

*Tapestry Community
Development District*

Agenda

April 24, 2019

AGENDA

Tapestry

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 17, 2019

**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, April 24, 2019 at 11:30 AM at the Hart Memorial Central Library, Roseada Room, 211 E. Dankin Avenue, Kissimmee, Florida.** Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members
 - B. Consideration of Resolution 2019-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Acceptance of Resignation of Andrew Abel and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2020
 - D. Administration of Oath of Office to Newly Appointed Board Member
 - E. Election of Officers
 - F. Consideration of Resolution 2019-02 Electing Officers
4. Approval of Minutes of the July 25, 2018 Board of Supervisors Meeting and Acceptance of Minutes of the November 28, 2018 Landowners' Meeting
5. Consideration of Resolution 2019-03 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing
6. Consideration of Agreement with Amtec to Provide Arbitrage Rebate Calculation Services
7. Consideration of Resolution 2019-04 Authorizing the Establishment of a State Board of Administration Account
8. Appointment of Audit Committee and Chairman
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
10. Supervisor's Requests
11. Adjournment

Audit Committee Meeting

1. Roll Call

2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. 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 Oaths of Office to the newly elected Board Members. Section B is the consideration of Resolution 2019-01 canvassing and certifying the results of the landowners' election. A copy of the Resolution is enclosed for your review. Section C is the acceptance of resignation of Andrew Abel and the appointment of an individual to fulfill the Board vacancy with a term ending November 2020. A copy of the letter is enclosed for your review. Section D is the administration of the Oath of Office to the newly appointed Board Member and Section E is the election of officers. Section F is the consideration of Resolution 2019-02 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is approval of minutes of the July 25, 2018 Board of Supervisors meeting and the acceptance of the minutes of the November 28, 2018 landowners' meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolution 2019-03 approving the proposed Fiscal Year 2020 budget and setting a public hearing. Once approved, the budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The sixth order of business is the consideration of agreement with Amtec to provide arbitrage rebate calculation services. A copy of the agreement is enclosed for your review.

The seventh order of business is the consideration of Resolution 2019-04 authorizing the establishment of an account with the State Board of Administration (SBA). A copy of the Resolution is enclosed for your review.

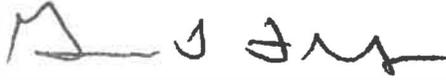
The eighth order of business is the appointment of the Audit Committee and Chairman. There is no back-up material.

Section C of the ninth order of business is the District Manager's Report. Section 1 is the approval of the check register and Section 2 includes the balance sheet and income statement for your review.

Following the adjournment of the Board of Supervisor's meeting, will be a meeting of the Audit Committee to approve the Request for Proposals, selection criteria, and the notice of RFP for auditing services. Enclosed for your review are copies of the RFP, selection criteria, and notice.

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

Sincerely,

A handwritten signature in black ink, appearing to read "G. S. Flint". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

George S. Flint
District Manager

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

Enclosures

**BOARD OF SUPERVISORS
MEETING**

SECTION III

SECTION B

RESOLUTION 2019-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three (3) supervisors for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on November 28, 2018, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

<u>Supervisor</u>	<u># of Votes</u>	<u>Terms</u>
<u>Keith Trace</u>	<u>150</u>	4 Year Term
<u>Ralph Charles Bell</u>	<u>150</u>	4 Year Term
<u>Thomas Franklin</u>	<u>140</u>	2 Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 24th day of April, 2019.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION C

1900 Summit Tower Blvd, Ste 500 | Orlando FL 32810
(407) 509-1072 | drewabel@yahoo.com

9/14/18

Tapestry Community Development District
c/o: GMS – Government Management Services
Attn: Jason Showe, District Manager
135 W. Central Ave, Ste 320 | Orlando FL 32801

Jason,

I am resigning from the District, effective Friday Sept 28th.

Please let me know during this period what I can do to make the transition as smooth as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "Drew", written in a cursive style.

Drew Abel

SECTION F

RESOLUTION 2019-02

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.
- 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 24th day of April, 2019.

ATTEST:

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

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, July 25, 2018 at 11:30 a.m. at the Hart Memorial Central Library, Room 120, 211 E. Dakin Avenue, Kissimmee, Florida.

Present and constituting a quorum were:

Andrew Abel	Chairman
Steven Kalberer	Assistant Secretary
Thomas Franklin	Assistant Secretary

Also present were:

District Manager

George Flint	District Manager
Lindsay Whelan	District Counsel by telephone
Mark Vincutonis	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 25, 2018 Meeting

On MOTION by Mr. Franklin seconded by Mr. Abel with all in favor the minutes of the April 25, 2018 meeting were approved as presented.
--

FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2017 Audit Report

Mr. Flint stated the management letter is on pages 25 and 26 and if there were any issues, findings or recommendations they would be reflected there and there are no current year or prior year findings or recommendations and they found that we have complied with the provisions of the Auditor General that they are required to review. It is a clean audit.

On MOTION by Mr. Franklin seconded by Mr. Abel with all in favor the Fiscal Year 2017 audit was accepted.

Mr. Flint stated we did transmit the report to the State of Florida prior to June 30th, which was the statutory deadline.

FIFTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Abel seconded by Mr. Franklin with all in favor the public hearing was opened.

A. Consideration of Resolution 2018-03 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations

Mr. Flint stated Resolution 2018-03 adopts the 2019 budget and the budget is attached to the resolution as Exhibit A. The Board previously approved a proposed budget and set the date, place and time for today for the public hearing. You will see we have made some adjustments, the budget is reduced by approximately \$27,000 and that is primarily in the landscape maintenance line. When we initially prepared the budget we made an estimate of landscape maintenance based on what we thought the District would be maintaining. It turns out that we are not maintaining for the costs and area that we initially believed and what we are maintaining is less than what was estimated. As a result the per unit gross assessment comparison compares the current fiscal year to next fiscal year and you can see the reduction ranges from \$19 a year for a townhouse up to \$41 for a single-family 60-foot lot. The blanks in the resolution will be filled in based on the budget you adopt.

There being no members of the public present to provide comment, the Board took the following action.

On MOTION by Mr. Abel seconded by Mr. Franklin with all in favor Resolution 2018-03 was approved.

B. Consideration of Resolution 2018-04 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated Resolution 2018-04 imposes special assessments. There are two exhibits to this resolution, one is the budget that was just adopted as Exhibit A and Exhibit B is the assessment roll.

There being no members of the public present to provide comment, the Board took the following action.

On MOTION by Mr. Abel seconded by Mr. Franklin with all in favor Resolution 2018-04 was approved.

On MOTION by Mr. Abel seconded by Mr. Franklin with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2018

Mr. Flint stated next is an agreement with Grau & Associates to provide auditing services for Fiscal Year 2018. I handed out an addendum that District Counsel prepared that would be attached to this agreement as part of your motion. The Board had previously bid auditing services and followed the process required by the statutes and you selected Grau & Associates to perform the services. The fee is a not to exceed of \$4,200, which is consistent with what they previously indicated the cost would be and it is also consistent with the budget.

On MOTION by Mr. Abel seconded by Mr. Franklin with all in favor the engagement letter with Grau & Associates to perform the Fiscal Year 2018 audit and the addendum prepared by District Counsel were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from Applied Aquatic Management to Provide Additional Pond Maintenance Services

Mr. Flint stated the proposal in the agenda package carries us through the end of this fiscal year and I handed out a proposal for next fiscal year.

Mr. Scheerer stated under the current agreement with Applied Aquatic the District is only providing aquatic maintenance for Ponds 1 and 5, the proposal in the agenda will take us through

the end of the fiscal year but will now include all five ponds, Ponds 1, 2, 3, 4 and 5 so we are adding 2, 3, and 4 to the current agreement through the end of this fiscal year and there is a second agreement that will take us from October 1, 2018 to September 30, 2019. On the recommendation of Counsel we were asked to get another proposal that will take us through the next fiscal year as well in the event the Board doesn't meet prior to the end of this fiscal year.

On MOTION by Mr. Abel seconded by Mr. Kalberer with all in favor the proposal from Applied Aquatic Management to provide aquatic management for Ponds 1, 2, 3, 4, & 5 in the amount of \$1,785.00 annually for the balance of Fiscal Year 2018 and for Fiscal Year 2019 was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal from Yellowstone Landscape to Provide Additional Services

Mr. Scheerer stated included in your agenda package is a proposal from Yellowstone Landscape. The developer was paying for Ponds 2, 3, and 4 as well as a small wetland edge for Wetland 15, which is located directly across from the clubhouse. Along with the actions the Board just took for the aquatic maintenance we are bringing in line the landscape maintenance for Ponds 2, 3, and 4 along with that small wetland 15 edge.

