

*Tapestry Community
Development District*

Agenda

June 7, 2022

AGENDA

Tapestry

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

May 31, 2022

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 **Tuesday, June 7, 2022 at 1:30 PM** at the **Hart Memorial Central Library, 211 E. Dakin Avenue, Room 120, Kissimmee, Florida**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individuals to Fulfill Vacancies in Seats #4 & #5
 - B. Administration of Oath of Office to Newly Elected Supervisor
 - C. Election of Officers
 - D. Consideration of Resolution 2022-05 Electing Officers
4. Approval of Minutes of the October 13, 2021 Meeting
5. Review and Acceptance of Fiscal Year 2021 Audit Report
6. Ratification Items
 - A. Assignment of District Counsel Services to Kutak Rock, LLP
 - B. Retention and Fee Agreement with Kutak Rock, LLP
 - C. Data Sharing and Usage Agreement with Osceola County Property Appraiser
 - D. Proposal for Stormwater Needs Analysis Report with Hanson, Walter & Associates, Inc.
7. Consideration of Resolution 2022-02 Adopting Prompt Payment Policies
8. Consideration of Resolution 2022-03 Re-Designating the District's Registered Agent
9. Consideration of Resolution 2022-04 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 1,271
 - iv. Presentation of General Election Qualifying Period and Procedure
 - v. Presentation of Arbitrage Rebate Calculation Report
11. Supervisor's Requests
12. General Audience Comments
13. 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 appointment of individuals to fulfill the vacancies in Seats #4 and #5 and Section B is the administration of the Oath of Office to the newly appointed supervisors. Section C is the election of officers and Section D is the consideration of Resolution 2022-05 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is approval of minutes of the October 13, 2021 meeting. The minutes are enclosed for your review.

The fifth order of business is the review and acceptance of the Fiscal Year 2021 audit report. A copy of the report is enclosed for you review.

The sixth order of business is the ratification of various items. Section A includes the assignment of District Counsel Services to Kutak Rock, LLP and Section B includes the retention and fee agreement with Kutak Rock, LLP. Section C includes the data sharing and usage agreement with the Osceola County Property Appraiser. Section D includes the proposal from Hanson, Walter & Associates to prepare the stormwater needs analysis report.

The seventh order of business is the consideration of Resolution 2022-02 adopting prompt payment polices. A copy of the Resolution and proposed polices are enclosed for your review.

The eighth order of business is the consideration of Resolution 2022-03 re-designating the District's registered agent. A copy of the Resolution is enclosed for your review.

The ninth order of business is the consideration of Resolution 2022-04 approving the proposed Fiscal Year 2023 budget and setting a public hearing. Once approved, the proposed 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.

Section C of the tenth order of business is the District Manager's Report. Sub-Section 1 is the approval of the check register and Sub-Section 2 includes the balance sheet and income statement for your review. Sub-Section 3 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Osceola County Supervisor of Elections is enclosed for your review. Sub-Section 4 is the presentation of the general election qualifying period and procedure. A copy of the qualifying information is enclosed for your review. Sub-Section 5 is the presentation of the arbitrage rebate calculation report for the Series 2016 bonds. A copy of the report is enclosed for your review.

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

Sincerely,



George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION D

RESOLUTION 2022-05

**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 7th day of June, 2022.

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, October 13, 2021 at 11:30 a.m. at the Hart Memorial Central Library, 211 E. Dakin Avenue, Room 120, Kissimmee, Florida

Present and constituting a quorum were:

Chuck Bell	Chairman
Connie Luong	Vice Chairperson by phone
Thomas Franklin	Assistant Secretary
Duane Owen	Assistant Secretary

Also present were:

George Flint	District Manager
Lindsay Whelan	District Counsel
William Viasalyers	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

Organizational Matters

- A. Administration of Oath of Office to Newly Elected Supervisor**
- B. Appointment of Individuals to Fill Vacancies in Seats 4 & 5**
- C. Consideration of Resolution 2022-02 Electing Officers**

This item was tabled.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 11, 2021 Meeting

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the minutes of the August 11, 2021 meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Public to Consider Resolution 2022-01
Adopting the Amended and Restated Rules of
Procedure**

Mr. Flint stated the Board previously reviewed a set of proposed amended rules and set the rule hearing for consideration. We did advertise the hearing today, 29 and 28 days in advance as required by Statute. The proposed amended rules are in your agenda.

