think the Board is aware of the E-Verify requirements from other Districts. We are just asking the Board to ratify our actions in entering into the memorandum of understanding with the Department of Homeland Security

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor staff's action in entering into the memorandum of understanding was ratified.

TENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Whelan stated I'm heading out in the next few days on maternity leave and Carl Eldred in my office will be taking over District matters and that may be coverage of your August public hearing and anything that may come up in between. He is up to speed and I will send you an email after this Board meeting with his contact information.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from July 22, 2020 through May 31, 2021 in the amount of \$568,501.01.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Presentation of Number of Registered Voters – 1,132

A copy of the letter from the Supervisor of Elections indicating that there are 1,132 registered voters residing in the District was included in the agenda package.

iv. Ratification of As-Needed Meeting Schedule for Fiscal Year 2021

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the notice that the Board will meet on an as needed basis in Fiscal Year 2021 was ratified.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

General Audience Comments

There being none,

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the meeting adjourned at 11:52 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

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SECTION A

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RESOLUTION 2021-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors ("Board") of the Tapestry Community Development District ("District") proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Tapestry Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

TOTAL GENERAL FUND	\$
DEBT SERVICE – SERIES 2016	\$
TOTAL ALL FUNDS	\$

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF AUGUST, 2021.

ATTEST:

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman

EXHIBIT A: Fiscal Year 2021/2022 Budget

EXHIBIT A Fiscal Year 2021/2022 Budget



Tapestry Community Development District



Proposed Budget FY 2022





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1	General Fund
2-5	General Fund Narrative
6	Debt Service Fund - Series 2016
7	Amortization Schedule - Series 2016

