

*Tapestry Community
Development District*

Agenda

April 26, 2017

AGENDA

Tapestry

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

April 19, 2017

**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 26, 2017 at 2:00 PM at the West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 24, 2017 Meeting
4. Consideration of Series 2016 Requisition #9
5. Consideration of Resolution 2017-03 Approving the Proposed Fiscal Year 2018 Budget and Setting a Public Hearing
6. Consideration of Disclosure of Public Finance
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Discussion of Meeting Location
8. Supervisor's Requests
9. 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 approval of minutes of the January 24, 2017 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Series 2016 Requisition #9. A copy of the requisition and supporting invoice is enclosed for your review.

The fifth order of business is the consideration of Resolution 2017-03 approving the proposed Fiscal Year 2018 budget and setting a public hearing. Once approved, the proposed budget will be sent 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 the Disclosure of Public Finance Report. A copy of the report is enclosed for your review.

Section C of the seventh 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. Section 3 is the discussion of the meeting location. This is an open discussion item and no back-up material is available.

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

Sincerely,



George S. Flint
District Manager

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

Enclosures

MINUTES

TAPESTRY
COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Tapestry Community Development District was held Tuesday, January 24, 2017 at 12:30 p.m. in the West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida.

Present and constituting a quorum were:

Andrew Abel	Chairman
Keith Trace	Vice Chairman
Thomas Franklin	Assistant Secretary

Also present were:

George Flint	District Manager
Jason Walters	District Counsel
Lindsay Whelan	District Counsel by Phone
Mark Vincutonis	District Engineer
Alan Scheerer	Field Manager
Derek Lovett	Mattamy Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to Mr. Abel and Mr. Franklin.

B. Consideration of Resolution 2017-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint stated next is Resolution 2017-01 canvassing and certifying the results of the landowners' election and you can see Mr. Abel and Ms. Nyariri and Mr. Franklin were elected.

Mr. Abel and Ms. Nyariri received 121 votes each and will serve four-year terms and Mr. Franklin received 120 votes and will serve a two-year term.

On MOTION by Mr. Abel seconded by Mr. Franklin with all in favor Resolution 2017-01 was approved.

C. Acceptance of Resignation of Fontane Nyariri and Appointment of Individual to Fill the Board Vacancy with a Term Ending November 2020

Mr. Flint stated subsequent to the landowner election and prior to today Ms. Nyariri indicated that she couldn't serve on the Board. Technically she hasn't been sworn in but she did provide a letter of resignation, which I think for the record we can treat as declining her appointment. You have a copy of that in your agenda package. Therefore there is a vacancy with a term expiring November 2020. Are there any nominations to fill that vacancy? The qualifications are they need to be a resident of the State of Florida and citizen of the United States.

On MOTION by Mr. Trace seconded by Mr. Franklin with all in favor Amy Herskovitz was appointed to fill the unexpired term of office.

Mr. Flint stated Ms. Herskovitz is not present and we will make sure she receives the necessary information and either prior to or at the next meeting we will administer the Oath of Office.

D. Consideration of Resolution 2017-02 Electing of Officers

Mr. Flint stated after each election the Board is required to consider officers and you have Resolution 2017-02 in the agenda. Currently Mr. Abel is Chair, Mr. Trace is Vice Chair, Mr. Kalberer is an Assistant Secretary, Tom Franklin does not have an office, I am the Secretary and Ariel Lovera of my office is Treasurer. We can handle each seat individually or if a Board member wants to make a motion to elect a slate of officers we can handle it that way.

On MOTION by Mr. Franklin seconded by Mr. Abel with all in favor Resolution 2017-02 was approved reflecting the same slate of officers and adding Mr. Franklin as an Assistant Secretary and Ms. Herskovitz as Assistant Secretary subject to being sworn in.

FOURTH ORDER OF BUSINESS**Approval of the Minutes of the July 15, 2016 Board of Supervisors Meeting and Acceptance of the July 14, 2016 Audit Committee Meeting and November 1, 2016 Landowners' Meeting Minutes**

Mr. Flint stated the next item is approval of the minutes of the July 15, 2016 Board of Supervisors meeting and acceptance of the November 1, 2016 landowners' meeting minutes.

On MOTION by Mr. Trace seconded by Mr. Abel with all in favor the minutes of the July 15, 2016 Board meeting were approved and the July 15, 2016 Audit Committee meeting minutes and November 1, 2016 Landowners' meeting minutes were accepted.

FIFTH ORDER OF BUSINESS**Ratification of Series 2016 Requisitions 3 - 6**

Mr. Flint stated we have four requisitions we are asking the Board to ratify, copy of which were included in your agenda packet. They have been submitted to the Trustee and paid out of the trust account.

On MOTION by Mr. Abel seconded by Mr. Trace with all in favor Requisitions Numbers 3 – 6 from the Series 2016 Bonds were ratified.

SIXTH ORDER OF BUSINESS**Matters Relating to Phase 1 Infrastructure Acquisition****A. Consideration of Acceptance of Phase 1 Stormwater Ponds, Lift Station and Utility Infrastructure from Mattamy Florida, LLC**

Mr. Walters stated we have come to the end of the Phase 1 construction that was completed by the developer. We have an acquisition and construction agreement with the developer to acquire those improvements once they are completed and signed off on. There is a lot of paperwork that has to be generated, reviewed and compiled so that we are sure that we are getting good title to those improvements that they were constructed according to plans and so forth.

6A includes the real estate, the real properties, we have the deeds included and also the actual infrastructure itself, which is covered by a bill of sale and the work product, as-builts and things like that.

The second portion, (6B) is approval of the utility improvements from the District, which we will be getting from Mattamy to Toho and it was always contemplated in the Engineer's report so we will retain the infrastructure including the stormwater ponds for our operation and maintenance but the utilities specific improvements will be conveyed to Toho for their operation and ownership and eventual operation and maintenance as well.

6C is consideration of acknowledgement of acquisition of certain infrastructure improvements and acknowledgement of assignment and warranties. This is a bit of belt and suspenders to make sure that the District receives all the warranties and so forth from the contractor so that if we have a problem with a stormwater structure for example we have that warranty from the contractor.

6D is the actual requisition and this will be the payment. Those funds are in the acquisition and construction account and the way we get those funds to the developer for all this acquisition is by requisition no. 7. We received a few additional documents adding costs to that requisition so we have a revised requisition in the amount of \$4,307,563.04 and that is the final total you will see in the requisition.

After we are done with that there will be some moneys left in that acquisition and construction account, approximately \$2 million and as we receive additional infrastructure and improvements we will use those funds for that cost.

Mr. Franklin asked was there an acquisition agreement in place.

Mr. Flint responded yes, at the time the bonds were issued.