On MOTION by Mr. Abel seconded by Mr. Franklin with all in favor the proposal from Yellowstone Landscape to provide additional services as outlined above for an additional \$750 per month was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from April 18, 2018 to July 17, 2018 in the amount of \$103,586.30.

On MOTION by Mr. Abel seconded by Mr. Kalberer 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. No Board action is required.

iii. Approval of Fiscal Year 2019 Meeting Schedule

On MOTION by Mr. Abel seconded by Mr. Franklin with all in favor the notice indicating that the Board will meet on an as needed basis in Fiscal Year 2019 was approved.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

There being none,

On MOTION by Mr. Abel seconded by Mr. Franklin with all in favor the meeting adjourned at 11:45 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

TAPESTRY
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

The Tapestry Community Development District held a landowners' meeting Tuesday, November 28, 2018 at 11:00 a.m. at the Hart Memorial Central Library, Room 120, 211 E. Dakin Avenue, Kissimmee, Florida.

Present were:

Jason Showe
Derek Lovett
Lindsay Whelan (by phone)

FIRST ORDER OF BUSINESS

Determination of Number of Voting Units Represented

Mr. Showe stated Mattamy has 203 votes represented.

SECOND ORDER OF BUSINESS

Call to Order

Mr. Showe called the landowners' meeting to order.

THIRD ORDER OF BUSINESS

Election of a Chairman for the Purpose of Conducting the Landowners' Meeting

Mr. Showe stated for the purpose of conducting the landowners' meeting would you like to elect me as Chairman?

Mr. Lovett stated yes.

FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisor

Mr. Showe asked for nominations for the position of supervisor.

Mr. Lovett stated Keith Trace, Ralph Charles Bell and Thomas Franklin.

Mr. Showe stated there being no other nominations, we will close the floor.

FIFTH ORDER OF BUSINESS

Casting of Ballots

SIXTH ORDER OF BUSINESS

Tabulation of Ballots

Mr. Showe stated we have a completed official ballot that has been signed by the landowners' representative and it has 150 votes for Mr. Trace, 150 votes for Mr. Bell and 140 votes for Mr. Franklin. Mr. Trace and Mr. Bell will serve four-year terms and Mr. Franklin will serve a two-year term.

SEVENTH ORDER OF BUSINESS

Landowners Questions and Comments

Ms. Whelan stated District management is in receipt of a proxy from the landowner authorizing Mr. Lovett to vote on their behalf.

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 10:33 a.m.

SECTION V

RESOLUTION 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Tapestry Community Development District (“**District**”) prior to June 15, 2019, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 24, 2019
HOUR: 11:30 AM
LOCATION: Hart Memorial Central Library
211 E. Dakin Avenue
Kissimmee, Florida 34741

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Kissimmee and Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24TH DAY OF APRIL, 2019.

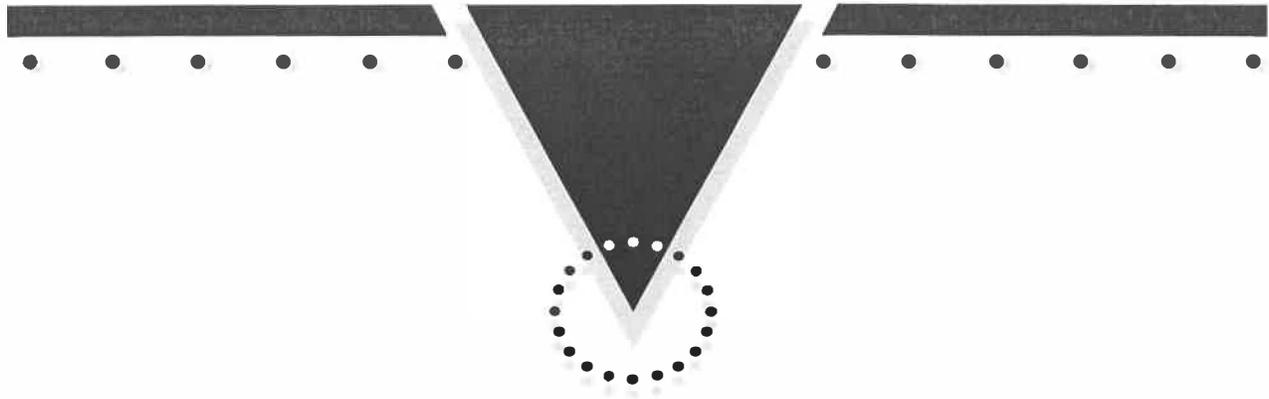
ATTEST:

**TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Fiscal Year 2019/2020 Budget



Tapestry

Community Development District

Proposed Budget
FY 2020



Table of Contents

1	<u>General Fund</u>
2-5	<u>General Fund Narrative</u>
6	<u>Debt Service Fund Series 2016</u>
7-8	<u>Amortization Schedule Series 2016</u>

Tapestry
Community Development District
Proposed Budget
General Fund
Fiscal Year 2020

Description	Adopted Budget FY2019	Actual thru 3/31/19	Projected Next 6 Months	Total thru 9/30/19	Proposed Budget FY2020
Revenues					
Non-Ad Valorem Assessments	\$203,354	\$181,895	\$21,459	\$203,354	\$203,354
Interest	\$0	\$141	\$59	\$200	\$0
Total Revenues	\$203,354	\$182,036	\$21,518	\$203,554	\$203,354
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$1,200	\$0	\$600	\$600	\$1,200
FICA Expense	\$100	\$0	\$45	\$45	\$100
Engineering	\$10,000	\$0	\$2,500	\$2,500	\$10,000
Attorney	\$20,000	\$677	\$2,823	\$3,500	\$20,000
Annual Audit	\$4,200	\$0	\$4,200	\$4,200	\$4,200
Assessment Administration	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Arbitrage	\$600	\$0	\$1,350	\$1,350	\$450
Dissemination	\$3,500	\$1,750	\$1,750	\$3,500	\$3,500
Trustee Fees	\$3,500	\$3,500	\$0	\$3,500	\$3,500
Management Fees	\$36,050	\$18,025	\$18,025	\$36,050	\$36,050
Information Technology	\$600	\$300	\$2,800	\$3,100	\$600
Telephone	\$300	\$6	\$69	\$75	\$300
Postage	\$800	\$38	\$362	\$400	\$800
Insurance	\$6,000	\$5,750	\$0	\$5,750	\$6,500
Printing & Binding	\$1,000	\$11	\$489	\$500	\$1,000
Legal Advertising	\$5,000	\$785	\$1,715	\$2,500	\$2,500
Other Current Charges	\$1,000	\$211	\$239	\$450	\$1,000
Office Supplies	\$500	\$1	\$99	\$100	\$450
Property Appraiser	\$250	\$282	\$0	\$282	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<i>Field</i>					
Field Management	\$7,725	\$3,863	\$3,863	\$7,725	\$7,725
Property Insurance	\$5,000	\$0	\$0	\$0	\$4,500
Landscape Maintenance	\$50,000	\$16,500	\$23,580	\$40,080	\$47,160
Landscape Contingency	\$0	\$2,800	\$0	\$2,800	\$5,490
Lake Maintenance	\$7,354	\$3,570	\$3,570	\$7,140	\$7,354
Stormwater Maintenance	\$10,000	\$0	\$0	\$0	\$10,000
Wetland Maintenance	\$6,000	\$0	\$0	\$0	\$6,000
Plant Replacement	\$5,000	\$0	\$0	\$0	\$5,000
Contingency	\$15,000	\$0	\$0	\$0	\$15,000
Total Expenditures	\$203,354	\$60,745	\$68,079	\$128,823	\$203,354
Excess Revenues/(Expenditures)	(\$0)	\$121,292	(\$46,560)	\$74,731	\$0

Net Assessments \$203,354
Add: Discounts & Collection \$12,980
Gross Assessments \$216,334

Product Type	ERU	Units	Total ERU	Net O&M	Gross O&M
Townhouse	0.6	230	138	\$126	\$134
Single-Family 40'	0.9	254	229	\$189	\$201
Single-Family 45'	1.0	218	218	\$210	\$224
Single-Family 50'	1.1	196	216	\$231	\$246
Single-Family 60'	1.3	129	168	\$273	\$291
		1027	968		

Per Unit Gross Assessment Comparison

Product Type	Per Unit FY19	Per Unit FY20	Increase/Decrease
Townhouse	\$134	\$134	\$0
Single-Family 40'	\$201	\$201	\$0
Single-Family 45'	\$224	\$224	(\$0)
Single-Family 50'	\$246	\$246	(\$0)
Single-Family 60'	\$291	\$291	(\$0)

Tapestry
Community Development District
GENERAL FUND BUDGET

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 1 Supervisor attending 6 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, Hopping, Green & Sams, 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.