Tapestry

Community Development District

Proposed Budget

General Fund

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Information Technology \$ 800 \$ 540 \$ 260 \$ 800 \$ Website Maintenance \$ 400 \$ 360 \$ 400 \$ 400 \$ Postage \$ 300 \$ \$ 77 \$ 775 \$ Postage \$ 800 \$ 92 \$ 2000 \$ 292 \$ Postage \$ 800 \$ 92 \$ 2000 \$ 292 \$ Postage \$ 800 \$ 92 \$ 2000 \$ 292 \$ Printing & Binding \$ 1,000 \$ 28 \$ 250 \$ 1,626 \$ Printing & Binding \$ 1,000 \$ 1,376 \$ 1,626 \$ 006 \$ 303 \$ 303 \$ 303 \$ 303 \$ 006 \$ \$ \$ 1,75 \$ 1,75 \$ 1,75 \$ 1,75 \$ 1,725										3,5
Website Maintenance \$ 400 \$ 360 \$ 40 \$ 400 \$ Felephone \$ 300 \$ 575 \$ 75 \$ Postage \$ 800 \$ 92 \$ 200 \$ 292 \$ Insurance \$ 6,500 \$ 6,189 \$ 5 6,189 \$ Printing & Binding \$ 1,000 \$ 28 \$ 250 \$ 278 \$ egal Advertising \$ 2,500 \$ 353 \$ 625 \$ 978 \$ Dther Current Charges \$ 1,000 \$ 1,376 \$ 250 \$ 1,626 \$ DTice Supplies \$ 500 \$ 2 \$ 125 \$ 127 \$ Property Appraiser \$ 300 \$ 303 \$ \$ 303 \$ Dues, Licenses & Subscriptions \$ 175 \$ 175 \$ Stores & Subscriptions \$ 177 \$ \$ 175 \$ Property Appraiser \$ 300 \$ 303 \$ \$ 73,762 \$ Dues, Licenses & Subscriptions \$ 175 \$ 175 \$ Property Insurance \$ 47,719 \$ 26,043 \$ 73,762 \$ Property Insurance \$ 4,500 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$							-			37,1
Telephone \$ 300 \$ 5 75 \$ 77 \$ 2922 \$ 1000 \$ 200 \$ 2922 \$ 1000 \$ 1376 \$ 177 \$ 1000 \$ 1376 \$ 1127 \$ 1000 \$ 1177 \$ 177 \$ 177 \$ 177 \$ 177 \$ 177 \$ 177 \$ 17							-			1,0
Postage \$ 800 \$ 92 \$ 200 \$ 292 \$ Insurance \$ 6,500 \$ 6,189 \$ \$ 6,189 \$ Printing & Binding \$ 1,000 \$ 28 \$ 250 \$ 278 \$ Legal Advertising \$ 2,500 \$ 353 \$ 625 \$ 978 \$ Duter Current Charges \$ 1,000 \$ 1,376 \$ 250 \$ 1,626 \$ Other Current Charges \$ 1,000 \$ 1,376 \$ 250 \$ 1,626 \$ Other Current Charges \$ 300 \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ \$ \$ \$ \$ \$ <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td>-</td> <td>6</td>							-		-	6
Insurance \$ 6,500 \$ 6,189 \$ \$ 6,189 \$ Printing & Binding \$ 1,000 \$ 28 \$ 250 \$ 278 \$ Printing & Binding \$ 2,500 \$ 353 \$ 625 \$ 978 \$ Deter Current Charges \$ 1,000 \$ 1,376 \$ 250 \$ 1,626 \$ Office Supplies \$ 500 \$ 2 \$ 125 \$ 1,77 \$ Property Appraiser \$ 300 \$ 303										3
Printing & Binding \$ 1,000 \$ 28 \$ 250 \$ 278 \$ Legal Advertising \$ 2,500 \$ 353 \$ 625 \$ 978 \$ Dther CurrentCharges \$ 1,000 \$ 1,376 \$ 250 \$ 1,626 \$ Office Supplies \$ 500 \$ 2 \$ 125 \$ 127 \$ Property Appraiser \$ 300 \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ <t< td=""><td>•</td><td></td><td></td><td></td><td></td><td>200</td><td></td><td>292</td><td>\$</td><td>8</td></t<>	•					200		292	\$	8
Legal Advertising \$ 2,500 \$ 353 \$ 625 \$ 978 \$ Other Current Charges \$ 1,000 \$ 1,376 \$ 250 \$ 1,626 \$ Office Supplies \$ 500 \$ 2 \$ 125 \$ 1,626 \$ Property Appraiser \$ 300 \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$ \$ 303 \$<				-				6,189		6,8
Other Current Charges \$ 1,000 1,376 2,500 2,500 2,500 2,500 2,512 1,626 3,033 3,0						250	\$	278	\$	1,0
Office Supplies \$ 500 \$ 2 \$ 125 \$ 127 \$ Property Appraiser \$ 300 \$ 303 \$ 303 \$ 303 \$ Dues, Licenses & Subscriptions \$ 175 <t< td=""><td></td><td></td><td></td><td>353</td><td></td><td>625</td><td>\$</td><td>978</td><td>\$</td><td>2,5</td></t<>				353		625	\$	978	\$	2,5
Property Appraiser \$ 300 \$ 303 \$	Other Current Charges	1,000	\$	1,376	\$	250	\$	1,626	\$	1,0
Dues, Licenses & Subscriptions \$ 175 \$ 175 \$ 175 \$ 175 \$ Total General & Administrative: \$ 97,875 \$ 47,719 \$ 26,043 \$ 73,762 \$ Operations & Maintenance \$ 97,875 \$ 47,719 \$ 26,043 \$ 73,762 \$ \$ Field Expenses Field Management \$ 7,725 \$ 5,794 \$ 1,931 \$ 7,725 \$ Property Insurance \$ 4,500 \$ \$ \$ \$ 7,725 \$ \$ Landscape Maintenance \$ 7,725 \$ \$ 7,725 \$	Office Supplies	\$ 500	\$	2	\$	125	\$	127	\$	5
Total General & Administrative: \$ 97,875 \$ 47,719 \$ 26,043 \$ 73,762 \$ 97,875 \$ 47,719 \$ 26,043 \$ 73,762 \$ 97,875 \$ 47,719 \$ 26,043 \$ 73,762 \$ 97,875 \$ 47,719 \$ 26,043 \$ 73,762 \$ 97,875 \$ 47,719 \$ 26,043 \$ 73,762 \$ 97,875 \$ 47,719 \$ 26,043 \$ 73,762 \$ 97,875 \$ 47,870 \$ 73,762 \$ 97,875 \$ 47,870 \$ 73,762 \$ 5 5 73,762 \$ 5 5 73,762 \$ 5 5 7 \$ 7 725 \$ <td>Property Appraiser</td> <td>\$ 300</td> <td>\$</td> <td>303</td> <td>\$</td> <td></td> <td>\$</td> <td>303</td> <td>\$</td> <td>3</td>	Property Appraiser	\$ 300	\$	303	\$		\$	303	\$	3
Operations & Mointenance Field Expenses Field Management \$ 7,725 \$ 5,794 \$ 1,931 \$ 7,725 \$ Property Insurance \$ 4,500 \$ \$ - \$ \$ \$ Landscape Maintenance \$ 4,500 \$ \$ - \$ \$ \$ Landscape Maintenance \$ 47,160 \$ 35,370 \$ 11,790 \$ 47,160 \$ 44 Landscape Contingency \$ 5,490 \$ 700 \$ 1,373 \$ 2,073 \$ Lake Maintenance \$ 7,354 \$ 5,355 \$ 1,785 \$ 7,140 \$ Stormwater Maintenance \$ 10,000 \$ \$ \$ \$ \$ \$ \$ \$ \$ Wetland Maintenance \$ 4,600 \$ \$ \$ \$ \$ \$ \$ \$ Plant Replacement \$ 5,000 \$ \$ \$ \$ \$ \$ \$ \$ Contingency \$ 13,650 \$ \$ \$ 3,413 \$ 3,413 \$ 10 Total Operations & Maintenance: \$ 203,354 \$ 94,938 \$ 46,334 \$ 141,272 \$ 20	Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	0	\$	175	\$	1
Field Expenses Field Management \$ 7,725 \$ 5,794 \$ 1,931 \$ 7,725 \$ Property Insurance \$ 4,500 \$ - \$ \$ Landscape Maintenance \$ 47,160 \$ 35,370 \$ 11,790 \$ 47,160 \$ Landscape Contingency \$ 5,490 \$ 7,00 \$ 1,373 \$ 2,073 \$ Lake Maintenance \$ 7,354 \$ 5,355 \$ 1,785 \$ 7,140 \$ Stormwater Maintenance \$ 10,000 \$ \$ \$ 7 \$ Wetland Maintenance \$ 10,000 \$ \$ \$ 5 \$ \$ 7 Wetland Maintenance \$ 10,000 \$ \$ \$ \$ 7 \$ 1 Contingency \$ 13,650 \$ \$ \$ 3,413 \$ 3,413 \$ 10 Total Operations & Maintenance: \$ 203,354 \$ 94,938 \$ 46,334 \$ 141,272 \$ 20	Total General & Administrative:	\$ 97,875	\$	47,719	\$	26,043	\$	73,762	\$	99,8
Field Management \$ 7,725 \$ 5,794 \$ 1,931 \$ 7,725 \$ Property Insurance \$ 4,500 \$ \$ \$ \$ \$ \$ \$ Landscape Maintenance \$ 47,160 \$ 35,370 \$ 11,790 \$ 47,160 \$ 4 Landscape Contingency \$ 5,490 \$ 700 \$ 1,373 \$ 2,073 \$ Lake Maintenance \$ 7,354 \$ 5,355 \$ 1,785 \$ 7,140 \$ Stormwater Maintenance \$ 10,000 \$ </td <td>Operations & Maintenance</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Operations & Maintenance									
Property Insurance \$ 4,500 \$ <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	-									
Landscape Maintenance \$ 47,160 \$ 35,370 \$ 11,790 \$ 47,160 \$ 447,140 \$ 447,1	Field Management	\$ 7,725	\$	5,794	\$	1,931	\$	7,725	\$	7,9
Landscape Contingency \$ 5,490 \$ 700 \$ 1,373 \$ 2,073 \$ Lake Maintenance \$ 7,354 \$ 5,355 \$ 1,785 \$ 7,140 \$ Lake Maintenance \$ 10,000 \$ \$ \$ 7,140 \$ Stormwater Maintenance \$ 10,000 \$ \$ \$ 7,140 \$ Wetland Maintenance \$ 10,000 \$ \$ \$ \$ \$ Vetland Maintenance \$ 10,000 \$ \$ \$ \$ \$ \$ Vetland Maintenance \$ 10,000 \$	Property Insurance	\$ 4,500	\$	5	\$	-	\$	1.2	\$	4,5
Lake Maintenance \$ 7,354 \$ 5,355 \$ 1,785 \$ 7,140 \$ Stormwater Maintenance \$ 10,000 \$ \$ \$ 7,140 \$ Stormwater Maintenance \$ 10,000 \$ \$ \$ \$ \$ \$ \$ Wetland Maintenance \$ 10,000 \$ \$ \$ \$ \$ \$ \$ \$ Plant Replacement \$ 5,000 \$ \$ \$ \$ \$ \$ \$ \$ Contingency \$ 13,650 \$ \$ \$,413 \$ 3,413 \$ 3,413 \$ 10 Total Operations & Maintenance: \$ 105,479 \$ 47,219 \$ 20,291 \$ 67,510 \$ 10 Total Expenditures \$ 203,354 \$ 94,938 \$ 46,334 \$ 141,272 \$ 20	Landscape Maintenance	\$ 47,160	\$	35,370	\$	11,790	\$	47,160	\$	47,1
Stormwater Maintenance \$ 10,000 \$ \$ \$ \$ \$ 1 Wetland Maintenance \$ 4,600 \$ \$ \$ \$ \$ \$ \$ \$ 1 Wetland Maintenance \$ 4,600 \$ \$	Landscape Contingency	\$ 5,490	\$	700	\$	1,373	\$	2,073	\$	5,4
Wetland Maintenance \$ 4,600 \$ \$	Lake Maintenance	\$ 7,354	\$	5,355	\$	1,785	\$	7,140	\$	7,3
Plant Replacement \$ 5,000 \$ \$ \$ \$ \$ \$ \$ Contingency \$ 13,650 \$ 3,413 \$ 3,413 \$ 105,479 \$ 47,219 \$ 20,291 \$ 67,510 \$ 10 Total Operations & Maintenance: \$ 203,354 \$ 94,938 \$ 46,334 \$ 141,272 \$ 20	Stormwater Maintenance	\$ 10,000	\$	22	\$	Si)	\$	22	\$	10,0
Contingency \$ 13,650 \$ \$ 3,413 \$ 3,413 \$ 1 Total Operations & Maintenance: \$ 105,479 \$ 47,219 \$ 20,291 \$ 67,510 \$ 10 Total Expenditures \$ 203,354 \$ 94,938 \$ 46,334 \$ 141,272 \$ 20	Wetland Maintenance	\$ 4,600	\$	<u>ti</u>	\$	95	\$		\$	4,6
Total Operations & Maintenance: \$ 105,479 \$ 47,219 \$ 20,291 \$ 67,510 \$ 10 Total Expenditures \$ 203,354 \$ 94,938 \$ 46,334 \$ 141,272 \$ 20	PlantReplacement	\$ 5,000	\$	÷:	\$	Si (\$	26	\$	5,0
Total Expenditures \$ 203,354 \$ 94,938 \$ 46,334 \$ 141,272 \$ 20	Contingency	\$ 13,650	\$	14	\$	3,413	\$	3,413	\$	11,43
	Total Operations & Maintenance:	\$ 105,479	\$	47,219	\$	20,291	\$	67,510	\$	103,4
Excess Revenues //Expenditures)	Total Expenditures	\$ 203,354	\$	94,938	\$	46,334	\$	141,272	\$	203,3
	Excess Revenues / (Expenditures)	\$	\$	109.076	¢.	(46.310)	\$	62,766	\$	