Mr. Trace stated we have a completion agreement too.

Mr. Walters stated we were waiting for some executed documents but Drew handed me a package that I believe completes all the ones we were looking for so once we get this finalized and sign it off for the Engineer to execute that requisition and send it to the Trustee and they will wire the funds.

On MOTION by Mr. Abel seconded by Mr. Trace with all in favor the conveyance of the Phase 1 stormwater ponds, lift station and utility infrastructure from Mattamy Florida, LLC was accepted.

B. Consideration of Conveyance of Phase 1 Utility Infrastructure to Toho Water Authority

On MOTION by Mr. Abel seconded by Mr. Franklin with all in favor conveyance of the Phase 1 utility infrastructure to Toho Water Authority was approved.

C. Consideration of Acknowledgement of Acquisition of Certain Infrastructure Improvements and Acknowledgement of Assignment of Warranties

On MOTION by Mr. Abel seconded by Mr. Franklin with all in favor the Acknowledgement of Acquisition of Certain Infrastructure Improvements and Acknowledgement of Assignment of Warranties was approved.

D. Consideration of Requisition No. 7 Relating to Acquisition of Phase 1 Stormwater Ponds and Utility Infrastructure

On MOTION by Mr. Abel seconded by Mr. Franklin with all in favor Requisition No. 7 in the amount of \$4,307,563.04 was approved.

Mr. Walters stated we will go through these documents incorporate them into our acquisition binder once we get everything checked off we will send a binder to George for his records and have the Engineer forward the requisition to the Trustee.

SEVENTH ORDER OF BUSINESS

Consideration of Series 2016 Requisition # 8

Mr. Flint stated the prior requisitions were being ratified and you just approved no. 7 as part of the acquisition process and now we have Requisition No. 8 for Hopping Green & Sams for \$4,893.60.

On MOTION by Mr. Abel seconded by Mr. Trace with all in favor Requisition No. 8 for the Series 2016 bonds was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2016**

Mr. Flint stated we have an agreement with Grau & Associates for performance of the annual independent audit. We previously went through the selection process, Grau was selected to provide auditing services and each year we enter into a new agreement with them. The fee is a not to exceed of \$2,500 to perform the audit for Fiscal Year 2016, which ended September 30, 2016. There is also an addendum that is attached to the agreement prepared by District Counsel and reflects some legislative changes primarily dealing with public records law that is not incorporated in the base agreement but is included as an addendum.

On MOTION by Mr. Abel seconded by Mr. Franklin with all in favor the engagement letter with Grau & Associates to perform the Fiscal Year 2016 audit in an amount not to exceed \$2,500 along with the addendum prepared by Counsel was approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Walters stated we are heading into the legislative session and as we have in the past we will monitor that for any bills that would affect District operations especially in terms of contracting and construction, funding of those types of things and report back to the Board with what's going on.

B. Engineer

There being none, the next item followed.

C. Manager**i. Approval of Check Register**

Mr. Flint stated you have the check run summary from July 9, 2016 through January 20, 2017 that totals \$249,116.07 and the detail is behind the summary.

On MOTION by Mr. Trace seconded by Mr. Abel with all in favor the check run summary was approved.

ii. Balance Sheet and Income Statement

Mr. Flint stated next is the unaudited financial statement through December 31, 2016. There is no action required if you have any questions we can discuss those. On page 8 is a schedule that shows the construction and acquisition account and will reflect each of the requisitions as approved. Right now there is just requisition 5 on there but the others will be added.

TENTH ORDER OF BUSINESS**Other Business**

Mr. Flint stated Alan handed out a proposal from Yellowstone and it is to address the landscape maintenance for the three ponds that the District has maintenance responsibility for and it is for \$30,000 on an annual basis. Yellowstone is currently performing landscape maintenance on behalf of the homeowners association starting today.

Mr. Scheerer stated the developer has been funding the maintenance of the pond slopes and this will allow the District to enter into an agreement that the District will maintain the pond slopes going forward. We do have \$250,000 in the adopted budget for landscape maintenance. It was contemplated the District would be maintaining the landscaping for the ponds as well as in the Engineer's report the perimeter buffer landscaping, there was \$650,000 for the District to fund improvements on the exterior of the community and ultimately the CDD will have the maintenance responsibility for that right now it is just three ponds.

Mr. Flint stated we will only maintain what has been conveyed and accepted.

Mr. Walters asked do you know those by tract letters as well? Tracts K and L I believe are stormwater but I could be wrong or WR 15, 22 and 23. Those are the tracts we are accepting so whatever the District is taking the ownership of we need to maintain.

Mr. Flint stated what I would like to do is just get authority to ultimately have the Chairman execute an agreement for what has been conveyed and we can bring it back and have it ratified. The not to exceed would be \$30,000 because that would include all three ponds. It is likely going to be something less than that because it would only be what we actually have been conveyed. The agreements will have a 30-day cancellation clause so we can make a change if we need to and in the meantime we would have the ability to maintain them. District Counsel will prepare an agreement we won't rely on Yellowstone's contract. That will be attached as an exhibit for the scope of work but we will have an agreement.

On MOTION by Mr. Trace seconded by Mr. Abel with all in favor the Chairman was delegated the authority to execute an agreement with Yellowstone in an amount not to exceed \$30,000.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

There being none,

On MOTION by Mr. Abel seconded by Mr. Trace with all in favor the meeting adjourned at 12:55 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**TAPESTRY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2016**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Tapestry Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of April 1, 2016, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2016 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **9**
- (B) Name of Payee: **Governmental Management Services-CF, LLC**
- (C) Amount Payable: **\$3,500.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #70 represents FY2017 Construction Accounting Services per the GMS-CF, LLC Management Agreement.

- (E) Subaccount from which disbursement to be made: **2016 Project Account of the Acquisition and Construction Fund.**

Series 2016 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2016 Project;
4. each disbursement represents a Cost of the 2016 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2016 Project and is consistent with the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

1001 Bradford Way
Kingston, TN 37763

Invoice #: 70
Invoice Date: 3/10/17
Due Date: 3/10/17
Case:
P.O. Number:

Tapestry CDD
135 West Central Blvd.
Suite 320
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Construction Accounting FY 2017		3,500.00	3,500.00
Please Wire Funds To: GMS-CF,LLC ABA 121000248 Acct 2000028168294 Contact Kelly Adams (865) 717-7700			
Total			\$3,500.00
Payments/Credits			\$0.00
Balance Due			\$3,500.00

SECTION V

RESOLUTION 2017-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TAPESTRY COMMUNITY DEVELOPMENT DISTRICT APPROVING
PROPOSED BUDGETS FOR FISCAL YEAR 2017/2018 AND SETTING A
PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW;
ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION
REQUIREMENTS; 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, 2017, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2017 and ending September 30, 2018 ("**Fiscal Year 2017/2018**"); 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 2017/2018 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: Wednesday, July 26, 2017