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

Mr. Flint stated for the record we will note there are no members of the public here to provide comment or testimony on the proposed amended and restated rules.

Ms. Whelan stated there have been no changes to the amended and restated rules of procedure since the version you saw at the last meeting. Resolution 2022-01 formally adopts the rules of procedure and puts them in place immediately. As we discussed at the last Board meeting the changes to the amended and restated rules really are an attempt to have the rules reflect changes in case law, change in statutes and things like that to make sure our rules actually reflect what the law is relative to these matters regarding the operation of the District.

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor Resolution 2022-01 Adopting the Amended and Restated Rules of Procedure was approved.

On MOTION by Mr. Franklin seconded by Mr. Owen 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 2021**

Mr. Flint stated next is the agreement with Grau & Associates to provide auditing services for Fiscal Year 2021. That fiscal year just ended on September 30th. You previously went through an RFQ process as prescribed by statutes and selected Grau & Associates as your independent auditor and you enter into annual engagements with them and we are bringing forward their proposed engagement letter for the Fiscal Year 2021 audit.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the engagement letter with Grau & Associates to perform the Fiscal Year 2021 audit in an amount not to exceed \$3,600 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Agreement with Yellowstone Landscape

Mr. Flint stated next is an agreement for landscape maintenance services with Yellowstone Landscape. I believe they have held their price and we are just extending the term to the agreement an additional 12-months.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the agreement with Yellowstone Landscape in an amount no to exceed \$47,160 per year from October 1, 2021 through September 30, 2024 was approved.

EIGHTH 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 August 4, 2021 through September 29, 2021 in the amount of \$33,543.54.

On MOTION by Mr. Franklin seconded by Mr. Bell 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.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

General Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

General Audience Comments

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor
the meeting adjourned at 11:38 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

**TAPESTRY
COMMUNITY DEVELOPMENT DISTRICT
KISSIMMEE, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**TAPESTRY COMMUNITY DEVELOPMENT DISTRICT
KISSIMMEE, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Tapestry Community Development District, Kissimmee, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 17, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



February 17, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Tapestry Community Development District, Kissimmee, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$2,256,618).
- The change in the District's total net position in comparison with the prior fiscal year was \$1,774,248, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$1,479,872, an increase of \$58,065 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid and other items, restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,			
	2021		2020
Current and other assets	\$ 1,481,322	\$	1,437,079
Capital assets, net of depreciation	3,032,448		1,458,380
Total assets	4,513,770		2,895,459
Current liabilities	135,388		151,325
Long-term liabilities	6,635,000		6,775,000
Total liabilities	6,770,388		6,926,325
Net position			
Net investment in capital assets	(3,602,552)		(5,297,494)
Restricted	521,866		516,590
Unrestricted	824,068		750,038
Total net position	\$ (2,256,618)	\$	(4,030,866)

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position increased during the most recent fiscal year. The majority of the increase was due to conveyance of infrastructure improvements from the Developer to the District.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 675,548	\$ 675,910
Operating grants and contributions	65	6,105
Capital grants and contributions	1,664,596	158
General revenues	96	302
Total revenues	2,340,305	682,475
Expenses:		
General government	68,767	75,782
Maintenance and operations	172,880	116,039
Interest	324,410	329,381
Total expenses	566,057	521,202
Change in net position	1,774,248	161,273
Net position - beginning	(4,030,866)	(4,192,139)
Net position - ending	\$ (2,256,618)	\$ (4,030,866)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$566,057. The costs of the District's activities were primarily funded by program revenues, which was comprised primarily of assessments and includes Developer contribution of infrastructure improvements during the current fiscal year. The increase in expenses is due to a greater maintenance expense in the current year than in the prior year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$3,304,645 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$272,197 has been taken, which resulted in a net book value of \$3,032,448. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$6,635,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**TAPESTRY COMMUNITY DEVELOPMENT DISTRICT
KISSIMMEE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	Governmental Activities
ASSETS	
Cash	\$ 815,126
Assessments receivable	4,891
Prepays and other assets	8,905
Restricted assets:	
Investments	652,400
Capital assets:	
Depreciable, net	3,032,448
Total assets	<u>4,513,770</u>
LIABILITIES	
Accounts payable	1,450
Accrued interest payable	133,938
Non-current liabilities:	
Due within one year	145,000
Due in more than one year	6,490,000
Total liabilities	<u>6,770,388</u>
NET POSITION	
Net investment in capital assets	(3,602,552)
Restricted for debt service	521,866
Unrestricted	824,068
Total net position	<u>\$ (2,256,618)</u>