Tapestry

Community Development District

GENERAL FUND BUDGET

Arbitrage

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 accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

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.

Tapestry

Community Development District

GENERAL FUND BUDGET

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.

Field:

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
Landscape Maintenance	\$2,750	\$33,000
Contingency - Future Areas	\$1,180	\$14,160
Total		\$47,160

Tapestry Community Development District

GENERAL FUND BUDGET

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.

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
Fiscal Year 2020

Description	Adopted Budget FY2019	Actual thru 3/31/19	Projected Next 6 Months	Total thru 9/30/19	Proposed Budget FY2020
Revenues					
Special Assessments	\$464,000	\$414,625	\$49,375	\$464,000	\$464,000
Interest	\$0	\$7,070	\$2,930	\$10,000	\$0
Carry Forward Surplus	\$173,954	\$175,856	\$0	\$175,856	\$179,856
Total Revenues	\$637,954	\$597,551	\$52,305	\$649,856	\$643,856
Expenditures					
Interest Payment - 11/01	\$168,066	\$168,066	\$0	\$168,066	\$165,709
Principal Payment - 05/01	\$130,000	\$0	\$130,000	\$130,000	\$135,000
Interest Payment - 05/01	\$168,066	\$0	\$168,066	\$168,066	\$165,709
Transfer Out	\$0	\$3,869	\$0	\$3,869	\$0
Total Expenditures	\$466,131	\$171,935	\$298,066	\$470,000	\$466,418
Excess Revenues/(Expenditures)	\$171,823	\$425,617	(\$245,761)	\$179,856	\$177,438

1. Carry forward surplus is net of Reserves.

Interest 11/1/20 **\$163,263**

Net Assessments \$464,000
Add: Discounts & Collection \$29,617
Gross Assessments \$493,617

Product Type	ERU	Units	Total ERU	Net Debt	Gross Debt
Townhouse	0.6	230	138	\$288	\$306
Single-Family 40'	0.9	254	229	\$431	\$459
Single-Family 45'	1.0	218	218	\$479	\$510
Single-Family 50'	1.1	196	216	\$527	\$561
Single-Family 60'	1.3	129	168	\$623	\$663
		1027	968		

**Tapestry Community Development District
Series 2016, Special Assessment Revenue Bonds
(Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/19	\$ 6,910,000	\$ -	\$ 165,709	\$ 165,709
5/1/20	\$ 6,910,000	\$ 135,000	\$ 165,709	\$ -
11/1/20	\$ 6,775,000	\$ -	\$ 163,263	\$ 463,972
5/1/21	\$ 6,775,000	\$ 140,000	\$ 163,263	\$ -
11/1/21	\$ 6,635,000	\$ -	\$ 160,725	\$ 463,988
5/1/22	\$ 6,635,000	\$ 145,000	\$ 160,725	\$ -
11/1/22	\$ 6,490,000	\$ -	\$ 157,644	\$ 463,369
5/1/23	\$ 6,490,000	\$ 150,000	\$ 157,644	\$ -
11/1/23	\$ 6,340,000	\$ -	\$ 154,456	\$ 462,100
5/1/24	\$ 6,340,000	\$ 155,000	\$ 154,456	\$ -
11/1/24	\$ 6,185,000	\$ -	\$ 151,163	\$ 460,619
5/1/25	\$ 6,185,000	\$ 160,000	\$ 151,163	\$ -
11/1/25	\$ 6,025,000	\$ -	\$ 147,763	\$ 458,925
5/1/26	\$ 6,025,000	\$ 170,000	\$ 147,763	\$ -
11/1/26	\$ 5,855,000	\$ -	\$ 144,150	\$ 461,913
5/1/27	\$ 5,855,000	\$ 180,000	\$ 144,150	\$ -
11/1/27	\$ 5,855,000	\$ -	\$ 139,830	\$ 463,980
5/1/28	\$ 5,855,000	\$ 185,000	\$ 139,830	\$ -
11/1/28	\$ 5,675,000	\$ -	\$ 135,390	\$ 460,220
5/1/29	\$ 5,675,000	\$ 195,000	\$ 135,390	\$ -
11/1/29	\$ 5,490,000	\$ -	\$ 130,710	\$ 461,100
5/1/30	\$ 5,490,000	\$ 205,000	\$ 130,710	\$ -
11/1/30	\$ 5,295,000	\$ -	\$ 125,790	\$ 461,500
5/1/31	\$ 5,295,000	\$ 215,000	\$ 125,790	\$ -
11/1/31	\$ 5,090,000	\$ -	\$ 120,630	\$ 461,420
5/1/32	\$ 5,090,000	\$ 225,000	\$ 120,630	\$ -
11/1/32	\$ 4,875,000	\$ -	\$ 115,230	\$ 460,860
5/1/33	\$ 4,875,000	\$ 235,000	\$ 115,230	\$ -
11/1/33	\$ 4,650,000	\$ -	\$ 109,590	\$ 459,820
5/1/34	\$ 4,650,000	\$ 250,000	\$ 109,590	\$ -
11/1/34	\$ 4,415,000	\$ -	\$ 103,590	\$ 463,180
5/1/35	\$ 4,415,000	\$ 260,000	\$ 103,590	\$ -
11/1/35	\$ 4,165,000	\$ -	\$ 97,350	\$ 460,940
5/1/36	\$ 4,165,000	\$ 275,000	\$ 97,350	\$ -
11/1/36	\$ 3,905,000	\$ -	\$ 90,750	\$ 463,100
5/1/37	\$ 3,620,000	\$ 285,000	\$ 90,750	\$ -
11/1/37	\$ 3,345,000	\$ -	\$ 83,625	\$ 459,375

**Tapestry Community Development District
Series 2016, Special Assessment Revenue Bonds
(Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/38	\$ 3,045,000	\$ 300,000	\$ 83,625	\$ -
11/1/38	\$ 3,045,000	\$ -	\$ 76,125	\$ 459,750
5/1/39	\$ 2,730,000	\$ 315,000	\$ 76,125	\$ -
11/1/39	\$ 2,730,000	\$ -	\$ 68,250	\$ 459,375
5/1/40	\$ 2,395,000	\$ 335,000	\$ 68,250	\$ -
11/1/40	\$ 2,395,000	\$ -	\$ 59,875	\$ 463,125
5/1/41	\$ 2,045,000	\$ 350,000	\$ 59,875	\$ -
11/1/41	\$ 2,045,000	\$ -	\$ 51,125	\$ 461,000
5/1/42	\$ 1,675,000	\$ 370,000	\$ 51,125	\$ -
11/1/42	\$ 1,675,000	\$ -	\$ 41,875	\$ 463,000
5/1/43	\$ 1,285,000	\$ 390,000	\$ 41,875	\$ -
11/1/43	\$ 1,285,000	\$ -	\$ 32,125	\$ 464,000
5/1/44	\$ 880,000	\$ 405,000	\$ 32,125	\$ -
11/1/44	\$ 880,000	\$ -	\$ 22,000	\$ 459,125
5/1/45	\$ 450,000	\$ 430,000	\$ 22,000	\$ -
11/1/45	\$ 450,000	\$ -	\$ 11,250	\$ 463,250
5/1/46	\$ -	\$ 450,000	\$ 11,250	\$ 461,250
Totals		\$ 6,910,000	\$ 5,719,964	\$ 12,629,964

SECTION VI

**Arbitrage Rebate Computation
Proposal For
Tapestry
Community Development District
(City of Kissimmee, Florida)
\$7,285,000 Special Assessment Revenue Bonds
Series 2016**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

April 17, 2019

Ms. Teresa Viscarra
Government Management Services – CF, LLC
9145 Narcoossee Road
Suite A206
Orlando, FL 32827

Re: \$7,285,000 Tapestry Community Development District (City of Kissimmee, Florida),
Special Assessment Revenue Bonds, Series 2016

Dear Ms. Viscarra:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Tapestry Community Development District (the "District") Series 2016 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,000 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 400 bond issues aggregating more than \$10 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to the Town of Palm Beach and Broward County in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Corpus Christi (TX) and the States of Connecticut, New Jersey, Montana, Mississippi, West Virginia and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of April 18th, based upon the anniversary of the closing date of the Bonds in April 2016.