HOOR: 2:00 PM

LOCATION:

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

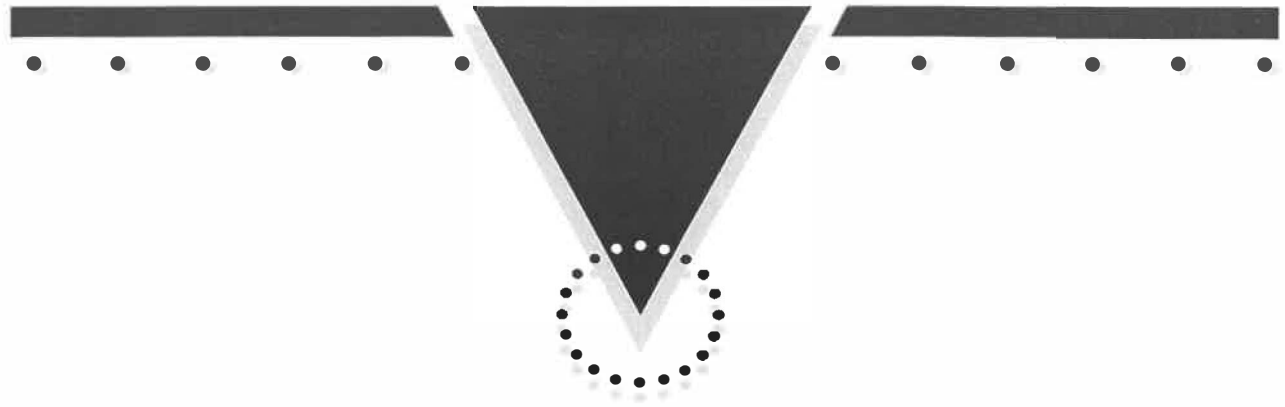
PASSED AND ADOPTED THIS ____ DAY OF _____, 2017.

ATTEST:

**TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



Tapestry

Community Development District

Proposed Budget
FY 2018



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Tapestry
Community Development District
Proposed Budget
General Fund
Fiscal Year 2018

Description	Adopted Budget FY2017	Actual thru 3/31/17	Projected Next 6 Months	Total thru 9/30/17	Proposed Budget FY2018
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Revenues

Non-Ad Valorem Assessments	\$363,215	\$286,731	\$76,484	\$363,215	\$363,215
Interest	\$0	\$71	\$71	\$142	\$0
Total Revenues	\$363,215	\$286,802	\$76,555	\$363,357	\$363,215

Expenditures

Administrative

Supervisor Fees	\$0	\$200	\$800	\$1,000	\$1,200
FICA Expense	\$0	\$15	\$60	\$75	\$100
Engineering	\$10,000	\$375	\$3,500	\$3,875	\$10,000
Attorney	\$25,000	\$3,083	\$15,000	\$18,083	\$25,000
Annual Audit	\$3,500	\$0	\$3,500	\$3,500	\$3,600
Assessment Administration	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Arbitrage	\$600	\$0	\$600	\$600	\$600
Dissemination	\$3,500	\$1,750	\$1,750	\$3,500	\$3,500
Trustee Fees	\$5,000	\$3,500	\$0	\$3,500	\$3,500
Management Fees	\$35,000	\$17,500	\$17,500	\$35,000	\$35,000
Information Technology	\$600	\$300	\$300	\$600	\$600
Telephone	\$300	\$6	\$30	\$36	\$300
Postage	\$1,000	\$80	\$150	\$230	\$800
Insurance	\$5,665	\$5,253	\$0	\$5,253	\$6,000
Printing & Binding	\$1,000	\$141	\$500	\$641	\$1,000
Legal Advertising	\$5,000	\$1,061	\$3,939	\$5,000	\$5,000
Other Current Charges	\$1,000	\$157	\$180	\$337	\$1,000
Office Supplies	\$625	\$2	\$10	\$12	\$590
Property Appraiser	\$250	\$108	\$0	\$108	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Field

Field Management	\$7,500	\$3,750	\$3,750	\$7,500	\$7,500
Property Insurance	\$5,000	\$0	\$0	\$0	\$5,000
Landscape & Lake Maintenance	\$250,000	\$2,000	\$20,000	\$22,000	\$250,000

Total Expenditures	\$363,215	\$41,958	\$71,569	\$113,527	\$363,215
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Excess Revenues/(Expenditures)	\$0	\$244,844	\$4,986	\$249,830	\$0
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Net Assessments	\$363,215
Add: Discounts & Collection	\$23,184
Gross Assessments	\$386,399

Product Type	ERU	Units	Total ERU	Net O&M	Gross O&M
Townhouse	0.6	230	138	\$225	\$240
Single-Family 40'	0.9	254	229	\$338	\$359
Single-Family 45'	1.0	218	218	\$375	\$399
Single-Family 50'	1.1	196	216	\$413	\$439
Single-Family 60'	1.3	129	168	\$488	\$519
		1027	968		

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.

Tapestry

Community Development District

GENERAL FUND BUDGET

Assessment Administration

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

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.

Tapestry

Community Development District

GENERAL FUND BUDGET

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.

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.

Tapestry

Community Development District

GENERAL FUND BUDGET

Field:

Field Management

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 & Lake Maintenance

The District will schedule maintenance that will include mowing, edging, blowing to common areas overseen by the District. It will also schedule inspections and treatments of aquatic weeds and algae within CDD lakes.

Tapestry
Community Development District
Proposed Budget
Debt Service Fund
Fiscal Year 2018

Description	Adopted Budget FY2017	Actual thru 3/31/17	Projected Next 6 Months	Total thru 9/30/17	Proposed Budget FY2018
Revenues					
Special Assessments	\$464,000	\$366,284	\$97,716	\$464,000	\$464,000
Interest	\$100	\$1,131	\$369	\$1,500	\$0
Carry Forward Surplus	\$184,965	\$184,365	\$0	\$184,365	\$173,025
Total Revenues	\$649,065	\$551,780	\$98,085	\$649,865	\$637,025
Expenditures					
Interest Payment - 11/01	\$184,965	\$184,965	\$0	\$184,965	\$170,331
Principal Payment - 05/01	\$120,000	\$0	\$120,000	\$120,000	\$125,000
Interest Payment - 05/01	\$172,506	\$0	\$172,506	\$172,506	\$170,331
Total Expenditures	\$477,471	\$184,965	\$292,506	\$477,471	\$465,663
Excess Revenues/(Expenditures)	\$171,594	\$366,815	(\$194,422)	\$172,394	\$171,363