See notes to the financial statements

**TAPESTRY COMMUNITY DEVELOPMENT DISTRICT
KISSIMMEE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 68,767	\$ 205,426	\$ -	\$ -	\$ 136,659
Maintenance and operations	172,880	-	-	1,664,596	1,491,716
Interest on long-term debt	324,410	470,122	65	-	145,777
Total governmental activities	566,057	675,548	65	1,664,596	1,774,152
General revenues:					
Unrestricted investment earnings					96
Total general revenues					96
Change in net position					1,774,248
Net position - beginning					(4,030,866)
Net position - ending					\$ (2,256,618)

See notes to the financial statements

**TAPESTRY COMMUNITY DEVELOPMENT DISTRICT
KISSIMMEE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Fund			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 815,126	\$ -	\$ -	\$ 815,126
Investments	-	652,400	-	652,400
Assessments receivable	1,487	3,404	-	4,891
Prepays and other assets	8,905	-	-	8,905
Total assets	<u>\$ 825,518</u>	<u>\$ 655,804</u>	<u>\$ -</u>	<u>\$ 1,481,322</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 1,450	\$ -	\$ -	\$ 1,450
Total liabilities	<u>1,450</u>	<u>-</u>	<u>-</u>	<u>1,450</u>
Fund balances:				
Nonspendable:				
Prepays and other items	8,905	-	-	8,905
Restricted for:				
Debt service	-	655,804	-	655,804
Unassigned	815,163	-	-	815,163
Total fund balances	<u>824,068</u>	<u>655,804</u>	<u>-</u>	<u>1,479,872</u>
Total liabilities and fund balances	<u>\$ 825,518</u>	<u>\$ 655,804</u>	<u>\$ -</u>	<u>\$ 1,481,322</u>

See notes to the financial statements

**TAPESTRY COMMUNITY DEVELOPMENT DISTRICT
KISSIMMEE, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Fund balance - governmental funds	\$	1,479,872
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	3,304,645	
Accumulated depreciation	<u>(272,197)</u>	3,032,448

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(133,938)	
Bonds payable	<u>(6,635,000)</u>	<u>(6,768,938)</u>

Net position of governmental activities	\$	<u><u>(2,256,618)</u></u>
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See notes to the financial statement

**TAPESTRY COMMUNITY DEVELOPMENT DISTRICT
KISSIMMEE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 205,426	\$ 470,122	\$ -	\$ 675,548
Interest	96	65	-	161
Total revenues	205,522	470,187	-	675,709
EXPENDITURES				
Current:				
General government	68,767	-	-	68,767
Maintenance and operations	62,725	-	-	62,725
Debt service:				
Principal	-	140,000	-	140,000
Interest	-	326,525	-	326,525
Capital outlay	-	-	19,627	19,627
Total expenditures	131,492	466,525	19,627	617,644
Excess (deficiency) of revenues over (under) expenditures	74,030	3,662	(19,627)	58,065
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(501)	501	-
Total other financing sources (uses)	-	(501)	501	-
Net change in fund balances	74,030	3,161	(19,126)	58,065
Fund balances - beginning	750,038	652,643	19,126	1,421,807
Fund balances - ending	\$ 824,068	\$ 655,804	\$ -	\$ 1,479,872