Net Assessments \$ 203,354

Add: Discounts & Collection \$ 12,980 Gross Assessments \$ 216,334 Net 0&M \$126 \$188 Total Gross Product Type Townhouse Single-Family 40' Single-Family 45' Single-Family 50' Single-Family 60' Units 304 337 ERU 0.6 0.9 1.0 1.1 1.3 ERU 0&M \$134 \$200 \$223 182 303 101 101 \$209 274 111 971 249 \$230 \$245 85 1076 \$272 \$290

REVENUES:

Non-Ad Valorem Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District in order to pay for the operating expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount for the fiscal year is based upon 4 Supervisors attending 5 monthly meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records by an Independent Certified Public Accounting firm. The District has contracted with Grau & Associates.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessments on all assessable property within the District.

<u>Arbitrage</u>

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2016 Special Assessment Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Trustee Fees

The District will be issuing Series 2016 Special Assessment Revenue Bonds that will be deposited with a Trustee at Regions Bank.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

<u>Postage</u>

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Property Appraiser

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Management

The District has contracted with Governmental Management Services-Central Florida, LLC to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

The District's property insurance coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Landscape Maintenance

The District has contracted with Yellowstone Landscape – Southeast, LLC to provide monthly landscape services to common areas overseen by the District. The amount is based on the current contract set in place and estimated costs for additional pond mowing and perimeter landscaping.

Description	Monthly	Annual
Landscaping Maintenance	\$3,930	\$47,160
Total		\$47,160

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

Lake Maintenance

The District has contracted with Applied Aquatic Management, Inc. to schedule inspections and treatments of aquatic weeds and algae within CDD lakes.

Description	Monthly	Annual
Lake Maintenance - 5 Lakes	\$595	\$7,140
Contingency		\$214
Total		\$7,354

Stormwater Maintenance

The District will incur costs related to maintaining the storm water systems. The amount is based on estimated costs.

Wetland Maintenance

The District will incur costs related to maintaining the wetlands located within its boundaries. The amount is based on estimated costs.

Description	Quarterly	Annual
Wetland Maintenance	\$1,150	\$4,600
Total		\$4,600

Plant Replacement

Represents estimated costs related to the possible replacement of landscaping needed throughout the fiscal year.

Contingency

Represents unforeseen costs not budgeted for in other line items.

Tapestry

Community Development District

Proposed Budget

Debt Service Fund Series 2016

Description		Adopted Budget FY2021		Actuals Thru 6/30/21		Projected Next 3 Months		Projected Thru 9/30/21	Proposed Budget FY2022
Revenues									
Special Assessments	\$	464,000	\$	466,718	\$		\$	466,718	\$ 464,000
Interest	\$	8	\$	48	\$	16	\$	65	\$
Carry Forward Surplus	\$	184,506	\$	188,643	\$	-	\$	188,643	\$ 188,400
Total Revenues	\$	648,506	\$	655,409	\$	16	\$	655,425	\$ 652,400
Expenditures									
General & Administrative:									
Interest - 11/1	\$	163,263	\$	163,263	\$	-	\$	163,263	\$ 160,725
Principal - 5/1	\$	140,000	\$	140,000	\$	-	\$	140,000	\$ 145,000
Interest - 5/1	\$	163,263	\$	163,263	\$	-	\$	163,263	\$ 160,725
Total Expenditures	\$	466,525	\$	466,525	\$		\$	466,525	\$ 466,450
Other Sources/(Uses)									
Transfer In/(Out)	\$		\$	(500)	\$	-	\$	(500)	\$ 3 .
Total Other Financing Sources (Uses)	\$		\$	(500)	\$		\$	(500)	\$ 14
Excess Revenues / (Expenditures)	\$	181,981	\$	188,384	\$	16	\$	188,400	\$ 185,950
							Int	erest 11/1/22	\$157,64
							ľ	let Assessments	\$ 464,000
						Add: Di	scou	nts & Collection	\$ 30,933
							Gr	oss Assessments	\$ 494,933
					-	Total		Net	 Gross
Product Type Townhouse	_	ERU 0.6	_	Units 304	_	ERU	_	0&M	 0&M
Iownhouse		0.6		304		182		\$287	\$306

		Total	Net	GLOSS
ERU	Units	ERU	0&M	0&M
0.6	304	182	\$287	\$306
0.9	337	303	\$430	\$459
1.0	101	101	\$478	\$510
1.1	249	274	\$526	\$561
1.3	85	111	\$621	\$663
	1076	971		
	0.6 0.9 1.0 1.1	0.6 304 0.9 337 1.0 101 1.1 249 1.3 85	ERUUnitsERU0.63041820.93373031.01011011.12492741.385111	0.6 304 182 \$287 0.9 337 303 \$430 1.0 101 101 \$478 1.1 249 274 \$526 1.3 85 111 \$621

Tapestry Community Development District Series 2016 Special Assessment Bonds Amortization Schedule