1. Carry forward surplus is net of Reserves.

Interest 11/1/18	\$168,066
Net Assessments	\$464,000
Add: Discounts & Collection	\$29,617
Gross Assessments	<u>\$493,617</u>

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
11/1/17	\$ 7,165,000	\$ -	\$ 170,331	\$ 170,331
5/1/18	\$ 7,165,000	\$ 125,000	\$ 170,331	\$ -
11/1/18	\$ 7,040,000	\$ -	\$ 168,066	\$ 463,397
5/1/19	\$ 7,040,000	\$ 130,000	\$ 168,066	\$ -
11/1/19	\$ 6,910,000	\$ -	\$ 165,709	\$ 463,775
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		\$ 7,165,000	\$ 6,396,758	\$ 13,561,758

SECTION VI

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Tapestry Community Development District
c/o Governmental Management Services- Central Florida, LLC
135 W. Central Blvd., Suite 320
Orlando, Florida 32801

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors¹

Tapestry Community Development District

Andrew Abel
Chairman

Steven Kalberer
Assistant Secretary

Keith Trace
Vice Chairman

Thomas Franklin
Assistant Secretary

Amy Herskovitz
Assistant Secretary

District Manager
Governmental Management Services- Central Florida, LLC
135 W. Central Blvd., Suite 320
Orlando, Florida 32801
(407) 841-5524

District records are on file at the offices of the District Manager and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of April 1, 2017. For a current list of Board Members, please contact the District Manager's office.

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TAPESTRY COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Tapestry Community Development District (the “District”) is a local unit of special-purpose government created pursuant to, and is existing under, the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of roadways, utilities, earthwork, stormwater management, landscaping, hardscaping, irrigation improvements, entry features, street lighting, underground electric improvements, conservation and mitigation areas, amenity facilities, and other related public infrastructure.

DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district created and existing pursuant to the provisions of Chapter 190, Florida Statutes (the “Act”). The District was established by Ordinance No. 2875 enacted by the City Commission of the City of Kissimmee, Florida, effective November 15, 2013. The District encompasses approximately 242.3 acres of land located entirely within the boundaries of the City of Kissimmee, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Board members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Osceola County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 242.3 acres located entirely within the City of Kissimmee, Florida (the “City”), the legal description of which is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District’s development program includes, but is not limited to the design, permitting and construction of: off-site roadway improvements, stormwater management improvements, potable water distribution systems, sanitary sewer systems, reclaimed water distribution systems, and entry features (including landscaping, hardscaping and irrigation improvements). To plan the infrastructure improvements necessary for the development of the lands within the District, the District adopted a *Supplemental Engineer’s Report*, dated February 3, 2016 (the “Engineer’s Report”), which details all of the public infrastructure improvements contemplated to be constructed and/or acquired by the District (the “Capital Improvement Plan”). Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements will be funded by the District’s sale of bonds. On February 6, 2014, the Circuit Court of the State of Florida, in and for Osceola County, Florida, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$19,900,000 in special assessment revenue bonds to fund the construction and/or acquisition of the public infrastructure serving the lands within the District.

On April 18, 2016, the District issued a series of bonds for the purpose of financing a portion of the cost of the acquisition of the public infrastructure improvements comprising the Capital Improvement Plan (the “Series 2016 Project”). On that date, the District issued its Tapestry Community Development District Special Assessment Revenue Bonds, Series 2016, in the aggregate principal amount of \$7,285,000 (the “Series 2016 Bonds”). It is anticipated that the remaining costs of the construction of the infrastructure improvements comprising the Capital Improvement Plan will be funded by the developer of the property within the District.

Off-Site Roadway Improvements

Carroll Street is an existing two (2) lane roadway that is owned and maintained by the City. The proposed improvements to be funded by the District will include connecting the development to the existing pavement. Upon completion, the City will continue to own, operate and maintain the Carroll Street roadway improvements.

Additionally, the City will collect Mobility Fees for the development, based on the number of dwelling units proposed, to offset regional off-site roadway improvements needed to accommodate the increased traffic created by the development. Payment of the Mobility Fee is included within the scope of the District’s Capital Improvement Plan.

Stormwater Management System

The property within the District, in its previously undeveloped condition, consisted primarily of pasture, with a system of interconnected wetlands that naturally discharge offsite. The majority of stormwater runoff from the site discharges to North Thacker Avenue and ultimately into Shingle Creek. A portion of the site discharges to the south into a conveyance system with an eventual outfall to Shingle Creek.

The District will fund the acquisition of the master stormwater management system for the proposed development. This system is made up of wet detention stormwater treatment ponds, control structures, spreader swales, inlets, manholes and storm pipes. The ponds and outfall structures have been designed to provide water quality treatment and attenuation in accordance with City and South Florida Water Management District regulations. The stormwater management system has been designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Upon the acquisition of the stormwater management system by the District, the District will own, operate and/or maintain such improvements.

Potable Water Distribution System

Potable water service for the District will be provided by Toho Water Authority (“TWA”). An existing 20-inch potable water main runs along Dyer Boulevard from the north and terminates at the Carroll Street intersection; a 12-inch potable water main runs along Dyer Boulevard from the south and terminates at the intersection of Donegan Avenue; and a 12-inch water main runs along Thacker Avenue.

The District will fund the acquisition of the Potable Water Distribution System for the proposed development. Specifically, an 8-inch potable water main extension will be constructed running along the south side of Carroll Street from Dyer Boulevard to the western portion of the District as part of the development. Water main connections will also be constructed to the exiting water mains along Dyer Boulevard and Thacker Avenue. Moreover, TWA has requested that the proposed 8-inch water main extension along Carroll Street from Dyer Boulevard to be upsized to a 16-inch water main. The cost of the water main upsize was reimbursed to the developer by TWA prior to acquisition of the infrastructure by the District. Upon the acquisition of the potable water distribution system by the District, the District will convey such improvements to TWA for ownership, operation and maintenance.

Additionally, TWA will collect a Potable Water Impact Fee, based on the number of dwelling units, to offset regional off-site distribution and treatment plant capital costs. Payment of the Potable Water Impact Fees is included within the scope of the District’s Capital Improvement Plan.

Sanitary Sewer System

Sanitary sewer service for the District will be provided by TWA. An existing 24-inch sewer forcemain runs along Dyer Boulevard and through the Dyer Boulevard Extension right-of-way. The District will fund the acquisition of the connection to the existing forcemain. Upon the acquisition of the sanitary sewer system by the District, the District will convey such improvements to TWA for ownership, operation and maintenance.

Additionally, TWA will collect a Sanitary Sewer Impact Fee for the District, based on the number of dwelling units, to offset regional off-site distribution and wastewater treatment plant improvements. Payment of the Sanitary Sewer Impact Fees is included within the scope of the District's Capital Improvement Plan.