See notes to the financial statements

**TAPESTRY COMMUNITY DEVELOPMENT DISTRICT
KISSIMMEE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ 58,065
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	19,627
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(110,155)
Developer contribution of infrastructure assets is recorded on the government wide financial statements but not on the fund financial statements.	1,664,596
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	140,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	2,115
Change in net position of governmental activities	<u>\$ 1,774,248</u>

See notes to the financial statements

**TAPESTRY COMMUNITY DEVELOPMENT DISTRICT
KISSIMMEE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at-large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021, two of the seats are vacant and three of the Board members are affiliated with Mattamy Florida LLC ("Developer").

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District. The fund was closed out during the current fiscal year.

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

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

<u>Assets</u>	<u>Years</u>
Stormwater system	30

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

Unearned Revenue

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2021:

	Amortized Cost	Credit Risk	Maturities
Fidelity Government Portfolio	\$ 652,400	S&P AAAm	Weighted average of the fund portfolio: 45 days

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

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Stormwater system	\$ 1,620,422	\$ 1,684,223	\$ -	\$ 3,304,645
Total capital assets, being depreciated	1,620,422	1,684,223	-	3,304,645
Less accumulated depreciation for:				
Stormwater system	(162,042)	(110,155)	-	(272,197)
Total accumulated depreciation	(162,042)	(110,155)	-	(272,197)
Total capital assets, being depreciated, net	1,458,380	1,574,068	-	3,032,448
Governmental activities capital assets, net	\$ 1,458,380	\$ 1,574,068	\$ -	\$ 3,032,448

The Developer contributed \$1,664,596 of infrastructure improvements to the District during the current fiscal year. Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG-TERM LIABILITIES

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Long-term debt activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 6,775,000	\$ -	\$ 140,000	\$ 6,635,000	\$ 145,000
Total	\$ 6,775,000	\$ -	\$ 140,000	\$ 6,635,000	\$ 145,000

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 145,000	\$ 321,450	\$ 466,450
2023	150,000	315,288	465,288
2024	155,000	308,912	463,912
2025	160,000	302,326	462,326
2026	170,000	295,526	465,526
2027-2031	980,000	1,351,740	2,331,740
2032-2036	1,245,000	1,092,780	2,337,780
2037-2041	1,585,000	757,250	2,342,250
2042-2046	2,045,000	316,750	2,361,750
Total	\$ 6,635,000	\$ 5,062,022	\$ 11,697,022

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

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

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

**TAPESTRY COMMUNITY DEVELOPMENT DISTRICT
KISSIMMEE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 203,354	\$ 205,426	\$ 2,072
Interest	-	96	96
Total revenues	<u>203,354</u>	<u>205,522</u>	<u>2,168</u>
EXPENDITURES			
Current:			
General government	96,375	68,767	27,608
Maintenance and operations	106,979	62,725	44,254
Total expenditures	<u>203,354</u>	<u>131,492</u>	<u>71,862</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	74,030	<u>\$ 74,030</u>
Fund balance - beginning		<u>750,038</u>	
Fund balance - ending		<u>\$ 824,068</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021, the current fiscal year.

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT
KISSIMMEE, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED

Element	Comments
Number of district employees compensated at 9/30/2021	1
Number of independent contractors compensated in September 2021	5
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$800
Independent contractor compensation for FYE 9/30/2021	\$131,542
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - \$133.64 \$200.45 \$222.73 \$245.00 \$289.54 Debt service - \$305.99 \$458.51 \$509.99 \$560.64 \$662.77
Special assessments collected FYE 9/30/2021	\$675,548
Outstanding Bonds:	
Series 2016, due May 1, 2046,	see Note 6 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tapestry Community Development District, Kissimmee, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated February 17, 2022.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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



February 17, 2022



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

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

We have examined Tapestry Community Development District, Kissimmee, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

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

Grau & Associates

February 17, 2022



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CERTIFIED PUBLIC ACCOUNTANTS