Proposal

We are proposing rebate computation services based on the following:

- \$7,285,000 Series 2016 Bonds;
- Fixed Rate Issue; and
- Project, Debt Service Reserve, Capitalized Interest, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2016 Bonds is \$450 per year and will encompass all activity from April 18, 2016, the date of the closing, through April 18, 2021, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – \$7,285,000 Series 2016 Bonds

Report Date	Type of Report	Period Covered	Fee
April 30, 2019	Rebate and Opinion	Closing – March 31, 2019 (3 Bond Years of Activity)	\$1,350
March 31, 2020	Rebate and Opinion	Closing – March 31, 2020	450
April 18, 2021	Rebate and Opinion	Closing – April 18, 2021	450
Total			\$2,250

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement.
2. IRS Form 8038-G.
3. Closing Memorandum.
4. Regions Bank statements for all accounts from April 18, 2016, the date of the closing, through each report date.

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled.

AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2019.

Tapestry Community
Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____
Tapestry Community
Development District

By: Michael J. Scarfo
Senior Vice President

SECTION VII

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO ESTABLISH AN ACCOUNT WITH THE STATE BOARD OF ADMINISTRATION; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT(S) AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION

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

WHEREAS, the District finds that from time to time has funds on hand in excess of current needs; and

WHEREAS, it is in the best interest District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the Districts currently adopted policies regarding the deposit of public funds.

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

1. That the District Manager, Governmental Management Services-Central Florida, LLC, ("GMS") and its designee, as legal representative(s) of the District is hereby authorized to act as the administrator(s) for funds held at the State Board of Administration.
2. The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District with the State Board of Administration, withdraw funds from or transmit funds to said account(s) at the State Board of Administration, establish funds transfer instructions, name designee(s), and initiate changes to this information via the Investment Pool Input Document.
3. That this authorization shall be continuing in nature until revoked by District or until a new legal representative is appointed.

THIS RESOLUTION INTRODUCED AND ADOPTED by the District at its regularly scheduled meeting this 24th day of April, 2019.

ATTEST:

**TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IX

SECTION C

SECTION 1

Tapestry

Community Development District

Summary of Checks

July 17, 2018 to April 17, 2019

Bank	Date	Check No.'s	Amount
General Fund	7/19/18	209	\$ 217.50
	7/25/18	210	\$ 2,624.29
	8/2/18	211	\$ 41.00
	8/14/18	212-215	\$ 7,550.90
	8/17/18	216-217	\$ 1,395.00
	9/13/18	218-219	\$ 3,160.00
	9/14/18	220-221	\$ 3,915.33
	9/17/18	222	\$ 5,750.00
	9/25/18	223-225	\$ 2,953.00
	10/5/18	226-228	\$ 7,151.71
	10/18/18	229	\$ 166.25
	11/8/18	230-231	\$ 6,145.00
	11/15/18	232	\$ 4,012.16
	11/20/18	233	\$ 1,176.77
	11/21/18	234-235	\$ 33,462.21
	12/6/18	236-237	\$ 3,345.00
	12/7/18	238	\$ 4,005.19
	12/14/18	239	\$ 328,377.26
	12/21/18	240-241	\$ 861.02
	1/3/19	242-243	\$ 3,345.00
	1/8/19	244	\$ 3,999.25
	1/10/19	245	\$ 246.00
	1/16/19	246	\$ 282.36
	1/23/19	247	\$ 12,579.18
	2/7/19	248	\$ 3,991.59
	2/13/19	249-250	\$ 664.66
	2/17/19	251-252	\$ 37,724.68
	2/27/19	253	\$ 2,750.00
	3/7/19	254	\$ 3,994.43
	3/12/19	255-256	\$ 677.00
	3/19/19	257	\$ 2,750.00
	3/20/19	258	\$ 2,656.69
	4/2/19	259	\$ 203.00
4/9/19	260-261	\$ 4,095.00	
4/11/19	262	\$ 3,996.78	
		\$	500,265.21
Payroll	<u>July 2018</u>		
	Thomas O Franklin	50005	\$ 184.70
		\$	184.70
			\$ 500,449.91

*** CHECK DATES 07/17/2018 - 04/17/2019 ***

TAPESTRY GENERAL FUND
BANK A TAPESTRY-GENERAL FUN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/19/18	00009	7/12/18	5264786	201806	310	51300	31100		ENGINEERING SERV/CDD MTG HANSON, WALTER & ASSOCIATES, INC.	*	217.50	217.50	000209
7/25/18	00012	7/25/18	07252018	201807	300	20700	10200		FY18 DEBT SERVICE ASSESS TAPESTRY CDD C/O REGIONS BANK	*	2,624.29	2,624.29	000210
8/02/18	00004	5/31/18	100714	201804	310	51300	31500		CONF.WITH STAFF/LIFT STAT HOPPING GREEN & SAMS	*	41.00	41.00	000211
8/14/18	00015	7/31/18	171168	201807	320	53800	46400		AQUATIC PLANT MGMT JUL18 APPLIED AQUATIC MANAGEMENT, INC.	*	410.00	410.00	000212
8/14/18	00001	8/01/18	107	201808	310	51300	34000		MANAGEMENT FEES AUG18	*	2,916.67		
		8/01/18	107	201808	310	51300	35100		INFORMATION TECH AUG18	*	50.00		
		8/01/18	107	201808	310	51300	31300		DISSEMINATION SVCS AUG18	*	291.67		
		8/01/18	107	201808	310	51300	51000		OFFICE SUPPLIES	*	.15		
		8/01/18	107	201808	310	51300	42000		POSTAGE	*	39.86		
		8/01/18	107	201808	310	51300	42500		COPIES	*	32.55		
		8/01/18	108	201808	320	53800	12000		FIELD MANAGEMENT AUG18 GOVERNMENTAL MANAGEMENT SERVICES	*	625.00	3,955.90	000213
8/14/18	00004	7/31/18	101861	201806	310	51300	31500		RVW/REV/AUDIT RPT/BGT/ADA	*	291.50		
		7/31/18	101862	201806	310	51300	31500		PH3/4 PLATS & CONVEYANCES HOPPING GREEN & SAMS	*	143.50	435.00	000214
8/14/18	00013	8/01/18	224352	201808	320	53800	46200		MTHLY LANDSCAPE MNT AUG18 YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	2,750.00	2,750.00	000215
8/17/18	00009	8/14/18	5265276	201807	310	51300	31100		ENGINEERING SERV/CDD MTG HANSON, WALTER & ASSOCIATES, INC.	*	812.50	812.50	000216

*** CHECK DATES 07/17/2018 - 04/17/2019 ***

TAPESTRY GENERAL FUND
BANK A TAPESTRY-GENERAL FUN

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO	TO... DPT	ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/17/18	00006	7/06/18	00363099	201807	310-51300-48000			ORLANDO SENTINEL	*	582.50	582.50	000217

9/13/18	00015	8/31/18	171885	201808	320-53800-46400			APPLIED AQUATIC MANAGEMENT, INC.	*	410.00	410.00	000218

9/13/18	00013	9/01/18	227210	201809	320-53800-46200			YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	2,750.00	2,750.00	000219

9/14/18	00001	9/04/18	109	201809	310-51300-34000			MANAGEMENT FEES-SEP18	*	2,916.67		
		9/04/18	109	201809	310-51300-35100			INFORMATION TECH-SEP18	*	50.00		
		9/04/18	109	201809	310-51300-31300			DISSEMINATION FEES-SEP18	*	291.67		
		9/04/18	109	201809	310-51300-51000			OFFICE SUPPLIES	*	.51		
		9/04/18	109	201809	310-51300-42000			POSTAGE	*	12.43		
		9/04/18	109	201809	310-51300-42500			COPIES	*	19.05		
											3,290.33	000220

9/14/18	00001	9/04/18	110	201809	320-53800-12000			FIELD MANAGEMENT-SEP18	*	625.00	625.00	000221

9/17/18	00003	8/27/18	7507	201809	300-15500-10000			EGIS INSURANCE ADVISORS, LLC	*	5,750.00	5,750.00	000222

9/25/18	00004	8/31/18	102514	201807	310-51300-31500			BOS MTG/ADH/AGREE LAKE	*	453.00		
		8/31/18	102514	201809	310-51300-31500			BOS MTG/ADH/AGREE LAKE	*	453.00		
		8/31/18	102514	201809	310-51300-31500			BOS MTG/ADH/AGREE LAKE	*	453.00		
		8/31/18	102514	201807	310-51300-31500			BOS MTG/ADH/AGREE LAKE	V	453.00-		
		8/31/18	102514	201809	310-51300-31500			BOS MTG/ADH/AGREE LAKE	V	453.00-		
		8/31/18	102514	201809	310-51300-31500			BOS MTG/ADH/AGREE LAKE	V	453.00-		
											.00	000223