Reclaimed Water Distribution System

Reclaimed water service for the District will be provided by TWA. An existing 30-inch reclaimed water main runs south along Dyer Boulevard and through the Dyer Boulevard Extension right-of-way. An 8-inch reclaimed water main extension running along the south side of Carroll Street from Dyer Boulevard to the western portion of the District will be constructed, as well as a connection to the existing reclaimed water main at the Dyer Boulevard entrance, both of which will be funded by the District. Upon the acquisition of the Reclaimed Water Distribution System by the District, the District will convey such improvements to TWA for ownership, operation and maintenance.

Entry Features and Landscaping

A perimeter landscape buffer, and associated irrigation improvements will be constructed and/or installed at and adjacent to the development entry. Such landscaping and irrigation improvements are in addition to the sod that will be placed on the banks of the stormwater management ponds. With the exception of seed, mulch, and sod used for stabilization, no landscaping will be placed on the banks of the ponds. A perimeter fence/wall will also be constructed on a portion of the District boundary as required by the City of Kissimmee Land Development Code. The fence/wall will be required along the adjacent existing roadways for Thacker Avenue, Carroll Street, and Dyer Boulevard Extension.

The District will fund the cost of acquisition of such Entry Features and Landscaping. Upon the acquisition of the entry features and landscaping by the District, the District will own, operate and/or maintain such improvements.

Assessments, Fees and Charges

As described above, the improvements identified in the District's Capital Improvement Plan have been or will be financed by the District through the sale of its Series 2016 Bonds. The amortization schedules for the Series 2016 Bonds are available at the District's Records Office. The annual debt service obligations of the District must be defrayed by annual assessments

levied on developable, benefited property within the District. Copies of the District's *Master Assessment Methodology*, dated November 22, 2013, as supplemented by the *Supplemental Master Assessment Methodology*, dated February 3, 2016, and as supplemented by the *Supplemental Assessment Methodology (Series 2016 Bonds)*, dated April 15, 2016 (together, the "Assessment Methodology"), are available for review at the District's Records Office.

The Series 2016 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against certain developable lands within the District that benefit from the design, construction, acquisition and/or operation of the District's Series 2016 Project (the "Series 2016 Debt Assessments"), as set forth in the Assessment Methodology. The Series 2016 Debt Assessments are typically billed in the same manner as are county ad valorem taxes, but may be billed directly by the District. The Series 2016 Debt Assessments are levied in accordance with the District's Assessment Methodology and represent an allocation of the costs of the Series 2016 Project to those lands within the District benefiting from the Series 2016 Project. The total amount of debt assessments levied against a particular lot or piece of property within the District's boundary can be determined by contacting the District Manager at 135 W. Central Blvd., Suite 320, Orlando, Florida 32801, (407) 841-5524.

The Series 2016 Debt Assessments described above exclude any operations and maintenance assessments ("O&M Assessments") which may be determined and calculated annually by the District's Board of Supervisors, and are levied against all developable, benefitted lands within the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan, and financing plan of the District as presented herein, reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

The District's Series 2016 Debt Assessments and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the Osceola County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District

plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the District Manager at: Tapestry Community Development District, 135 W. Central Blvd., Suite 320, Orlando, Florida 32801, or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's Office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2017, and recorded in the Official Records of Osceola County, Florida.

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT

Andrew Abel
Chairman, Board of Supervisors

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Andrew Abel, Chairman of the Tapestry Community Development District, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida

EXHIBIT A

Legal Description

A portion of Sections 8 and 17, Township 25 South, Range 29 East, Osceola County, Florida, being more particularly described as follows:

BEGIN at the northeast corner of *SHADOW BAY UNIT THREE*, according to the plat thereof, as recorded in Plat Book 4, Page 73, Public Records of Osceola County, Florida; thence run N 89°47'51" W, along the north line of said *SHADOW BAY UNIT THREE*, a distance of 920.55 feet to a point on the north line of *SHADOW BAY UNIT FOUR - PHASE ONE*, according to the plat thereof, as recorded in Plat Book 4, Page 152, Public Records of Osceola County, Florida; thence continue N 89°47'51" W, along the north line of said *SHADOW BAY UNIT FOUR - PHASE ONE*, a distance of 1040.00 feet to a point on the north line of the *VILLAS OF SHADOW BAY, PHASE VI ADDITION, A CONDOMINIUM*, according to the plat thereof, as recorded in Condominium Book 2, Page 133, Public Records of Osceola County, Florida; thence continue N 89°47'51" W, along the north line of the *VILLAS OF SHADOW BAY, PHASE VI ADDITION*, a distance of 560.73 feet to a point on the north line of *THE VILLAS AT SHADOW BAY*, according to the plat thereof, as recorded in Plat Book 4, Page 124, Public Records of Osceola County, Florida; thence continue N 89°47'51" W, along the north line of the *VILLAS AT SHADOW BAY*, a distance of 799.89 feet to a point on the easterly line of the plat *BOYS AND GIRLS CLUB*, as recorded in Plat Book 21, Page 117, Public Records of Osceola County, Florida; thence run along the boundary lines of said *BOYS AND GIRLS CLUB*, the following four (4) courses and distances; run N 00°12'09" E, a distance of 177.57 feet; thence run N 23°09'23" W, a distance of 413.39 feet to a point of curvature of a non-tangent curve, concave northerly, having a radius of 805.00 feet; thence, on a chord bearing of S 84°28'48" W and a chord distance of 152.83 feet, run along the arc of said curve a distance of 153.07 feet through a central angle of 10°53'39" to the point of tangency thereof; thence run S 89°55'39" W, a distance of 150.55 feet to a point on the easterly right-of-way line of Dyer Boulevard, as recorded in Official Records Book 3813, Page 0028, Public Records of Osceola County, Florida; thence run along the proposed northerly extension of the easterly right-of-way line of Dyer Boulevard the following three (3) courses and distances: run N 00°04'21" W, a distance of 661.08 feet; thence run N 03°38'51" W, a distance of 80.19 feet; thence run N 00°04'21" W, a distance of 677.05 feet; thence, departing the proposed easterly right-of-way line of Dyer Boulevard, run N 89°55'39" E, a distance of 647.84 feet; thence run S 65°42'58" E, a distance of 41.09 feet; thence run N 00°04'21" W, a distance of 1,368.47 feet to a point on the southerly right-of-way line of Carroll Street, as recorded in Official Records Book 825, Page 1372, Public Records of Osceola County, Florida; thence run S 84°32'32" E, along the southerly right-of-way line of Carroll Street, a distance of 1,843.60 feet; thence, departing said southerly right-of-way line, run S 02°35'56" W, a distance of 817.77 feet; thence run S 79°41'32" E, a distance of 161.64 feet to a point of curvature of a curve, concave northerly, having a radius of 600.00 feet and a central angle of 22°47'58"; thence run easterly, along the arc of said curve, a distance of 238.76 feet to the point of tangency thereof; thence run N 77°30'30" E, a distance of 168.61 feet; thence run S 22°01'55" E, a distance of 110.00 feet to a point of curvature of a non-tangent curve, concave northwesterly, having a radius of 346.18 feet; thence, on a chord bearing of N 52°56'30" E and a chord distance of 179.50 feet, thence run northeasterly along the arc of said curve, a distance of 181.58 feet, through a central angle of 30°03'09" to the point of tangency thereof; thence run N 37°54'56" E, a distance of 173.94 feet to a point of curvature of a curve, concave southeasterly, having a radius of 340.00 feet and a central angle of 17°17'17"; thence run northeasterly, along the arc of said curve, a distance of 102.59 feet to the point of tangency thereof; thence run N 55°12'13" E, a distance of 87.49 feet to a point on the westerly right-of-way line of Thacker Avenue; thence run southerly along said westerly right-of-way line, the following two (2) courses and distances: run S 34°47'47" E, a distance of 209.21 feet to a point of curvature of a curve, concave southwesterly, having a radius of 1,100.00 feet and a central angle of 11°14'06"; thence run southeasterly, along the arc of said curve, a distance of 215.70 feet to a point on said curve; thence, departing the westerly right-of-way line of Thacker Avenue, run S 69°21'44" W, a distance of 20.03 feet to a point of curvature of a non-tangent curve, concave southwesterly, having a radius of 1080.00 feet; thence on a chord bearing of S 23°06'38" E and a chord distance of 19.03 feet, run along the arc of said curve a distance of 19.03 feet through a central angle of 01°00'35" to a point on said curve; thence run S 69°16'10" W, a distance of 77.48 feet; thence run S 24°16'10" W, a distance of 15.26 feet; thence run S 20°43'50" E, a distance of 29.72 feet; thence run S 65°43'50" E, a distance of 28.27 feet; thence run N 69°16'10" E, a distance of 88.57 feet to a point on the aforesaid westerly