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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Tapestry Community Development District, Kissimmee, Florida ("District") as of and for the fiscal year ended September 30, 2021 and have issued our report thereon dated February 17, 2022.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 17, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

Grau & Associates

February 17, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION VI

SECTION A

Hopping Green & Sams

Attorneys and Counselors

October 15, 2021

VIA EMAIL

George Flint, District Manager
gflint@gmscfl.com
Chuck Charles
chuck.bell@mattamycorp.com

RE: Tapestry Community Development District ("Client")

JOINT LETTER BY HOPPING GREEN & SAMs, P.A. AND KUTAK ROCK LLP, ANNOUNCING THE DEPARTURE OF JONATHAN JOHNSON, KATIE BUCHANAN, MIKE ECKERT, TUCKER MACKIE, WES HABER, LINDSAY WHELAN, JOE BROWN, SARAH SANDY, ALYSSA WILLSON AND MICHELLE RIGONI TO KUTAK ROCK LLP

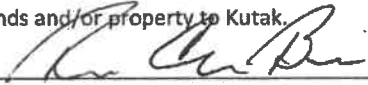
Dear George/Chuck,

As of November 15, 2021, Jonathan Johnson, Katie Buchanan, Mike Eckert, Tucker Mackie, Wes Haber, Lindsay Whelan, Joe Brown, Sarah Sandy, Alyssa Willson and Michelle Rigoni (the "Special District Practice Group") will be withdrawing as attorneys from Hopping Green & Sams, P.A. ("HGS") and will be joining Kutak Rock LLP ("Kutak"). The members of the Special District Practice Group have provided services in connection with HGS's representation of the Client in one or more matter(s) ("Client Matters").

In the coming months, HGS will no longer be providing legal services. Kutak is prepared to continue as the Client's legal counsel with respect to the Client Matters; however, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and all electronic files and active and closed hardcopy files (collectively, the "Files") should be transferred to Kutak.

Please select one of the following alternatives; however, please be advised that as of November 15, 2021, HGS will no longer be competent to provide legal services to the Client; accordingly, representation by HGS will cease on November 15, 2021, whether or not the Client makes an election below:

1. ALTERNATIVE #1. The Client asks that the Client Matters be transferred with the Special District Practice Group to their new firm, Kutak. Please transfer all Files relating to the Client Matters. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, the Special District Practice Group and their new firm, Kutak, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds and/or property to Kutak.

 10/18/2021
(Please sign if you want Alternative #1; [DATE]
otherwise, do not sign on this line.)

2. ALTERNATIVE #2. If you do not want Alternative #1, please advise us what HGS should do regarding the Client Matters and all Files relating to the Client Matters by December 1, 2021. HGS's legal representation of the Client will cease on November 15, 2021. If HGS does not receive a response by December 1, 2021, that will confirm HGS's understanding that all Files are not needed or desired and HGS will shred them.

(Please sign here if you have [DATE]
given instructions under Alternative

#2; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com, MarkS@hgslaw.com, LWhelan@hgslaw.com, and KimH@hgslaw.com.

Thank you for your consideration and assistance.

HOPPING GREEN & SAMS, P.A.

A handwritten signature in black ink, appearing to read 'Jonathan Johnson', written over a horizontal line.

By: Jonathan Johnson

Its: President

Date: October 15, 2021

SECTION B

RETENTION AND FEE AGREEMENT

I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

- A. Tapestry Community Development District (“**Client**”)
c/o Governmental Management Services – CF, LLC
219 E. Livingston St.
Orlando, Florida 32801
and
- B. Kutak Rock LLP (“**Kutak Rock**”)
P.O. Box 10230
Tallahassee, Florida 32302

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client's work are as follows:

Lindsay Whelan	\$290
Associates	\$250 - \$275
Paralegals	\$145

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT


This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

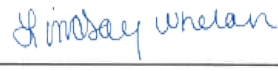
**TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT**

By: 

Its: CHAIRMAN

Date: 11/18/21

KUTAK ROCK LLP

By: 