*** CHECK DATES 07/17/2018 - 04/17/2019 ***

TAPESTRY GENERAL FUND
BANK A TAPESTRY-GENERAL FUN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/25/18	00004	8/31/18	102514	201807	310-51300	31500		BOS MTG/ADH/AGREE LAKE HOPPING GREEN & SAMS	*	453.00	453.00	000224
9/25/18	00001	9/21/18	111	201809	300-15500	10000		FY19 ASSESSMENT ROLL CERT GOVERNMENTAL MANAGEMENT SERVICES	*	2,500.00	2,500.00	000225
10/05/18	00015	9/30/18	172531	201809	320-53800	46400		AQUATIC PLANT MGMT-SEP18 APPLIED AQUATIC MANAGEMENT, INC.	*	410.00	410.00	000226
10/05/18	00013	10/01/18	231111	201810	320-53800	46200		MTHLY LANDSCAPE MNT-OCT18 YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	2,750.00	2,750.00	000227
10/05/18	00001	10/01/18	112	201810	310-51300	34000		MANAGEMENT FEES-OCT18	*	3,004.17		
		10/01/18	112	201810	310-51300	35100		INFORMATION TECH-OCT18	*	50.00		
		10/01/18	112	201810	310-51300	31300		DISSEMINATION FEES-OCT18	*	291.67		
		10/01/18	112	201810	310-51300	51000		OFFICE SUPPLIES	*	.12		
		10/01/18	112	201810	310-51300	42000		POSTAGE	*	2.00		
		10/01/18	113	201810	320-53800	12000		FIELD MANAGEMENT-OCT18 GOVERNMENTAL MANAGEMENT SERVICES	*	643.75	3,991.71	000228
10/18/18	00006	9/19/18	14943220	201809	310-51300	48000		NOT.OF FY19 MEETINGS ORLANDO SENTINEL	*	166.25	166.25	000229
11/08/18	00015	10/31/18	173219	201810	320-53800	46400		AQUATIC PLANT MGMT-OCT18 APPLIED AQUATIC MANAGEMENT, INC.	*	595.00	595.00	000230
11/08/18	00013	10/31/18	235119	201810	320-53800	46300		STRING TRIM DRAINAGE	*	2,800.00		
		11/01/18	235538	201811	320-53800	46200		MTHLY LANDSCAPE MNT-NOV18 YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	2,750.00	5,550.00	000231
11/15/18	00001	11/01/18	114	201811	310-51300	34000		MANAGEMENT FEES-NOV18	*	3,004.17		

*** CHECK DATES 07/17/2018 - 04/17/2019 ***

TAPESTRY GENERAL FUND
BANK A TAPESTRY-GENERAL FUN

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/18	114	11/01/18	114	201811 310-51300-35100		INFORMATION TECH-NOV18	*	50.00		
11/01/18	114	11/01/18	114	201811 310-51300-31300		DISSEMINATION-NOV18	*	291.67		
11/01/18	114	11/01/18	114	201811 310-51300-51000		OFFICE SUPPLIES	*	.39		
11/01/18	114	11/01/18	114	201811 310-51300-42000		POSTAGE	*	20.38		
11/01/18	114	11/01/18	114	201811 310-51300-42500		COPIES	*	1.80		
11/01/18	115	11/01/18	115	201811 320-53800-12000		FIELD MANAGEMENT-NOV18	*	643.75		
									4,012.16	000232

11/20/18	00012	11/20/18	11202018	201811 300-20700-10200		FY18 DEBT SERVICE ASSESS	*	1,176.77		
									1,176.77	000233

11/21/18	00005	10/01/18	72819	201810 310-51300-54000		SPECIAL DISTRICT FEE-FY19	*	175.00		
									175.00	000234

11/21/18	00012	11/20/18	11202018	201811 300-20700-10200		FY19 DEBT SERVICE ASSESS	*	33,287.21		
									33,287.21	000235

12/06/18	00015	11/30/18	173848	201811 320-53800-46400		AQUATIC PLANT MGMT-NOV18	*	595.00		
									595.00	000236

12/06/18	00013	12/01/18	240372	201812 320-53800-46200		MTHLY LANDSCAPE MNT-DEC18	*	2,750.00		
									2,750.00	000237

12/07/18	00001	12/01/18	116	201812 310-51300-34000		MANAGEMENT FEES-DEC18	*	3,004.17		
12/01/18	116	12/01/18	116	201812 310-51300-35100		INFORMATION TECH-DEC18	*	50.00		
12/01/18	116	12/01/18	116	201812 310-51300-31300		DISSEMINATION-DEC18	*	291.67		
12/01/18	116	12/01/18	116	201812 310-51300-51000		OFFICE SUPPLIES	*	.09		
12/01/18	116	12/01/18	116	201812 310-51300-42000		POSTAGE	*	1.41		
12/01/18	116	12/01/18	116	201812 310-51300-42500		COPIES	*	7.80		

TAP2 TAPESTRY TVISCARRA

*** CHECK DATES 07/17/2018 - 04/17/2019 ***

TAPESTRY GENERAL FUND
BANK A TAPESTRY-GENERAL FUN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	EXPENSED TO DPT	EXPENSED TO ACCT#	EXPENSED TO SUB	EXPENSED TO SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		12/01/18	116	201812	310	51300	41000		TELEPHONE	*	6.30		
		12/01/18	117	201812	320	53800	12000		FIELD MANAGEMENT-DEC18	*	643.75		
GOVERNMENTAL MANAGEMENT SERVICES												4,005.19	000238
12/14/18	00012	12/11/18	12112018	201812	300	20700	10200		FY19 DEBT SERVICE ASSESS	*	259,587.30		
		12/11/18	12112018	201812	300	20700	10200		FY19 DIRECT ASSESS-MTTY	*	68,789.96		
TAPESTRY CDD C/O REGIONS BANK												328,377.26	000239
12/21/18	00004	11/30/18	104274	201810	310	51300	31500		RVW ELECT/DEO FY19/AGRMT	*	76.00		
HOPPING GREEN & SAMS												76.00	000240
12/21/18	00006	11/14/18	26303680	201811	310	51300	48000		NOT.LANDOWNERS MTG/ELECT.	*	785.02		
ORLANDO SENTINEL												785.02	000241
1/03/19	00015	12/31/18	174510	201812	320	53800	46400		AQUATIC PLANT MGMT-DEC18	*	595.00		
APPLIED AQUATIC MANAGEMENT, INC.												595.00	000242
1/03/19	00013	1/01/19	243960	201901	320	53800	46200		MTHLY LANDSCAPE MNT-JAN19	*	2,750.00		
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC												2,750.00	000243
1/08/19	00001	1/01/19	118	201901	310	51300	34000		MANAGEMENT FEES-JAN19	*	3,004.17		
		1/01/19	118	201901	310	51300	35100		INFORMATION TECH-JAN19	*	50.00		
		1/01/19	118	201901	310	51300	31300		DISSEMINATION-JAN19	*	291.67		
		1/01/19	118	201901	310	51300	51000		OFFICE SUPPLIES	*	.06		
		1/01/19	118	201901	310	51300	42000		POSTAGE	*	9.60		
		1/01/19	119	201901	320	53800	12000		FIELD MANAGEMENT-JAN19	*	643.75		
GOVERNMENTAL MANAGEMENT SERVICES												3,999.25	000244
1/10/19	00004	12/28/18	104765	201811	310	51300	31500		ATTEND.ELECT/RVW MATTERS	*	246.00		
HOPPING GREEN & SAMS												246.00	000245