right-of-way line of Thacker Avenue; said point being a point of curvature of a non-tangent curve, concave southwesterly, having a radius of 1100.00 feet; thence run southerly along the westerly right-of-way line of Thacker Avenue the following courses and distances; on a chord bearing of S 13°32'28" E and a chord distance of 225.34 feet, run along the arc of said curve a distance of 225.73 feet through a central angle of 11°45'28" to the end of said curve; thence run S 00°26'07" W, a distance of 816.26 feet; thence run S 00°24'48" E, a distance of 1288.12 feet to the ***POINT OF BEGINNING***.

SECTION VII

Tapestry

Community Development District

Summary of Checks

January 13, 2017 to April 18, 2017

Bank	Date	Check No.'s	Amount
General Fund	1/16/17	114	\$ 3,884.84
	1/19/17	115	\$ 348.00
	1/26/17	116	\$ 59,037.75
	2/9/17	117	\$ 165.62
	2/13/17	118	\$ 4,029.87
	2/16/17	119-120	\$ 453.75
	3/10/17	121	\$ 3,911.76
	3/16/17	122-124	\$ 7,624.36
	3/22/17	125	\$ 96,103.02
	4/5/17	126	\$ 3,899.79
	4/13/17	127	\$ 325.00
			<hr/>
			\$ 179,783.76
Payroll	<u>February 2017</u>		
	Thomas O Franklin	50001	\$ 184.70
			<hr/>
			\$ 184.70
			<hr/>
			\$ 179,968.46

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/16/17	00001	1/04/17 64	201701 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES JAN17				
1/04/17		64	201701 310-51300-35100		*	50.00	
			INFORMATION TECH JAN17				
1/04/17		64	201701 310-51300-31300		*	291.67	
			DISSEMINATION FEE JAN17				
1/04/17		64	201701 310-51300-51000		*	.09	
			OFFICE SUPPLIES JAN17				
1/04/17		64	201701 310-51300-42000		*	1.41	
			POSTAGE JAN17				
1/04/17		65	201701 320-53800-12000		*	625.00	
			FIELD MANAGEMENT JAN17				
			GOVERNMENTAL MANAGEMENT SERVICES				3,884.84 000114
1/19/17	00004	12/31/16 91670	201611 310-51300-31500		*	348.00	
			REV.LANDOWNER DOC/MTG				
			HOPPING GREEN & SAMS				348.00 000115
1/26/17	00012	1/26/17 01262017	201701 300-20700-10200		*	59,037.75	
			FY17 DEBT SERVICE ASSESS				
			TAPESTRY CDD C/O REGIONS BANK				59,037.75 000116
2/09/17	00004	1/30/17 91988	201612 310-51300-31500		*	165.62	
			CONFER DEC MTG/CORRESPOND				
			HOPPING GREEN & SAMS				165.62 000117
2/13/17	00001	2/01/17 66	201702 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES FEB17				
2/01/17		66	201702 310-51300-35100		*	50.00	
			INFORMATION TECH FEB17				
2/01/17		66	201702 310-51300-31300		*	291.67	
			DISSEMINATION FEE FEB17				
2/01/17		66	201702 310-51300-51000		*	.78	
			OFFICE SUPPLIES FEB17				
2/01/17		66	201702 310-51300-42000		*	11.35	
			POSTAGE FEB17				
2/01/17		66	201702 310-51300-42500		*	134.40	
			COPIES FEB17				
2/01/17		67	201702 320-53800-12000		*	625.00	
			FIELD MANAGEMENT FEB17				
			GOVERNMENTAL MANAGEMENT SERVICES				4,029.87 000118
2/16/17	00009	2/09/17 257502	201701 310-51300-31100		*	250.00	
			CDD MTG/REV. AQUISITION				
			HANSON, WALTER & ASSOCIATES, INC.				250.00 000119
			TAP2 TAPESTRY KCOSTA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/16/17	00006	1/31/17 3119947	201701 310-51300-48000		*	203.75	
		NOT.OF MTG-01/24/17		ORLANDO SENTINEL			203.75 000120
3/10/17	00001	3/01/17 68	201703 310-51300-34000	MANAGEMENT FEES MAR17	*	2,916.67	
		3/01/17 68	201703 310-51300-35100	INFORMATION TECH MAR17	*	50.00	
		3/01/17 68	201703 310-51300-31300	DISSEMINATION FEE MAR17	*	291.67	
		3/01/17 68	201703 310-51300-51000	OFFICE SUPPLIES MAR17	*	.81	
		3/01/17 68	201703 310-51300-42000	POSTAGE MAR17	*	27.61	
		3/01/17 69	201703 320-53800-12000	FIELD MANAGEMENT MAR17	*	625.00	
				GOVERNMENTAL MANAGEMENT SERVICES			3,911.76 000121
3/16/17	00004	2/28/17 92496	201701 310-51300-31500	BRD MTG/MONITOR LEGISLATN	*	2,124.36	
				HOPPING GREEN & SAMS			2,124.36 000122
3/16/17	00014	3/09/17 54206	201703 310-51300-32300	SER16 TRUSTEE FEES-FY17	*	3,500.00	
				REGIONS			3,500.00 000123
3/16/17	00013	3/01/17 151039	201703 320-53800-46200	MTHLY LANDSCAPE MNT-MAR17	*	2,000.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			2,000.00 000124
3/22/17	00012	3/22/17 03222017	201703 300-20700-10200	FY17 MATTAMY DIRCT ASSESS	*	96,103.02	
				TAPESTRY CDD C/O REGIONS BANK			96,103.02 000125
4/05/17	00001	4/03/17 71	201704 310-51300-34000	MANAGEMENT FEES APR17	*	2,916.67	
		4/03/17 71	201704 310-51300-35100	INFORMATION TECH APR17	*	50.00	
		4/03/17 71	201704 310-51300-31300	DISSEMINATION FEE APR17	*	291.67	
		4/03/17 71	201704 310-51300-51000	OFFICE SUPPLIES APR17	*	.34	
		4/03/17 71	201704 310-51300-42000	POSTAGE APR17	*	3.23	
		4/03/17 71	201704 310-51300-42500	COPIES APR17	*	1.95	