Its: Transition Partner

Date: 11/18/2021

ATTACHMENT A

KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

SECTION C



KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Tapestry CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Tapestry CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2022** and shall run until **December 31, 2022**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Tapestry CDD

Signature: _____

Print: George S. Flork

Title: District Manager

Date: 11/22/21

Please return signed original copy, no later than January 31, 2022

SECTION D



HANSON, WALTER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

LETTER OF AGREEMENT

February 21, 2022

Tapestry Community Development District
c/o Governmental Management Services, Central Florida
219 E. Livingston St
Orlando, FL 32801
Attn: George Flint, District Manager
gflint@gmscfl.com

**Re: Tapestry CDD / State of Florida Stormwater Needs Analysis Report
HWA Job No. 5042-02**

Hanson, Walter & Associates, Inc. is pleased to provide you with this proposal for professional services in connection with your proposed project as follows:

Civil Engineering Services:

1. Prepare a 20 year Stormwater Needs Analysis Report meeting the requirements of the State of Florida Office of Economic and Demographic Research (EDR) for submittal to Osceola County, FL to include coordination with the CCDD Manager and report revisions as requested
..... **T & M Budget \$ 15,000.00**

Total Civil Engineering Services \$ 15,000.00

Exclusions

This fee does not include:

- planning & zoning services
- civil engineering design and permitting services
- land surveying services
- subdivision platting services
- architectural services
- structural engineering services
- transportation engineering analysis
- environmental analysis
- landscape / irrigation design services
- site lighting plan
- soils work, soils testing
- hydrogeology
- construction layout
- construction management
- courier fees, delivery fees
- application fees
- bidding/award of contract to contractor services

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com
Website: www.hansonwalter.com

Scope of Services

In reviewing this proposal for professional services, it should be understood that the above proposal items and their corresponding fees do not necessarily represent the full scope of services required for the project. Rather, it represents our best effort to set forth those services which we believe to be those requested by you, the Client, and/or those we can determine to be needed to accomplish a particular objective. However, we recognize and we ask the Client recognize that as the project progresses, the scope of services as originally defined may change in content to include work not initially identified. Several factors will cause this to happen:

1. Better understanding of the project and the Client's goals as progress on the project is made.
2. Additional requirements identified by the Client.
3. New laws or governmental agency requirements.

As these influences occur and are identified, we will advise you of same and seek your direction as to how you wish to proceed.

Work required as a result of the above will be "extra work" outside of the original scope of services. Upon your direction, we will perform the work under the "Work Not Specified" section of this proposal or we can provide you with a separate proposal should the scope so indicate.

Work Not Specified

Work not specified in the above proposal items will not be performed without your prior knowledge and approval. When merited, we will provide you with a lump sum fee for additional services. Otherwise, additional services will be performed on an hourly basis at the rates shown under "Schedule of Fees for Professional Services".

Hourly Charges

Hourly work will be billed at our current prevailing hourly rates, but are subject to change, due to increasing labor and material costs. Hourly work performed outside of the normal business hours will be billed at 1½ times the direct labor cost and overhead.

Lump Sum Fees

The above stated Lump Sum Fee(s) are fixed for a period of thirty (30) days from the date of this proposal. If the work has not been initiated on any lump sum item within the period, Consultant reserves the right to terminate this Agreement as it relates to said item.



HANSON. WALTER & ASSOCIATES. INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

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Website: www.hansonwalter.com

Reproduction and Outside Service Fees

The above service fees include the cost of printing and/or reproduction necessary for permitting submittals and approvals plus five (5) additional sets of drawings and documents for the Owner. Additional copies of documents and/or drawings will be invoiced to you as direct charges as per "Schedule of Fees for Professional Services."

Ownership of Documents

Hanson, Walter & Associates, Inc. will retain ownership of the original documents pertaining to this project and will not release copies of same without authorization from you or your agent.

Invoicing and Payment

All work will be invoiced approximately the 10th day of each month based on a proration of work completed to date, with payment expected upon receipt of the invoice by the Client. If payment is not received within thirty (30) days of the invoice date, a late charge will be added to the invoice in an amount not to exceed 1-1/2% per month on the outstanding balance.