*** CHECK DATES 07/17/2018 - 04/17/2019 ***

TAPESTRY GENERAL FUND
BANK A TAPESTRY-GENERAL FUN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/16/19	00011	1/09/19	2018300	201901	310	51300	49100		2018 TAX ROLL	*	282.36	282.36	000246
OSCEOLA COUNTY PROPERTY APPRAISER													
1/23/19	00012	1/17/19	01172019	201901	300	20700	10200		FY19 DEBT SERVICE ASSESS	*	12,579.18		
TAPESTRY CDD C/O REGIONS BANK												12,579.18	000247
2/07/19	00001	2/01/19	120	201902	310	51300	34000		MANAGEMENT FEES-FEB19	*	3,004.17		
		2/01/19	120	201902	310	51300	35100		INFORMATION TECH-FEB19	*	50.00		
		2/01/19	120	201902	310	51300	31300		DISSEMINATION-FEB19	*	291.67		
		2/01/19	120	201902	310	51300	51000		OFFICE SUPPLIES	*	.12		
		2/01/19	120	201902	310	51300	42000		POSTAGE	*	1.88		
		2/01/19	121	201902	320	53800	12000		FIELD MANAGEMENT-FEB19	*	643.75		
GOVERNMENTAL MANAGEMENT SERVICES												3,991.59	000248
2/13/19	00015	1/31/19	175145	201901	320	53800	46400		AQUATIC PLANT MGMT-JAN19	*	595.00		
APPLIED AQUATIC MANAGEMENT, INC.												595.00	000249
2/13/19	00004	1/31/19	105312	201812	310	51300	31500		CONF.STAFF/2019 COVERAGE	*	69.66		
HOPPING GREEN & SAMS												69.66	000250
2/17/19	00012	2/17/19	02172019	201902	300	20700	10200		FY19 DEBT SERV SER2016	*	3,329.70		
TAPESTRY CDD C/O REGIONS BANK												3,329.70	000251
2/17/19	00012	2/17/19	02172019	201902	300	20700	10200		MATTAMY HOMES SER2016	*	34,394.98		
TAPESTRY CDD C/O REGIONS BANK												34,394.98	000252
2/27/19	00013	2/15/19	OS 4497	201902	320	53800	46200		MTHLY LANDSCAPE MNT-FEB19	*	2,750.00		
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC												2,750.00	000253
3/07/19	00001	3/01/19	122	201903	310	51300	34000		MANAGEMENT FEES-MAR19	*	3,004.17		
		3/01/19	122	201903	310	51300	35100		INFORMATION TECH-MAR19	*	50.00		

TAP2 TAPESTRY

TVISCARRA

*** CHECK DATES 07/17/2018 - 04/17/2019 ***

TAPESTRY GENERAL FUND
BANK A TAPESTRY-GENERAL FUN

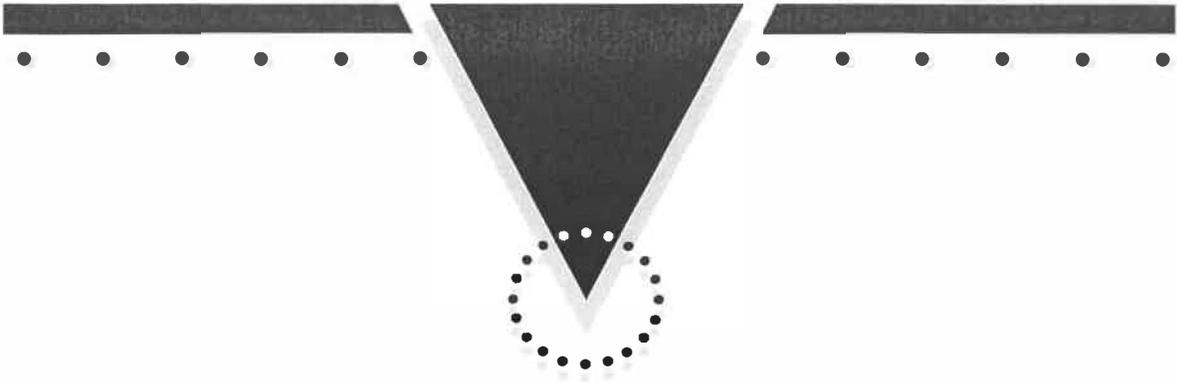
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/01/19	122	201903	310	51300	31300			*	291.67		
			DISSEMINATION-MAR19										
		3/01/19	122	201903	310	51300	51000			*	.06		
			OFFICE SUPPLIES										
		3/01/19	122	201903	310	51300	42000			*	3.13		
			POSTAGE										
		3/01/19	122	201903	310	51300	42500			*	1.65		
			COPIES										
		3/01/19	123	201903	320	53800	12000			*	643.75		
			FIELD MANAGEMENT-MAR19										
			GOVERNMENTAL MANAGEMENT SERVICES									3,994.43	000254
3/12/19	00015	2/28/19	175755	201902	320	53800	46400			*	595.00		
			AQUATIC PLANT MGMT-FEB19										
			APPLIED AQUATIC MANAGEMENT, INC.									595.00	000255
3/12/19	00004	2/28/19	105924	201901	310	51300	31500			*	82.00		
			CONFER STATUS OF DISTRICT										
			HOPPING GREEN & SAMS									82.00	000256
3/19/19	00013	3/01/19	OS 8195	201903	320	53800	46200			*	2,750.00		
			MTHLY LANDSCAPE MNT-MAR19										
			YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC									2,750.00	000257
3/20/19	00012	3/19/19	03192019	201903	300	20700	10200			*	2,656.69		
			FY19 DEBT SERVICE SER2016										
			TAPESTRY CDD C/O REGIONS BANK									2,656.69	000258
4/02/19	00004	3/29/19	106517	201902	310	51300	31500			*	203.00		
			PREP.RES.CANVASS/ADA COMP										
			HOPPING GREEN & SAMS									203.00	000259
4/09/19	00015	3/31/19	176400	201903	320	53800	46400			*	595.00		
			AQUATIC PLANT MGMT-MAR19										
			APPLIED AQUATIC MANAGEMENT, INC.									595.00	000260
4/09/19	00014	3/29/19	69255	201903	310	51300	32300			*	3,500.00		
			SER16 TRUSTEE FEES-FY19										
			REGIONS									3,500.00	000261
4/11/19	00001	4/01/19	124	201904	310	51300	34000			*	3,004.17		
			MANAGEMENT FEES-APR19										
		4/01/19	124	201904	310	51300	35100			*	50.00		
			INFORMATION TECH-APR19										
		4/01/19	124	201904	310	51300	31300			*	291.67		
			DISSEMINATION-APR19										

*** CHECK DATES 07/17/2018 - 04/17/2019 ***

TAPESTRY GENERAL FUND
BANK A TAPESTRY-GENERAL FUN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/19	124	124	OFFICE SUPPLIES	201904	310	51300	51000			*	.09		
4/01/19	124	124	POSTAGE	201904	310	51300	42000			*	5.15		
4/01/19	124	124	COPIES	201904	310	51300	42500			*	1.95		
4/01/19	125	125	FIELD MANAGEMENT-APR19	201904	320	53800	12000			*	643.75		
GOVERNMENTAL MANAGEMENT SERVICES											3,996.78	000262	
TOTAL FOR BANK A											500,265.21		
TOTAL FOR REGISTER											500,265.21		

SECTION 2



TAPESTRY
Community Development District

Unaudited Financial Reporting

March 31, 2019



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Fund Income Statement</u>
4	<u>Capital Projects Fund Income Statement</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Summary</u>
7	<u>Assessment Receipt Schedule</u>
8-9	<u>Series 2016 Construction Schedule</u>

Tapestry
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
March 31, 2019

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals</u>
<u>ASSETS:</u>				
CASH	\$722,303	---	---	\$722,303
<u>INVESTMENTS</u>				
SERIES 2016				
RESERVE	---	\$468,908	---	\$468,908
REVENUE	---	\$424,501	---	\$424,501
INTEREST	---	\$76	---	\$76
CONSTRUCTION	---	---	\$10,828	\$10,828
TOTAL ASSETS	<u>\$722,303</u>	<u>\$893,486</u>	<u>\$10,828</u>	<u>\$1,626,616</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$4,298	---	---	\$4,298
DUE TO DEVELOPER	\$5,150	---	---	\$5,150
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$893,486	---	\$893,486
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$10,828	\$10,828
UNASSIGNED	\$712,855	---	---	\$712,855
TOTAL LIABILITIES & FUND EQUITY	<u>\$722,303</u>	<u>\$893,486</u>	<u>\$10,828</u>	<u>\$1,626,616</u>