Date	1.0	Balance		Prinicpal		Interest	L.	Total
05/01/21	\$	6,775,000.00	\$	140,000.00	\$	163,262.50		
11/01/21	\$	6,635,000.00	\$	110,000.00	\$	160,725.00	\$	463,987.50
05/01/22	\$	6,635,000.00	\$	145,000.00	\$	160,725.00	φ	+03,707.30
11/01/22	\$	6,490,000.00	\$	113,000.00	\$	157,643.75	\$	463,368.75
05/01/23	\$	6,490,000.00	\$	150,000.00	\$	157,643.75	φ	1000,007
11/01/23	\$	6,340,000.00	\$	-	\$	154,456.25	\$	462,100.00
05/01/24	\$	6,340,000.00	\$	155,000.00	\$	154,456.25	4	402,100.00
11/01/24	\$	6,185,000.00	\$	-	\$	151,162.50	\$	460,618.75
05/01/25	\$	6,185,000.00	\$	160,000.00	\$	151,162.50	4	400,010.75
11/01/25	\$	6,025,000.00	\$	100,000.00	\$	147,762.50	\$	458,925.00
05/01/26	\$	6,025,000.00	\$	170,000.00	\$	147,762.50	4	430,723.00
11/01/26	\$	5,855,000.00	\$	170,000.00	\$	144,150.00	\$	461,912.50
05/01/27	\$	5,855,000.00	э \$	180,000.00	э \$		ф	401,912.50
11/01/27	\$	5,675,000.00	э \$	100,000.00	\$	144,150.00	\$	466 513 50
05/01/28	\$	5,675,000.00	э \$	- 185,000.00	э \$	142,367.50	Э	466,517.50
	э \$			185,000.00		139,830.00		460.000.00
11/01/28	э \$	5,490,000.00	\$	-	\$	135,390.00	\$	460,220.00
05/01/29		5,490,000.00	\$	195,000.00	\$	135,390.00	. ch	464 400 00
11/01/29	\$ \$	5,295,000.00	\$	-	\$	130,710.00	\$	461,100.00
05/01/30	э \$	5,295,000.00	\$	205,000.00	\$	130,710.00	et al.	464 500.00
11/01/30		5,090,000.00	\$	-	\$	125,790.00	\$	461,500.00
05/01/31	\$	5,090,000.00	\$	215,000.00	\$	125,790.00		
11/01/31	\$	4,875,000.00	\$	-	\$	120,630.00	\$	461,420.00
05/01/32	\$	4,875,000.00	\$	225,000.00	\$	120,630.00		
11/01/32	\$	4,650,000.00	\$	-	\$	115,230.00	\$	460,860.00
05/01/33	\$	4,650,000.00	\$	235,000.00	\$	115,230.00		
11/01/33	\$	4,415,000.00	\$	-	\$	109,590.00	\$	459,820.00
05/01/34	\$	4,415,000.00	\$	250,000.00	\$	109,590.00		
11/01/34	\$	4,165,000.00	\$	-	\$	103,590.00	\$	463,180.00
05/01/35	\$	4,165,000.00	\$	260,000.00	\$	103,590.00		
11/01/35	\$	3,905,000.00	\$	-	\$	97,350.00	\$	460,940.00
05/01/36	\$	3,905,000.00	\$	275,000.00	\$	97,350.00		
11/01/36	\$	3,630,000.00	\$	-	\$	90,750.00	\$	463,100.00
05/01/37	\$	3,630,000.00	\$	285,000.00	\$	90,750.00		
11/01/37	\$	3,345,000.00	\$	-	\$	83,625.00	\$	459,375.00
05/01/38	\$	3,345,000.00	\$	300,000.00	\$	83,625.00		
11/01/38	\$	3,045,000.00	\$	-	\$	76,125.00	\$	459,750.00
05/01/39	\$	3,045,000.00	\$	315,000.00	\$	76,125.00		
11/01/39	\$	2,730,000.00	\$	-	\$	68,250.00	\$	459,375.00
05/01/40	\$	2,730,000.00	\$	335,000.00	\$	68,250.00		
11/01/40	\$	2,395,000.00	\$	-	\$	59,875.00	\$	463,125.00
05/01/41	\$	2,395,000.00	\$	350,000.00	\$	59,875.00		
11/01/41	\$	2,045,000.00	\$	-	\$	51,125.00	\$	461,000.00
05/01/42	\$	2,045,000.00	\$	370,000.00	\$	51,125.00		
11/01/42	\$	1,675,000.00	\$	-	\$	41,875.00	\$	463,000.00
05/01/43	\$	1,675,000.00	\$	390,000.00	\$	41,875.00		
11/01/43	\$	1,285,000.00	\$	-	\$	32,125.00	\$	464,000.00
05/01/44	\$	1,285,000.00	\$	405,000.00	\$	32,125.00		
11/01/44	\$	880,000.00	\$	-	\$	22,000.00	\$	459,125.00
05/01/45	\$	880,000.00	\$	430,000.00	\$	22,000.00		
11/01/45	\$	450,000.00	\$	-	\$	11,250.00	\$	463,250.00
05/01/46	\$	450,000.00	\$	450,000.00	\$	11,250.00	\$	461,250.00
			\$	6,775,000.00	\$	5,227,820.00	\$	12,002,820.00

SECTION B

RESOLUTION 2021-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TAPESTRY THE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; **CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR** AMENDMENTS TO THE ASSESSMENT **ROLL**; PROVIDING Α SEVERABILITY CLAUSE; AND **PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Tapestry Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("Assessment Roll") attached to this Resolution as Exhibit B, and to certify the portion of the Assessment Roll related to certain developed property ("Tax Roll Property") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("Direct Collect Property"), all as set forth in Exhibit B; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibit A and Exhibit B, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit A and Exhibit B.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. Assessments directly collected by the District are

due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above. the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 11th day of August, 2021.

ATTEST:

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A:BudgetExhibit B:Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A Budget

Exhibit B Assessment Roll (Uniform Method) Assessment Roll (Direct Collect)

SECTION VI

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT KISSIMMEE, FLORIDA FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT KISSIMMEE, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors Tapestry Community Development District Kissimmee, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Tapestry Community Development District, Kissimmee, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 14, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and reporting and compliance.

June 14, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Tapestry Community Development District, Kissimmee, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$4,030,866).
- The change in the District's total net position in comparison with the prior fiscal year was \$161,273, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$1,421,807, an increase of \$78,249 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid and other items, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION					
SEPTEMBEF	R 30	,			
		2020		2019	
Current and other assets	\$	1,437,079	\$	1,350,730	
Capital assets, net of depreciation		1,458,380		1,512,394	
Total assets		2,895,459		2,863,124	
Current liabilities		151,325		145,263	
Long-term liabilities		6,775,000		6,910,000	
Total liabilities		6,926,325		7,055,263	
Net position					
Net investment in capital assets		(5,297,494)		(5,381,711)	
Restricted		516,590		513,574	
Unrestricted		750,038		675,998	
Total net position	\$	(4,030,866)	\$	(4,192,139)	

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

FOR THE FISCAL YEAR ENDED SEPTEMBER 30,							
		2020		2019			
Revenues:							
Program revenues							
Charges for services	\$	675,910	\$	672,713			
Operating grants and contributions		6,105		15,269			
Capital grants and contributions		158		261			
General revenues		302		284			
Total revenues		682,475		688,527			
Expenses:							
General government		75,782		70,317			
Maintenance and operations		116,039		104,679			
Interest		329,381		334,167			
Total expenses		521,202		509,163			
Change in net position		161,273		179,364			
Net position - beginning		(4,192,139)		(4,371,503)			
Net position - ending	\$	(4,030,866)	\$	(4,192,139)			

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$521,202. The costs of the District's activities were primarily funded by program revenues, which was comprised primarily of assessments. The decrease in program revenues is due to a decrease in interest income. The increase in expenses is due to a greater maintenance expense in the current year than in the prior year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2020, the District had \$1,620,422 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$162,042 has been taken, which resulted in a net book value of \$1,458,380. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2020, the District had \$6,775,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Tapestry Community Development District's Finance Department at 219 East Livingston Street, Orlando, Florida 32801.

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT KISSIMMEE, FLORIDA STATEMENT OF NET POSITION SEPTEMBER 30, 2020

	Governmental Activities		
ASSETS			
Cash	\$	755,197	
Assessments receivable		4,684	
Prepaids and other assets		8,689	
Restricted assets:			
Investments		668,509	
Capital assets:			
Depreciable, net		1,458,380	
Total assets		2,895,459	
LIABILITIES Accounts payable Accrued interest payable Due to Developer		10,122 136,053 5,150	
Non-current liabilities:			
Due within one year		140,000	
Due in more than one year		6,635,000	
Total liabilities		6,926,325	
NET POSITION Net investment in capital assets		(5,297,494)	
Restricted for debt service		516,590	
Unrestricted		750,038	
Total net position	\$	(4,030,866)	

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT KISSIMMEE, FLORIDA STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

									Net	(Expense)
									Re	evenue and
									Cha	inges in Net
				P	rogran	n Revenu	es			Position
					Ор	erating	Capita	al Grants		
			Cł	narges for	Gra	nts and	i	and	Go	vernmental
Functions/Programs	<u> </u>	xpenses	9	Services	Cont	ributions	Conti	ributions	l	Activities
Primary government:										
Governmental activities:										
General government	\$	75,782	\$	205,545	\$	-	\$	-	\$	129,763
Maintenance and operations		116,039		-		-		158		(115,881)
Interest on long-term debt		329,381		470,365		6,105		-		147,089
Total governmental activities		521,202		675,910		6,105		158		160,971
			Ger	neral revenu	les:					
			U	nrestricted	investi	ment earr	nings		1	302
				Total gene	ral reve	enues				302

Total general revenues	
Change in net position	161,273
Net position - beginning	(4,192,139)
Net position - ending	\$ (4,030,866)

See notes to the financial statements

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT KISSIMMEE, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2020