If payment is not received within forty-five (45) days of the invoice date, the Consultant may terminate this Agreement or suspend work under the Agreement until payments have been made in full. Client agrees to pay all costs of collection, including reasonable attorney fees, should such action be required.

Assignment

It should be expressly understood that this proposal is for the use of the executing Client and is not assignable or assumable by any third party without prior written consent of this firm.

Design Professionals Contractual Limitation on Liability

All limitation of liability rights and privileges afforded to design professionals per Section 558.0035, Florida Statutes are reserved thereby granting immunity to design professionals from tort liability within the course and scope of the performance of a professional services contract. This Contract is between Hanson, Walter & Associates, Inc. and the undersigned Client and does not name an individual employee or agent as a party to the Contract. **PURSUANT TO THIS SECTION, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE**

Acceptance

This proposal and fee schedules are based on the acceptance within thirty (30) days of the date of preparation. If not accepted by you within that time period, we reserve the right to re-evaluate the terms and conditions contained herein. Please sign the Agreement and return to our office. Receipt of the executed Agreement will serve as our Notice to Proceed.



HANSON. WALTER & ASSOCIATES. INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

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Termination

Either party may terminate this contract with cause upon providing thirty (30) days written notice to the other party. In the event of termination, Hanson, Walter & Associates, Inc. will be reimbursed for all fees and expenses incurred to date by Hanson, Walter & Associates, Inc. and/or our Consultants.

Acceptance of Proposal

The above fees, terms, conditions, and specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

This Proposal Accepted By

Mark Vincutonis

Mark S. Vincutonis, P.E.

[Signature]
Client Signature

Charles Ben
Print Name

2-21-2022

Date

03/21/2022
Date

/ac

w/attachment



HANSON, WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

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**SCHEDULE OF FEES
FOR
PROFESSIONAL SERVICES**

CONSULTING SERVICES**\$/HR.**

A.	Senior Principal	\$ 200.00
B.	Principal	150.00
C.	Project Manager	125.00
D.	Engineer	85.00
E.	Land Planner	75.00
F.	Senior Engineering Technician (CAD)	70.00
G.	Senior Design Technician (CAD)	65.00
H.	Design Technician (CAD)	60.00
I.	Project Coordinator/Scheduler	60.00
J.	Surveying Services	
1.	Survey Field Crew	125.00
2.	GPS Survey Crew	135.00
3.	Principal Land Surveyor	105.00
4.	Associate Land Surveyor	95.00
5.	Senior Technician (CAD)	75.00
6.	Computer Technician (CAD)	70.00
K.	Secretarial Services	37.00
L.	Miscellaneous Expenses	
	a. Prints 24" x 36"/30" x 42" Blueprint or Xerox, ea.	2.00/3.00
	b. Paper Sepia (Vellum) 24" x 36"/30" x 42", ea.	10.00/15.00
	c. Sepia Mylar 24" x 36"/30" x 42", ea.	15.00/20.00
	d. Xerox Copies, ea. mass reproduction	.25
	e. Xerox Copies of Original Survey 8½" x 14"	5.00
	Plus each additional	1.00
	f. Travel, per mile, portal to portal	.40
	g. Printing, Graphics, Postage, etc.	Cost + 20%
	h. Long Distance Telephone Charges	Cost + 20%
	i. Out of Town Expenses (Overnight)	Cost + 30%
	j. Sub-Consultant Services, Laboratory, Testing, etc.	Cost + 15%
	k. Permit and Application Fee Advances	Cost + 10%
	l. Overnight Deliveries	Cost + 20%
	m. Courier Services	Cost + 20%

- For sworn testimony at depositions and hearings, etc., the above rates will be doubled.
- For services in court, the above rates will be doubled with a minimum of an eight hour day charged for each day of appearance.
- Overtime to accomplish a project by the client's required completion date will be charged at 1.5 times the above hourly rates, subsequent to client notification and approval.