Tapestry

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/19	ACTUAL THRU 3/31/19	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS	\$142,964	\$136,602	\$136,602	\$0
DIRECT ASSESSMENTS	\$60,390	\$45,293	\$45,293	\$0
INTEREST	\$0	\$0	\$141	\$141
TOTAL REVENUES	\$203,354	\$181,895	\$182,036	\$141
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISOR FEES	\$1,200	\$600	\$0	\$600
FICA EXPENSE	\$100	\$50	\$0	\$50
ENGINEERING	\$10,000	\$5,000	\$0	\$5,000
ATTORNEY	\$20,000	\$10,000	\$677	\$9,323
DISSEMINATION AGENT	\$3,500	\$1,750	\$1,750	(\$0)
ASSESSMENT ADMINISTRATION	\$2,500	\$2,500	\$2,500	\$0
ARBITRAGE	\$600	\$0	\$0	\$0
TRUSTEE FEES	\$3,500	\$3,500	\$3,500	\$0
ANNUAL AUDIT	\$4,200	\$0	\$0	\$0
MANAGEMENT FEES	\$36,050	\$18,025	\$18,025	(\$0)
INFORMATION TECHNOLOGY	\$600	\$300	\$300	\$0
TELEPHONE	\$300	\$150	\$6	\$144
POSTAGE	\$800	\$400	\$38	\$362
INSURANCE	\$6,000	\$6,000	\$5,750	\$250
PRINTING & BINDING	\$1,000	\$500	\$11	\$489
LEGAL ADVERTISING	\$5,000	\$2,500	\$785	\$1,715
OTHER CURRENT CHARGES	\$1,000	\$500	\$211	\$289
PROPERTY APPRAISER FEE	\$250	\$250	\$282	(\$32)
OFFICE SUPPLIES	\$500	\$250	\$1	\$249
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD MANAGEMENT	\$7,725	\$3,863	\$3,863	\$0
PROPERTY INSURANCE	\$5,000	\$5,000	\$0	\$5,000
LANDSCAPE MAINTENANCE	\$50,000	\$25,000	\$16,500	\$8,500
LANDSCAPE CONTINGENCY	\$0	\$0	\$2,800	(\$2,800)
LAKE MAINTENANCE	\$7,354	\$3,677	\$3,570	\$107
STORMWATER MAINTENANCE	\$10,000	\$5,000	\$0	\$5,000
WETLAND MAINTENANCE	\$6,000	\$3,000	\$0	\$3,000
PLANT REPLACEMENT	\$5,000	\$2,500	\$0	\$2,500
CONTINGENCY	\$15,000	\$7,500	\$0	\$7,500
TOTAL EXPENDITURES	\$203,354	\$107,990	\$60,745	\$47,245
EXCESS REVENUES (EXPENDITURES)	(\$0)		\$121,292	
FUND BALANCE - Beginning	\$0		\$591,563	
FUND BALANCE - Ending	\$0		\$712,855	

Tapestry

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE

Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/19	ACTUAL THRU 3/31/19	VARIANCE
REVENUES:				
SPECIAL ASSESSMENTS	\$326,840	\$311,440	\$311,440	\$0
DIRECT ASSESSMENTS	\$137,580	\$103,185	\$103,185	\$0
INTEREST	\$0	\$0	\$7,070	\$7,070
TOTAL REVENUES	\$464,420	\$414,625	\$421,695	\$7,070
EXPENDITURES:				
Series 2016				
INTEREST - 11/01	\$168,066	\$168,066	\$168,066	\$0
PRINCIPAL - 05/01	\$130,000	\$0	\$0	\$0
INTEREST - 05/01	\$168,066	\$0	\$0	\$0
TRANSFER OUT	\$0	\$0	\$3,869	(\$3,869)
TOTAL EXPENDITURES	\$466,132	\$168,066	\$171,935	(\$3,869)
EXCESS REVENUES (EXPENDITURES)	(\$1,712)		\$249,760	
FUND BALANCE - Beginning	\$173,954		\$643,725	
FUND BALANCE - Ending	\$172,242		\$893,486	

Tapestry

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECT FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/19	ACTUAL THRU 3/31/19	VARIANCE
<u>REVENUES:</u>				
TRANSFER IN	\$0	\$0	\$3,869	\$3,869
INTEREST	\$0	\$0	\$102	\$102
TOTAL REVENUES	\$0	\$0	\$3,971	\$3,971
<u>EXPENDITURES:</u>				
<u>Series 2016</u>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$3,971	
FUND BALANCE - Beginning	\$0		\$6,856	
FUND BALANCE - Ending	\$0		\$10,828	

Tapestry
COMMUNITY DEVELOPMENT DISTRICT

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
REVENUES:													
SPECIAL ASSESSMENTS	\$0	\$14,600	\$116,701	\$2,675	\$1,460	\$1,165	\$0	\$0	\$0	\$0	\$0	\$0	\$136,602
DIRECT ASSESSMENTS	\$0	\$30,195	\$0	\$0	\$15,098	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,293
INTEREST	\$30	\$19	\$30	\$25	\$22	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$141
TOTAL REVENUES	\$20	\$44,815	\$116,731	\$2,700	\$16,581	\$1,190	\$0	\$0	\$0	\$0	\$0	\$0	\$182,036
EXPENDITURES:													
ADMINISTRATIVE													
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$76	\$246	\$70	\$82	\$203	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$677
DISSEMINATION AGENT	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
ASSESSMENT ADMINISTRATION	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$0	\$0	\$0	\$0	\$0	\$0	\$18,025
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$300
TELEPHONE	\$0	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6
POSTAGE	\$2	\$20	\$1	\$10	\$2	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$38
INSURANCE	\$5,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,750
PRINTING & BINDING	\$0	\$2	\$8	\$0	\$0	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$11
LEGAL ADVERTISING	\$0	\$785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$785
OTHER CURRENT CHARGES	\$51	\$26	\$28	\$27	\$52	\$28	\$0	\$0	\$0	\$0	\$0	\$0	\$211
PROPERTY APPRAISER FEE	\$0	\$0	\$0	\$282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD													
FIELD MANAGEMENT	\$644	\$644	\$644	\$644	\$644	\$644	\$0	\$0	\$0	\$0	\$0	\$0	\$3,863
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE MAINTENANCE	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750	\$0	\$0	\$0	\$0	\$0	\$0	\$16,500
LANDSCAPE CONTINGENCY	\$2,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800
LAKE MAINTENANCE	\$595	\$595	\$595	\$595	\$595	\$595	\$0	\$0	\$0	\$0	\$0	\$0	\$3,570
STORMWATER MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WETLAND MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PLANT REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$18,689	\$8,414	\$7,448	\$7,735	\$7,592	\$10,867	\$0	\$0	\$0	\$0	\$0	\$0	\$60,745
EXCESS REVENUES (EXPENDITURES)	(\$18,669)	\$36,400	\$109,284	(\$5,035)	\$8,989	(\$9,677)	\$0	\$0	\$0	\$0	\$0	\$0	\$121,292

**TAPESTRY
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	\$468,908
BONDS OUTSTANDING - 4/1/16	\$7,285,000
LESS: MAY 1, 2017 (MANDATORY)	(\$120,000)
LESS: MAY 1, 2018 (MANDATORY)	(\$125,000)
CURRENT BONDS OUTSTANDING	\$7,040,000