	Major Fund							Total
						Capital	Go	overnmental
	(General	De	bt Service		Projects		Funds
ASSETS								
Cash	\$	755,197	\$	-	\$	-	\$	755, 197
Investments		-		649,383		19,126		668,509
Assessments receivable		1,424		3,260		-		4,684
Prepaids and other assets		8,689		-		-		8,689
Total assets	\$	765,310	\$	652,643	\$	19,126	\$	1,437,079
LIABILITIES AND FUND BALANCES								
Liabilities:								
Accounts payable	\$	10,122	\$	-	\$	-	\$	10,122
Due to Developer	Ŧ	5,150	Ŧ	-	Ŧ	-	•	5,150
Total liabilities		15,272		-		-		15,272
Fund balances:								
Nonspendable:								
Prepaids and other items		8,689						8,689
Restricted for:		0,009		-		-		0,009
Debt service		-		652,643		-		652,643
Capital projects		-		-		19,126		19,126
Unassigned		741,349		-		-		741,349
Total fund balances		750,038		652,643		19,126		1,421,807
								_
Total liabilities and fund balances	\$	765,310	\$	652,643	\$	19,126	\$	1,437,079

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT KISSIMMEE, FLORIDA RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION SEPTEMBER 30, 2020

Fund balance - governmental funds		\$ 1,421,807
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole. Cost of capital assets	1,620,422	
Accumulated depreciation	(162,042)	1,458,380
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(136,053)	
Bonds payable	(6,775,000)	(6,911,053)
Net position of governmental activities		\$ (4,030,866)

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT KISSIMMEE, FLORIDA STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

		Ma	jor Funds				Total
				Capital		Go	overnmental
	 General	De	bt Service	Projects		Funds	
REVENUES							
Assessments	\$ 205,545	\$	470,365	\$	-	\$	675,910
Interest	 302		6,105		158		6,565
Total revenues	 205,847		476,470		158		682,475
EXPENDITURES							
Current:							
General government	69,782		-		6,000		75,782
Maintenance and operations	62,025		-		-		62,025
Debt service:							
Principal	-		135,000		-		135,000
Interest	 -		331,419		-		331,419
Total expenditures	 131,807		466,419		6,000		604,226
Excess (deficiency) of revenues							
over (under) expenditures	74,040		10.051		(5,842)		78,249
()	,		,		(-,,		
OTHER FINANCING SOURCES (USES)							
Transfers in (out)	-		(9,073)		9,073		
Total other financing sources (uses)	 -		(9,073)		9,073		-
Net change in fund balances	74,040		978		3,231		78,249
-							
Fund balances - beginning	 675,998		651,665		15,895		1,343,558
Fund balances - ending	\$ 750,038	\$	652,643	\$	19,126	\$	1,421,807

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT KISSIMMEE, FLORIDA RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

Net change in fund balances - total governmental funds	\$ 78,249
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(54,014)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	135,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	2,038
Change in net position of governmental activities	\$ 161,273

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT KISSIMMEE, FLORIDA NOTES TO FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Tapestry Community Development District ("District") was established on November 5, 2013 by the Kissimmee City Commission, Kissimmee Ordinance 2875, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development and to levy and assess non-ad valorem assessments for the financing and maintenance of improvements.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at-large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2020, two of the seats are vacant and three of the Board members are affiliated with Mattamy Florida LLC ("Developer").

The Board has the responsibility for:

- 1. Allocating and levying assessments.
- 2. Approving budgets.
- 3. Exercising control over facilities and properties.
- 4. Controlling the use of funds generated by the District.
- 5. Approving the hiring and firing of key personnel.
- 6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	Years
Stormw ater system	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

<u>Committed fund balance</u> – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

<u>Assigned fund balance</u> – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2020:

	Amo	rtized Cost	Credit Risk	Maturities			
Fidelity Government Portfolio	\$	668.509	S&PAAAm	Weighted average of the			
	Ψ	000,000		fund portfolio: 45 days			

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs other than quoted market prices are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2020 were as follows:

Fund	Tra	ansfer in	Transfer Out			
Debt service	\$	-	\$	9,073		
Capital projects		9,073		-		
Total	\$	9,073	\$	9,073		

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with Bond indenture.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u> Capital assets, being depreciated				
Stormw ater system	\$ 1,620,422	\$-	\$-	\$ 1,620,422
Total capital assets, being depreciated	1,620,422	-	-	1,620,422
Less accumulated depreciation for: Stormw ater system	(108,028)	(54,014)		(162,042)
Total accumulated depreciation	(108,028)	(54,014)	-	(162,042)
Total capital assets, being depreciated, net	1,512,394	(54,014)	-	1,458,380
Governmental activities capital assets, net	\$ 1,512,394	\$ (54,014)	\$-	\$ 1,458,380

Depreciation expense was charged to the maintenance and operations function.

NOTE 7 - LONG-TERM LIABILITIES

On April 1, 2016, the District issued \$7,285,000 of Special Assessment Revenue Bonds, Series 2016 consisting of \$650,000 Term Bonds Series 2016 due on May 1, 2021 with a fixed interest rate of 3.625%, \$780,000 Term Bonds Series 2016 due on May 1, 2026 with a fixed interest rate of 4.25%, \$2,225,000 Term Bonds Series 2016 due on May 1, 2036 with a fixed interest rate of 4.8%, and \$3,630,000 Term Bonds Series 2016 due on May 1, 2036 with a fixed interest rate of 4.8%, and \$3,630,000 Term Bonds Series 2016 due on May 1, 2036 with a fixed interest rate of 5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017 through May 1, 2046.

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2016 Bonds are subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

Long-term debt activity for the fiscal year ended September 30, 2020 was as follows:

	I	Beginning Balance	Additions Reductions				Ending Balance	Due Within One Year		
Governmental activities										
Bonds payable:										
Series 2016	\$	6,910,000	\$	-	\$	135,000	\$ 6,775,000	\$	140,000	
Total	\$	6,910,000	\$	-	\$	135,000	\$ 6,775,000	\$	140,000	

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Year ending	Governmental Activities						
September 30:		Principal		Interest	Total		
2021	\$	140,000	\$	326,526	\$	466,526	
2022		145,000		321,450		466,450	
2023		150,000		315,288		465,288	
2024		155,000		308,912		463,912	
2025		160,000		302,326		462,326	
2026-2030		935,000		1,395,686		2,330,686	
2031-2035		1,185,000		1,149,660		2,334,660	
2036-2040		1,510,000		832,200		2,342,200	
2041-2045		1,945,000		414,000		2,359,000	
2046		450,000		22,500		472,500	
Total	\$	6,775,000	\$	5,388,548	\$	12,163,548	

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. The District owes the Developer \$5,150 as of September 30, 2020 due to an overpayment of assessments in a prior fiscal year.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no claims during the past three years.

NOTE 12 – SUBSEQUENT EVENTS

Developer Transactions

Subsequent to fiscal year end, \$19,627 was paid to the Developer in relation to the infrastructure and improvement project.

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT KISSIMMEE, FLORIDA SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

					Var	iance with
	В	udgeted			Final Budget -	
	A	mounts	Actual		Positive	
	Orig	inal & Final	Amounts		(Negative)	
REVENUES						
Asessments	\$	203,354	\$	205,545	\$	2,191
Interest		-		302		302
Total revenues		203,354		205,847		2,493
EXPENDITURES						
Current:						
General government		96,375		69,782		26,593
Maintenance and operations		106,979		62,025		44,954
Total expenditures		203,354		131,807		71,547
Excess (deficiency) of revenues						
over (under) expenditures	\$	-		74,040	\$	74,040
Fund balance - beginning				675,998		
Fund balance - ending			\$	750,038		

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT KISSIMMEE, FLORIDA NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020, the current fiscal year.