TAP2 TAPESTRY KCOSTA

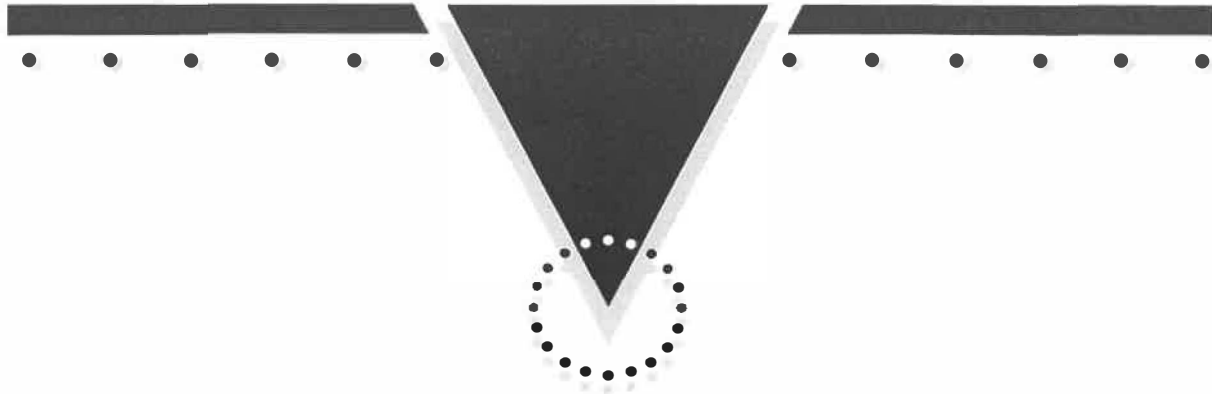
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/03/17	71		201704 310-51300-41000	TELEPHONE APR17	*	10.93	
4/03/17	72		201704 320-53800-12000	FIELD MANAGEMENT APR17	*	625.00	
							3,899.79 000126

4/13/17	00015	3/31/17 160881	201703 320-53800-46200	AQUATIC PLANT MGMT-MAR17	*	325.00	
							325.00 000127

						TOTAL FOR BANK A	179,783.76
						TOTAL FOR REGISTER	179,783.76

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TAPESTRY
Community Development District

Unaudited Financial Reporting

March 31, 2017



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Tapestry
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
March 31, 2017

	General Fund	Debt Service Fund	Capital Projects Fund	Totals
<u>ASSETS:</u>				
CASH	\$435,730	---	---	\$435,730
<u>INVESTMENTS</u>				
SERIES 2016				
RESERVE	---	\$465,203	---	\$465,203
REVENUE	---	\$366,560	---	\$366,560
CAPITALIZED INTEREST	---	\$255	---	\$255
CONSTRUCTION	---	---	\$2,015,105	\$2,015,105
COSTS OF ISSUANCE	---	---	\$4,256	\$4,256
TOTAL ASSETS	\$435,730	\$832,019	\$2,019,361	\$3,287,109
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$1,410	---	---	\$1,410
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$832,019	---	\$832,019
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$2,019,361	\$2,019,361
UNASSIGNED	\$434,320	---	---	\$434,320
TOTAL LIABILITIES & FUND EQUITY	\$435,730	\$832,019	\$2,019,361	\$3,287,109

Tapestry

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/17	ACTUAL THRU 03/31/17	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS	\$62,331	\$62,331	\$61,068	(\$1,263)
DIRECT ASSESSMENTS	\$300,884	\$225,663	\$225,663	\$0
INTEREST	\$0	\$0	\$71	\$71
TOTAL REVENUES	\$363,215	\$287,994	\$286,802	(\$1,192)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISOR FEES	\$0	\$0	\$200	(\$200)
FICA PAYABLE	\$0	\$0	\$15	(\$15)
ENGINEERING	\$10,000	\$5,000	\$375	\$4,625
ATTORNEY	\$25,000	\$12,500	\$3,083	\$9,417
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	\$5,000	\$5,000	\$3,500	\$1,500
ANNUAL AUDIT	\$3,500	\$0	\$0	\$0
MANAGEMENT FEES	\$35,000	\$17,500	\$17,500	(\$0)
INFORMATION TECHNOLOGY	\$600	\$300	\$300	\$0
TELEPHONE	\$300	\$150	\$6	\$144
POSTAGE	\$1,000	\$500	\$80	\$420
INSURANCE	\$5,665	\$5,665	\$5,253	\$412
PRINTING & BINDING	\$1,000	\$500	\$141	\$359
LEGAL ADVERTISING	\$5,000	\$2,500	\$1,061	\$1,439
OTHER CURRENT CHARGES	\$1,000	\$500	\$157	\$343
PROPERTY APPRAISER FEE	\$250	\$250	\$108	\$142
OFFICE SUPPLIES	\$625	\$313	\$2	\$310
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD MANAGEMENT	\$7,500	\$3,750	\$3,750	\$0
PROPERTY INSURANCE	\$5,000	\$5,000	\$0	\$5,000
LANDSCAPE & LAKE MAINTENANCE	\$250,000	\$125,000	\$2,000	\$123,000
TOTAL EXPENDITURES	\$363,215	\$188,853	\$41,958	\$146,894
EXCESS REVENUES (EXPENDITURES)	\$0		\$244,844	
FUND BALANCE - Beginning	\$0		\$189,476	
FUND BALANCE - Ending	\$0		\$434,320	