TAPESTRY
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

							Gross Assessments	\$	152,216	\$	347,038	\$	499,254
							Net Assessments	\$	143,083	\$	326,216	\$	469,299
2016													
Date Received	Dist.#	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 30.49%	Debt Svc Fund 69.51%	Total 100%				
10/31/18	ACH	\$ 1,745.84	\$ -	\$ -	\$ 18.92	\$ 1,764.76	\$ 587.99	\$ 1,176.77	\$ 1,764.76				
11/9/18	ACH	\$ 227.09	\$ 11.93	\$ 4.30	\$ -	\$ 210.86	\$ 64.29	\$ 146.57	\$ 210.86				
11/26/18	ACH	\$ 50,676.62	\$ 2,027.01	\$ 973.00	\$ -	\$ 47,676.61	\$ 14,535.97	\$ 33,140.64	\$ 47,676.61				
12/10/18	ACH	\$ 0.01	\$ -	\$ -	\$ -	\$ 0.01	\$ 0.01	\$ -	\$ 0.01				
12/10/18	ACH	\$ 396,945.13	\$ 15,877.66	\$ 7,621.34	\$ -	\$ 373,446.13	\$ 113,858.83	\$ 259,587.30	\$ 373,446.13				
12/21/18	ACH	\$ 9,825.84	\$ 313.12	\$ 190.26	\$ -	\$ 9,322.46	\$ 2,842.30	\$ 6,480.16	\$ 9,322.46				
1/11/19	ACH	\$ 8,505.42	\$ 255.19	\$ 164.99	\$ -	\$ 8,085.24	\$ 2,465.08	\$ 5,620.16	\$ 8,085.24				
1/11/19	ACH	\$ 620.44	\$ 18.61	\$ 12.05	\$ -	\$ 589.78	\$ 179.82	\$ 409.96	\$ 589.78				
1/11/19	ACH	\$ -	\$ -	\$ -	\$ 99.12	\$ 99.12	\$ 30.22	\$ 68.90	\$ 99.12				
2/13/19	ACH	\$ 4,987.66	\$ 99.74	\$ 97.76	\$ -	\$ 4,790.16	\$ 1,460.46	\$ 3,329.70	\$ 4,790.16				
3/11/19	ACH	\$ 3,960.10	\$ 60.15	\$ 78.00	\$ -	\$ 3,821.95	\$ 1,165.26	\$ 2,656.69	\$ 3,821.95				
4/9/19	ACH	\$ 11,442.61	\$ -	\$ 228.85	\$ -	\$ 11,213.76	\$ 3,418.93	\$ 7,794.83	\$ 11,213.76				
4/9/19	ACH	\$ 308.36	\$ -	\$ 6.17	\$ -	\$ 302.19	\$ 92.13	\$ 210.06	\$ 302.19				
4/12/19	ACH	\$ -	\$ -	\$ -	\$ 11.40	\$ 11.40	\$ 3.48	\$ 7.92	\$ 11.40				
Totals		\$ 487,499.28	\$ 18,663.41	\$ 9,376.72	\$ 110.52	\$ 459,569.67	\$ 140,116.77	\$ 319,452.90	\$ 459,569.67				

% Collected: 97.93%

OFF ROLL ASSESSMENTS

Mattamy Homes \$197,970.22 \$60,390.30 \$137,579.92

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2016
11/19/18	12/1/18	9007	\$ 98,985.11	\$ 98,985.11	\$ 30,195.15	\$ 68,789.96
2/4/19	2/1/19	10628	\$ 49,492.56	\$ 49,492.56	\$ 15,097.58	\$ 34,394.98
	5/1/19		\$ 49,492.56	\$ -		
			\$ 197,970.23	\$ 148,477.67	\$ 45,292.73	\$ 103,184.94

Tapestry
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Revenue Bonds, Series 2016

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2016				
8/5/16	2	Hopping, Green & Sams	Convenyances of Utilities with TOHO	\$ 2,182.95
9/7/16	3	Hopping, Green & Sams	Convenyances of Utilities with TOHO	\$ 1,233.13
TOTAL				\$ 3,416.08
Fiscal Year 2016				
5/1/16		Interest		\$ 525.03
6/1/16		Interest		\$ 1,298.03
7/1/16		Interest		\$ 1,336.58
8/1/16		Interest		\$ 1,332.91
9/1/16		Interest		\$ 1,379.26
TOTAL				\$ 5,871.81
Project (Construction) Fund at 4/18/16				\$ 6,318,334.97
Interest Earned thru 9/30/16				\$ 5,871.81
Requisitions Paid thru 9/30/16				\$ (3,416.08)
Remaining Project (Construction) Fund				\$ 6,320,790.70

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2017				
11/7/16	5	Hopping Green & Sams	Legal Counsel - Review of acquisition & revision of disclosure	\$ 497.00 *
1/26/17	4	Hopping Green & Sams	Legal Counsel - Research/review of acquisition & reimburseables	\$ 1,409.50 *
1/26/17	6	Hopping Green & Sams	Legal Counsel - Review of acquisition & conveyance documents	\$ 1,398.50
1/26/17	8	Hopping Green & Sams	Legal Counsel - Preparation & review of utility acquisition	\$ 4,893.60
2/21/17	7	Mattamy Florida, LLC	Ph.1 Mass Grading, Stormwater Ponds, Lift Station & Utility Infrastructure	\$ 4,307,563.04
4/28/17	9	GMS-CF, LLC	FY17 Accounting Services	\$ 3,500.00
7/31/17	12	Matta my Florida, LLC	Ph. 1 and 2 Mass Grading, Stormwater Ponds & Utility Infrastructure	\$ 2,013,072.16
8/1/17	10	Hopping Green & Sams	Legal Counsel - Execution Ph 1 requisition, bills of sales, conveyances	\$ 2,642.11
8/1/17	11	Hopping Green & Sams	Legal Counsel - Infrastructure acquisition & Ph 1 project commencement	\$ 475.43
8/22/17	13	Hopping Green & Sams	Legal Counsel - Review of Ph II acquisition and preparation of conveyance	\$ 961.25
TOTAL				\$ 6,336,412.59
Fiscal Year 2017				
10/1/16		Interest		\$ 1,396.08
11/1/16		Interest		\$ 1,432.16
12/1/16		interest		\$ 1,430.76
1/1/17		Interest		\$ 1,817.94
2/1/17		interest		\$ 2,264.90
3/1/17		Interest		\$ 1,734.20
4/1/17		Interest		\$ 863.85
5/1/17		Interest		\$ 986.91
6/1/17		Interest		\$ 1,075.93
7/1/17		Interest		\$ 1,227.20
8/1/17		Interest		\$ 1,407.85
9/1/17		interest		\$ 0.50
TOTAL				\$ 15,638.28
Project (Construction) Fund at 9/30/16				\$ 6,320,790.70
Interest Earned thru 9/30/17				\$ 15,638.28
Requisitions Paid thru 9/30/17				\$ (6,336,412.59)
Remaining Project (Construction) Fund				\$ 16.39

*FY16 expense paid in FY17

Tapestry
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Revenue Bonds, Series 2016

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2018				
3/6/18	14	Hopping Green & Sams	Reissuance of Requisition #14	\$ 2,783.50
4/13/18	11	Hopping Green & Sams	Reissuance of Requisition #11	\$ 475.43
TOTAL				\$ 3,258.93
Fiscal Year 2018				
10/1/17		Interest		\$ 0.01
11/1/17		Interest		\$ 0.01
12/1/17		Interest		\$ 0.01
1/1/18		Interest		\$ 0.01
1/29/18		Hopping Green & Sams	Stop Payment on check #645172 - Requisition #14	\$ 475.43
2/1/18		Interest		\$ 0.06
2/2/18			Transfer remaining balance from COI	\$ 4,289.06
3/1/18		Interest		\$ 4.40
4/2/18		Interest		\$ 2.84
5/1/18			Transfer from Reserve Fund	\$ 5,284.82
5/1/18		Interest		\$ 2.18
6/1/18		Interest		\$ 9.35
7/1/18		Interest		\$ 9.61
8/1/18		Interest		\$ 10.42
9/1/18		Interest		\$ 10.52
TOTAL				\$ 10,098.73
Project (Construction) Fund at 9/30/17				\$ 16.39
Interest Earned thru 09/30/19				\$ 10,098.73
Requisitions Paid thru 09/30/18				\$ (3,258.93)
Remaining Project (Construction) Fund				\$ 6,856.19

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
				\$ -
				\$ -
TOTAL				\$ -
Fiscal Year 2019				
10/1/18		Interest		\$ 10.55
10/24/18			Transfer from Reserve Fund	\$ 3,869.25
11/1/18		Interest		\$ 13.59
12/3/18		Interest		\$ 18.45
1/2/19		Interest		\$ 19.85
2/1/19		Interest		\$ 20.85
3/1/19		Interest		\$ 18.94
TOTAL				\$ 3,971.48
Project (Construction) Fund at 9/30/18				\$ 6,856.19
Interest Earned thru 03/31/19				\$ 3,971.48
Requisitions Paid thru 03/31/19				\$ -
Remaining Project (Construction) Fund				\$ 10,827.67

AUDIT COMMITTEE MEETING

SECTION III

SECTION A

**TAPESTRY COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

Annual Audit Services for Fiscal Year 2019
Osceola County, Florida

INSTRUCTIONS TO PROPOSE

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Friday, July 12, 2019, at 2:00 P.M.**, at the offices of District Manager, located 135 W. Central Blvd., Suite 320, Orlando, FL 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit seven (7) copies and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services- Tapestry Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for Fiscal Year 2019, 2020, 2021, 2022 and 2023. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

AUDITOR SELECTION EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

SECTION B

**TAPESTRY
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Tapestry Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2019, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Osceola County and has a general administrative operating fund and debt service fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide seven (7) copies and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 135 W. Central Blvd., Suite 320, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "**Auditing Services - Tapestry Community Development District.**" Proposals must be received by **Friday, July 12, 2019, 2:00 P.M.**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

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