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors Tapestry Community Development District Kissimmee, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tapestry Community Development District, Kissimmee, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 14, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 14, 2021



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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors Tapestry Community Development District Kissimmee, Florida

We have examined Tapestry Community Development District, Kissimmee, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Tapestry Community Development District, Kissimmee, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 14, 2021



MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors Tapestry Community Development District Kissimmee, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Tapestry Community Development District, Kissimmee, Florida ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 14, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards,* AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 14, 2021, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.
- II. Status of prior year findings and recommendations.
- III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Tapestry Community Development District, Kissimmee, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Tapestry Community Development District, Kissimmee, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

- 4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
- 5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
- 6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SECTION VII

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES OF PROCEDURE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tapestry Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the Board has previously adopted Rules of Procedure to govern the administration of the District; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt an Amended and Restated Rules of Procedure.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt Amended and Restated Rules of Procedure on ______, 2021, at _____.m., at the Hart Memorial Central Library, Roseada Room, 211 East Dakin Avenue, Kissimmee, Florida, 34741.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of August, 2021.

ATTEST:

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VIII

SECTION C

SECTION 1

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Tapestry Community Development District

Summary of Invoices

06/01/21 - 08/03/21

Fund	Date	Check No.'s	Amount
General Fund			
	6/10/21	411 - 414	\$ 9,593.78
	6/24/21	415	\$ 203.75
	6/25/21	416	\$ 14,182.74
	7/28/21	417 - 420	\$ 12,630.79
Total			\$ 36,611.06

PAGE 1	AMOUNT #		595.00 0004							068.78 0004	t L F J J J	1,000.00 0004	1 1 1	3,930.00 000414	1 1 1 1	203.75 0004		4,182.74 0004	1 1 1 1 1						
RUN 8/04/21	AMOUNT	595.00			100.00	291.67	.45	28.74	643.75		<u></u>				203.75				3,004.17	100.00	291.67	. 60	7.50	56.10	
PREPAID/COMPUTER CHECK REGISTER UND NERAL FUN	STATUS	*	· ·	T 1 1 4 1 4 1 1	*	*	*	*	*	ICES	 		 		 * 		 		 	*	*	*	*	*	
YEAR-TO-DATE ACCOUNTS PAYABLE - 08/03/2021 *** BANK A TAPESTRY-GE	DATE INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	5/31/21 194379 202105 320-53800-46400	LIED AQUATIC MANAGEMENT,	6/01/21 223 202106 310-51300-34000	MANAGEMENT FEES - JUN 21 6/01/21 223 202106 310-51300-35100	6/01/21 223 202106 310-51300-31300	310- 20-	6/01/21 223 202106 310-51300-42000	6/01/21 224 202106 320-53800-12000	FIELD MANAGEMENT - JUN 21 GOVERNMENTAL MANAGEMENT SERVICES	6/01/21 21254 202106 310-51300-32200	U AND ASSOCIATES		LOWSTONE LANDSCAPE-S		ANDO SENTINE	6/25/21 06252021 202106 300-20700-10200	ESTRY CDD C/O RE	7/01/21 230 202107 310-51300-34000	7/01/21 230 202107 310-51300-35100	7/01/21 230 202107 310-51300-31300	7/01/21 230 DISSEMINATION SVCS-JUL ZL 21/01/21 230 202107 310-51300-51000	7/01/21 230 202107 310-51300-42000	7/01/21 230 202107 310-51300-42500 COPIES	TAP2 TAPESTRY MBYINGTON
AP300R *** CHECK DATES 06/01/2021	CHECK VEND# DATE	6/10/21 00015		-6/10/2100001							6/10/21 00010 6/01/21 21254		6/10/21 00013		6/24/21 00006		6/25/21 00012		7/28/21 00001						

PAGE 2	AMOUNT #	4,103.79 000417	2,500.00 000418	877.00 000419	5,150.00 000420	
8/04/21	AMOUNT	643.75	2,500.00	877.00	5,150.00	36,611.06 36,611.06
RUN			 	1 1	 	
PUTER CHECK REGISTER	STATUS	* VICES	 	L 		TOTAL FOR BANK A TOTAL FOR REGISTER
AP300R *** CHECK DATES 06/01/2021 - 08/03/2021 *** TAPESTRY GENERAL FUND BANK A TAPESTRY-GENERAL FUN	CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	7/01/21 231 202107 320-53800-12000 FIELD MANAGEMENT - JUL 21 GOVERNMENTAL MANAGEMENT SERVICES	-7/28/21 00010 7/01/21 21453 202107 310-51300-32200 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		7/28/21 00017 7/06/21 07062021 202107 300-20700-10000 AUDITOR ADJUSTING ENTRY MATTAMY HOMES	TOTAL FOR TOTAL FOR

TAP2 TAPESTRY

MBYINGTON

SECTION 2



Community Development District

Unaudited Financial Reporting

June 30, 2021



Table of Contents

1	Balance Sheet
2	General Fund
3	Debt Service Fund
4	Capital Projects Fund
5	Month to Month
6	Long Term Debt Summary
7	Assessment Receipt Schedule

Tapestry Community Development District Combined Balance Sheet

June 30, 2021

	General Fund	De	ebt Service Fund	l Projects Fund	Gove	Totals rnmental Funds
Assets:						
Cash	\$ 868,648	\$	-	\$ -	\$	868,648
Investments						
Series 2016						
Reserve	\$ -	\$	464,012	\$ -	\$	464,012
Revenue	\$ -	\$	185,466	\$ -	\$	185,466
Interest	\$ -	\$	1	\$ -	\$	1
Principal	\$ -	\$	1	\$ -	\$	1
Redemption	\$ -	\$	23	\$ -	\$	23
Due From General Fund	\$ -	\$	2,881	\$ -	\$	2,881
Total Assets	\$ 868,648	\$	652,384	\$	\$	1,521,031
Liabilities:						
Accounts Payable	\$ 1,503	\$	-	\$ -	\$	1,503
Due to Developer	\$ 5,150	\$	-	\$ -	\$	5,150
Due To Debt Service	\$ 2,881	\$	-	\$ -	\$	2,881
Total Liabilities	\$ 9,534	\$		\$ •	\$	9,534
Fund Balances:						
Unassigned	\$ 859,114	\$	-	\$ -	\$	859,114
Assigned for Debt Service	\$ -	\$	652,384	\$ -	\$	652,384
Total Fund Balances	\$ 859,114	\$	652,384	\$ - (÷	\$	1,511,497
Total Liabilities & Fund Balance	\$ 868,648	\$	652,384	\$ 1421	\$	1,521,031