Tapestry

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE

Statement of Revenues & Expenditures

For The Period Ending March 31, 2017

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/17	ACTUAL THRU 03/31/17	VARIANCE
SPECIAL ASSESSMENTS	\$79,588	\$79,588	\$77,975	(\$1,613)
DIRECT ASSESSMENTS	\$384,412	\$288,309	\$288,309	\$0
INTEREST	\$100	\$50	\$1,131	\$1,081
TOTAL REVENUES	\$464,100	\$367,947	\$367,415	(\$532)

EXPENDITURES:

Series 2016

INTEREST - 11/01	\$184,965	\$184,965	\$184,965	\$0
PRINCIPAL - 05/01	\$120,000	\$0	\$0	\$0
INTEREST - 05/01	\$172,506	\$0	\$0	\$0
TOTAL EXPENDITURES	\$477,471	\$184,965	\$184,965	\$0
EXCESS REVENUES (EXPENDITURES)	(\$13,371)		\$182,450	
FUND BALANCE - Beginning	\$184,965		\$649,568	
FUND BALANCE - Ending	\$171,594		\$832,019	

Tapestry

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECT FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2017

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/17	ACTUAL THRU 03/31/17	VARIANCE
INTEREST	\$0	\$0	\$10,082	\$10,082
TOTAL REVENUES	\$0	\$0	\$10,082	\$10,082

EXPENDITURES:

Series 2016

CAPITAL OUTLAY	\$0	\$0	\$4,313,855	(\$4,313,855)
TOTAL EXPENDITURES	\$0	\$0	\$4,313,855	(\$4,313,855)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$4,303,773)	
FUND BALANCE - Beginning	\$0		\$6,323,134	
FUND BALANCE - Ending	\$0		\$2,019,361	

**Tapestry
COMMUNITY DEVELOPMENT DISTRICT**

REVENUES:

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
SPECIAL ASSESSMENTS	\$0	\$338	\$60,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,068
DIRECT ASSESSMENTS	\$150,442	\$0	\$0	\$0	\$0	\$75,221	\$0	\$0	\$0	\$0	\$0	\$0	\$225,663
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTEREST	\$7	\$11	\$12	\$15	\$12	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$71
TOTAL REVENUES	\$150,449	\$349	\$60,742	\$15	\$12	\$75,235	\$0	\$0	\$0	\$0	\$0	\$0	\$286,802

EXPENDITURES:

ADMINISTRATIVE

SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
FICA EXPENSE	\$0	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
ENGINEERING	\$0	\$125	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375
ATTORNEY	\$446	\$348	\$166	\$2,124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,083
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	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$17,500
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	\$29	\$9	\$1	\$11	\$28	\$0	\$0	\$0	\$0	\$0	\$0	\$80
INSURANCE	\$5,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,253
PRINTING & BINDING	\$1	\$3	\$3	\$0	\$134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141
LEGAL ADVERTISING	\$638	\$0	\$200	\$204	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,061
OTHER CURRENT CHARGES	\$26	\$27	\$26	\$26	\$26	\$26	\$0	\$0	\$0	\$0	\$0	\$0	\$157
PROPERTY APPRAISER FEE	\$0	\$0	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$2
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

FIELD

FIELD MANAGEMENT	\$625	\$625	\$625	\$625	\$625	\$625	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE & LAKE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000

TOTAL EXPENDITURES	\$12,944	\$4,415	\$4,401	\$6,489	\$4,271	\$9,438	\$0	\$0	\$0	\$0	\$0	\$0	\$41,958
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EXCESS REVENUES (EXPENDITURES)	\$137,505	(\$4,066)	\$56,341	(\$6,474)	(\$4,260)	\$65,798	\$0	\$0	\$0	\$0	\$0	\$0	\$244,844
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**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	\$465,203	
BONDS OUTSTANDING - 4/1/16		\$7,285,000
CURRENT BONDS OUTSTANDING		\$7,285,000

TAPESTRY
COMMUNITY DEVELOPMENT DISTRICT

Assessment Receipt Schedule
FY2017

TAX COLLECTOR

							Gross Assessments	\$	66,310	\$	84,668	\$	150,978
							Net Assessments	\$	61,005	\$	77,895	\$	138,900
							2016						
Date Received	Dist.#	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund	43.92%	Debt Svc Fund	56.08%	Total	100%	
11/25/16	ACH	\$ 817.51	\$ 32.70	\$ 15.70	\$ -	\$ 769.11	\$ 337.80		\$ 431.31		\$ 769.11		
12/9/16	ACH	\$ 35,075.56	\$ 1,402.95	\$ 673.46	\$ -	\$ 32,999.15	\$ 14,493.33		\$ 18,505.82		\$ 32,999.15		
12/27/16	ACH	\$ 111,814.85	\$ 4,391.65	\$ 2,148.45	\$ -	\$ 105,274.75	\$ 46,237.00		\$ 59,037.75		\$ 105,274.75		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -		
Totals		\$ 147,707.92	\$ 5,827.30	\$ 2,837.61	\$ -	\$ 139,043.01	\$ 61,068.13		\$ 77,974.88		\$ 139,043.01		

% Collected: 100.10%

OFF ROLL ASSESSMENTS

Mattamy Homes

DATE RECEIVED	CHECK NO.	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
					\$685,295.76	\$300,883.66	\$384,412.10
10/20/16	27946	12/1/16	\$ 342,647.88	\$ 342,647.88	\$ -	\$ 150,441.83	\$ 192,206.05
3/13/17	30696	2/1/17	\$ 171,323.94	\$ 171,323.94	\$ -	\$ 75,220.92	\$ 96,103.02
		5/1/17	\$ 171,323.94	\$ -	\$ -	\$ -	\$ -
			\$ 685,295.76	\$ 513,971.82	\$ -	\$ 225,662.75	\$ 288,309.07

Tapestry
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2016

Date	Requisition #	Contractor	Description	Requisition	Storn Managem
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
TOTAL				\$ 4,315,761.64
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
TOTAL				\$ 10,076.04
Project (Construction) Fund at 9/30/16				\$ 6,320,790.70
Interest Earned thru 3/31/17				\$ 10,076.04
Requisitions Paid thru 3/31/17				\$ (4,315,761.64)
Remaining Project (Construction) Fund				\$ 2,015,105.10

*FY16 expense paid in FY17