Tapestry Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2021

while the state of the state of the	 Adopted	Proi	ated Budget		Actual		
	Budget	Thi	a 06/30/21	Thr	u 06/30/21	1	Partance
Revenues							
Non-Ad Valorem Assessments	\$ 203,354	\$	203,354	\$	203,939	\$	585
Interest	\$ 383	\$		\$	74	\$	74
Total Revenues	\$ 203,354	5	203,354	\$	204,013	5	659
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 4,000	\$	3,000	\$	400	\$	2,600
FICA Expense	\$ 100	\$	75	\$	15	\$	6(
Engineering	\$ 10,000	\$	7,500	\$	625	\$	6,875
Attorney	\$ 20,000	\$	15,000	\$	3,648	\$	11,353
Annual Audit	\$ 3,500	\$	1,000	\$	1,000	\$,
Assessment Administration	\$ 2,500	\$	2,500	\$	2,500	\$	
Arbitrage	\$ 450	\$	450	\$	450	\$	
Dissemination	\$ 3,500	\$	2,625	\$	2,625	\$	{(
Trustee Fees	\$ 3,500	\$		\$	-,	\$	
Management Fees	\$ 36,050	\$	27,038	\$	27,038	\$	((
n formation Technology	\$ 1,200	\$	900	\$	900	\$	U.
Celephone	\$ 300	\$	225	\$		\$	225
Postage	\$ 800	\$	600	\$	92	\$	508
nsurance	\$ 6,500	\$	6,500	\$	6,189	\$	311
Printing & Binding	\$ 1,000	\$	750	\$	28	\$	722
egal Advertising	\$ 2,500	\$	1,875	\$	353	\$	1,522
Other Current Charges	\$ 1,000	\$	1,000	\$	1,376	\$	(376
Office Supplies	\$ 500	\$	375	\$	2	\$	373
Property Appraiser	\$ 300	\$	300	\$	303	\$	(3
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	(-
Fotal General & Administrative:	\$ 97,875	\$	71,888	\$	47,719	s	24,169
Derations and Maintenance Expenses	 ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		71,000	4	11,127	-	24,10
Field Expenses							
Field Management	\$ 7,725	\$	5,794	\$	5,794	\$	-
Property Insurance	\$ 4,500	\$	4,500	\$	(#C	\$	4,500
andscape Maintenance	\$ 47,160	\$	35,370	\$	35,370	\$	
andscape Contingency	\$ 5,490	\$	4,118	\$	700	\$	3,418
ake Maintenance	\$ 7,354	\$	5,516	\$	5,355	\$	161
Stormwater Maintenance	\$ 10,000	\$	7,500	\$	-	\$	7,500
Vetland Maintenance	\$ 4,600	\$	3,450	\$	-	\$	3,450
PlantReplacement	\$ 5,000	\$	3,750	\$	-	\$	3,750
Contingency	\$ 13,650	\$	10,238	\$	-	\$	10,238
Fotal Operations and Maintenance Expenses	\$ 105,479	\$	80,234	5	47,219	\$	33,016
Total Expenditures	\$ 203,354	\$	152,122	\$	94,938	\$	57,184
Excess Revenues (Expenditures)	\$ 			s	109,076	17.14	
Fund Balance - Beginning	\$			5	750,038		

Community Development District

Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	Adopted		ated Budget	li in t	Actual		
	Budget	Thr	u 06/30/21	Thr	u 06/30/21	v	ariance
Revenues							
Special Assessments	\$ 464,000	\$	464,000	\$	466,718	\$	2,718
Interest	\$ -	\$		\$	48	\$	48
Total Revenues	\$ 464,000	\$	464,000	\$	466,766	s	2,766
Expenditures:							
<u>General & Administrative:</u>							
Interest Payment - 11/1	\$ 163,263	\$	163,263	\$	163,263	\$	-
Principal Payment - 5/1	\$ 140,000	\$	140,000	\$	140,000	\$	-
Interest Payment - 5/1	\$ 163,263	\$	163,263	\$	163,263	\$	-
Total Expenditures	\$ 466,525	\$	466,525	\$	466,525	\$	•
Other Sources/(Uses)							
Transfer In/(Out)	\$	\$	-	\$	(500)	\$	(500)
Total Other Financing Sources (Uses)	\$	\$		\$	(500)	\$	(500)
Excess Revenues (Expenditures)	\$ (2,525)			\$	(259)		
Fund Balance - Beginning	\$ 184,506			\$	652,643		anti V.
Fund Balance - Ending	\$ 181,981			\$	652,384		

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	pted liget		ed Budget 6/30/21	-	Actua] 06/30/21	Variance
Revenues						
Interest	\$ -	\$	-	\$	1	\$ 1
Total Revenues	\$ 	\$		\$	1	\$ 1
Expenditures:						
General & Administrative:						
Capital Outlay	\$	\$	-	\$	19,627	\$ (19,627)
Total Expenditures	\$	\$		\$	19,627	\$ (19,627)
Other Financing Sources/(Uses)						
Transfer In/(Out)	\$ -	\$	-	\$	500	\$ 500
Total Other Financing Sources (Uses)	\$	\$		\$	500	\$ 500
Excess Revenues (Expenditures)	\$	10 m		\$	(19,126)	
Fund Balance - Beginning	\$			\$	19,126	
Fund Balance - Ending	\$ 			\$		

						Tapestry	itry							
					Con	Community Development District Month to Month	pment District Month							
		04	Nov	Dec	(Int)	Peb	Mat	Apr	May	Jun Ju	hit Aug	dag Br		Total
Revenues														
Non-Ad Valorem Assessments	\$			177,026 \$	2,246 \$						6 <u>9</u> 1	<u>ب</u>	•	203,939
Interest	49	6 \$	6 \$	10 \$	12 \$	10 \$	8	7 S	8	7 S	, 8	s -	\$	74
Total Revenues	s	6 5	14,232 \$	177,036 \$	2,257 \$	\$ 566'2	2,231 \$	2,594 \$	1,260 \$	1,401 \$	s .	\$.	. 5	204,013
Expenditures:														
General & Administrative:														
Supervisor Fees	40	69	- -	•	••	•	••	47 1	\$2 1	400 \$	59 1	۔ ع	ن ه ۱	400
FICA Expense	69	497 1	•	•*	49 1	•9	*2	697 1	-	15 \$	•	s -	•	15
Engineering	49	•	281 \$	\$	49 ,	344 \$	49 1	49 1	•9 •	-	49 1	1	ю ,	625
Attorney	40	188 \$	628 \$	940 \$	71 \$	337 \$	284 \$	324 \$	877 \$	۰ ۲	493 1	s ı	\$	3,648
Annual Audit	49	49 1	49 1	49	49 1	40 1	\$ 9 1	49 1	47	1,000 \$	67 1	s I	ю ,	1,000
Assessment Administration	69	2,500 \$	\$ '	40 1	\$	9 2	ب	9 1	49 1	69 1	49	s,	ел 1	2,500
Arbitrage	49	49 1	40	40 1	نه •	60 1	49 1	49 1	450 \$	\$	49 1	69 1	649 1	450
Dissemination	49	292 \$	292 \$	292 \$	292 \$	292 \$	292 \$	292 \$	292 \$	292 \$	\$2 1	s '	•••	2,625
Trustee Fees	69	•	40 1	њя ,	.	**	•	**	*	57 1	40 1	49 1	69 1	١
ManagementFees	-69	3,004 \$	3,004 \$	3,004 \$	3,004 \$	3,004 \$	3,004 \$	3,004 \$	3,004 \$	3,004 \$	\$	ŝ	ده	27,038
Information Technology	ŝ	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	۰۹ ۱	نه ۱	•	006
Telephone	ŝ	69 1	49 1	409 1	••	49	•	10	49 1	•	**	ده ۱	\$ 3	•
Postage	69	7 \$	69 CD	12 \$	4	•	× *	ня 10	26 \$	29 \$	**	+9 1	\$ '	92
Insurance	40	6,189 \$	40: 1	96 1	••	• •	•	\$ •	•	•	•	•	s ,	6,189
Printing & Binding	69	15 \$	2 \$	7 69	2	49	2	49 1	49: •	•	49 1	69 •	\$° •	28
Legal Advertising	69	49	149 \$	69 1	•	49	49 1	49 1	204 \$	\$	9	ч 9 1	•	353
Other Current Charges	69	27 \$	291 \$	147 \$	147 \$	153 \$	146 \$	154 \$	165 \$	146 \$	49 1	•	59 1	1,376
Office Supplies	\$	1 \$	0	0	4¢ 0	••	\$ 0	49 1	\$	0	42	•	69 1	7
Property Appraiser	4/2	•	107	-	•	303 \$	49	9	•	*	49	دی	° S	303
Dues, Licenses & Subscriptions	\$	175 S	493 1	10	9	40 1	6 <u>9</u> 1	•	\$,	40 1	€ <u>?</u> 1	, \$7	, ,	175
Total General & Administrative:	s	12,496 \$	4,750 \$	4,502 \$	3,619 \$	4,531 \$	3,836 \$	3,878 \$	5,118 \$	4,987 \$. 5	- 5	. 5	47,719
Operations and Maintenance Expenses														
Fleid Expenses														
Fleld Management	s	644 \$	644 \$	644 \$	644 \$	644 \$	644 \$	644 \$	644 \$	644 \$	а ,	•• •	•1	5,794
Property Insurance	47	1 65	53	49 1	69	40	49 1	49	40 1	49	49 1	\$7	ŝ	•
Landscape Maintenance	\$	3,930 \$	3,930 \$	3,930 \$	3,930 \$	3,930 \$	3,930 \$	3,930 \$	3,930 \$	3,930 \$	60 1	, ,	s	35,370
Landscape Contingency	\$, \$3	49 1	700 \$	6/3 1	49	69	40 (†)	69 (4)	49 1	6A 1	\$9 •	•	700

Field Expenses																	
Field Management	s	644	69	644 \$	644	4 \$	644 \$	644 \$	644 \$	644	\$9	644 \$	644 \$	њ ,	•• •	•7	5,794
Property Insurance	47	•	69	•	,	\$9 ,	8	49	1	,	\$	49 1	49	49	• •	s 1	,
Landscape Maintenance	\$	3,930	49	3,930 \$	3,930	\$ 0;	3,930 \$	3,930 \$	3,930 \$	3,930	\$	3,930 \$	3,930 \$	ي ۱	, ,	s ,	35,370
Landscape Contingency	\$,	69	*9 1	700	\$ 0(69 1	49	69	((#))	\$	6 9	40 1	40 1	49 1	•	700
Lake Maintenance	49	595	67	595 \$	595	\$	595 \$	595 \$	595 \$	595	69	595 \$	595 \$	49	\$	•• •	5,355
Stormwater Maintenance	49	•	49	497 1		• •7	69	49 1	69 1	*(69	49 1	49 1	₩ •	\$	ده ۱	•
Wetland Maintenance	\$9		\$7	•		\$	-6/7 1	\$7	•92	0	ş	60 1	49 1	49 1	40 1	\$9 '	2
Plant Replacement	\$	10	ş	\$ 9 ,		\$	• •	99 35	-	,	s	49 1	s ,	493 1	s ,	\$ '	2
Contingency	49	•	**	•		\$	\$ 7	69	49 1		69	697 1	5 1	69 1	\$ '	•	
Total Operations and Maintenance Expenses	s	5,169	5	5,169 \$	5,869	\$ 6	5,169 5	5,169 \$	5,169 \$	5,169		5,169 \$	5,169 \$	· 5	s .	. 5	47,219
Total Expenditures	\$	17,665	5	9,919 \$	10,371	1 5	8,788 \$	6,700 \$	9,005 \$	9,047	-	10,287 \$	10,155 5		. 5	5	94,938
Everse Revenues (Exnenditures)	67	(17.6591 \$	5	4.314 \$	166.665 \$	\$	(6.531) \$	16.7051 \$	(6.774) S	(6.453) 3		f9.0271 S	(8.7541 \$	2 - 1	5	31.5	109.076

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Community Development District

Long Term Debt Report

SERIES 2016, SPECIAL	ASSESSMENT REVENUE BONDS
INTEREST RATES:	3.625%, 4.250%, 4.800%, 5.000%
MATURITY DATE:	5/1/2046
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$464,000
RESERVE FUND BALANCE	\$464,012
BONDS OUTSTANDING - 4/1/16	\$7,285,000
LESS: MAY 1, 2017 (MANDATORY)	(\$120,000)
LESS: MAY 1, 2018 (MANDATORY)	(\$125,000)
LESS: MAY 1, 2019 (MANDATORY)	(\$130,000)
LESS: MAY 1, 2020 (MANDATORY)	(\$135,000)
LESS: MAY 1, 2021 (MANDATORY)	(\$140,000)
CURRENT BONDS OUTSTANDING	\$6,635,000

Tapestry Community Development District Special Assessment Receipts

Special Assessment Receipts Series 2016

Fiscal Year 2021

\$667,358.67 \$711,272.47 TY 100.00%	Total	\$3,644.44	\$43,138.52	\$561,108.16	\$679.05	\$20,364.24	\$1,397.29	\$5,987.93	\$182.82	\$9,633,91	\$7,310.63	\$1,623.31	\$6,882.71	\$4,119.68	\$443.76	\$4,140.38	\$670,656.83
15 \$464,046.22 \$ 34 \$494,982.63 \$ ASSESSED THROUGH COUNTY 69.59%	DSF Portion	\$2,536.21	\$30,020.59	\$390,481.57	\$472.56	\$14,171.71	\$972.39	\$4,167.07	\$127.23	\$6,704.35	\$5,087.55	\$1,129.68	\$4,789.76	\$2,866.93	\$308.82	\$2,881.34	\$466,717.76
\$203,312,45 \$216,289,84 ASSESSE 30.41%	O&M Portion	\$1,108.23	\$13,117.93	\$170,626.59	\$206.49	\$6,192.53	\$424.90	\$1,820.86	\$55.59	\$2,929.56	\$2,223.08	\$493.63	\$2,092.95	\$1,252.75	\$134.94	\$1,259.04	\$203,939.07
Gross	NET RECEIPTS	\$3,644.44	\$43,138.52	\$561,108.16	\$679.05	\$20,364.24	\$1,397.29	\$5,987.93	\$182.82	\$9,633.91	\$7,310.63	\$1,623.31	\$6,882.71	\$4,119.68	\$443.76	\$4,140.38	\$670,656.83
	INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0,00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DISC/PENALTY	(\$173.11)	(\$1,797.57)	(\$23,380.38)	(\$10.33)	(\$740.11)	(\$43.21)	(\$185,19)	\$0.00	(\$201.02)	(\$83.26)	\$0.00	(\$8.62)	\$99.09	\$12.92	\$120.61	(\$26,390.18)
TOTAL ASSESSMENT LEVY	COMMISSIONS	\$77.94	\$917.02	\$11,928.37	\$14.06	\$430.68	\$29.40	\$126.00	\$3.73	\$200.70	\$150.89	\$33.13	\$140.65	\$82.06	\$8.79	\$82.04	\$14,225.46
TOTAL	GROSS AMT	\$3,895.49	\$45,853.11	\$596,416.91	\$703.44	\$21,535.03	\$1,469.90	\$6,299.12	\$186.55	\$10,035.63	\$7,544.78	\$1,656.44	\$7,031.98	\$4,102.65	\$439.63	\$4,101.81	\$711,272.47
	DESCRIPTION	ACH	ACH	ACH	ACH	ACH	ACH	ACH	ACH	ACH	ACH	ACH	ACH	ACH	ACH	ACH	TOTAL
	DATE	11/06/20	11/20/20	12/10/20	12/10/20	12/22/20	01/08/21	01/08/21	02/08/21	02/08/21	03/08/21	04/12/21	04/12/21	05/11/21	06/08/21	06/25/21	

 100%
 Gross Percent Collected

 \$0.00
 Balance Remaining to Collect

SECTION 3

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NOTICE OF MEETINGS TAPESTRY COMMUNITY DEVELOPMENT DISTRICT Fiscal Year 2022

As required by Chapter 190 Florida Statutes, notice is being given that the Board of Supervisors of the **Tapestry Community Development District** does not meet on a regular basis but will separately publish notice of meetings at least seven days prior to each Board meeting to include the date, time and location of said meetings. Meetings may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

> George S. Flint Governmental Management Services – Central Florida, LLC District Manager