**HANSON. WALTER & ASSOCIATES. INC.**

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433

Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.comWebsite: www.hansonwalter.com

Client/Owner Profile

Contact Information

Date:

Client Name:	Property Owner:
Address:	Address:
Phone:	Phone:
Additional Phone:	Additional Phone:
Fax:	Fax:
E-Mail:	E-Mail:

Billing Contact:
Billing Address:
Phone:
Fax:
E-Mail:

Job Contact:
Phone:
Mobile Phone:
E-Mail:

-----HWA Administrative Use Only-----

Job #
Project Name
Project Manager
Engineer

Distribution: 1) Accounting, 2) Project Coordinator, 3) Administrative Team

Revision 1/1/04



HANSON. WALTER & ASSOCIATES. INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

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Website: www.hansonwalter.com

Letter of Authorization

Date

03/21/2022

RE:

To Whom It May Concern:

This letter does hereby authorize GMS - CENTRAL FLORIDA and Hanson, Walter &


Associates, Inc. to act as representative for TAPSTRY CDD and
(Client) (Owner)

with the respective reviewing/permitting agencies in an effort to receive all approvals necessary for the required permitting for the above referenced project located in Osceola County, Florida.

By execution of this document, the Owner does hereby allow Hanson, Walter & Associates, Inc. access to the site in order to fulfill the requirements of the contract.

If you have any questions, please contact me at 407.215.6261.

Sincerely,


CHARLES BELL

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to (or affirmed) and subscribed before me this 21st day of MARCH

20 22, by Robert Charles Bell who is personally known to me, or who
(name of person making statement)

produced _____ as identification.

SEAL:



Notary Public Signature: Gillian T. Chung-Miller

HANSON. WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

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SECTION VII

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 218, *Florida Statutes*, requires timely payment to vendors and contractors providing certain goods and/or services to the District; and

WHEREAS, the Board of Supervisors of the District ("Board") accordingly finds that it is in the best interest of the District to establish by resolution Prompt Payment Policies and Procedures as may be amended or updated from time to time for immediate use and application.

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

SECTION 1. The Prompt Payment Policies and Procedures attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Prompt Payment Policies and Procedures shall remain in full force and effect until such time as the Board may amend or replace them; provided, however, that as the provisions of Chapter 218, *Florida Statutes*, are amended from time to time, the attached Prompt Payment Policies and Procedures shall automatically be amended to incorporate the new requirements of law without any further action by the Board. The Prompt Payment Policies and Procedures hereby adopted supplant and replace any previously adopted Prompt Payment Policies and Procedures.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____ 202__.

ATTEST:

**TAPESTRY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Prompt Payment Policies and Procedures

EXHIBIT A

TAPESTRY COMMUNITY DEVELOPMENT DISTRICT

Prompt Payment Policies and Procedures

**In Accordance with the Local Government Prompt Payment Act
Chapter 218, Part VII, *Florida Statutes***

_____, 202_

Tapestry Community Development District **Prompt Payment Policies and Procedures**

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I. Purpose

In accordance with the Local Government Prompt Payment Act (Chapter 218, Part VII, *Florida Statutes*) (“PPA”), the purpose of the Tapestry Community Development District (“District”) Prompt Payment Policies and Procedures (“Policies & Procedures”) is to provide a specific policy to ensure timely payment to Vendors and Contractors (both hereinafter defined) providing goods and/or services to the District and ensure the timely receipt by the District of goods and/or services contemplated at the time of contracting. Please note that the PPA, like any statute or law, may be amended from time to time by legislative action. These Policies & Procedures are based on the statutory requirements as of the date identified on the cover page of this document. By this reference, as applicable statutory provisions subsequently change, these Policies & Procedures shall automatically be amended to incorporate the new requirements of law. These Policies & Procedures are adopted by the District to provide guidance in contracting matters. Failure by the District to comply with these Policies & Procedures shall not expand the rights or remedies of any Provider (hereinafter defined) against the District under the PPA. Nothing contained herein shall be interpreted as more restrictive on the District than what is provided for in the PPA.

II. Scope

These Policies & Procedures apply to all operations of the District, including Construction Services and Non-Construction Goods and Services, as applicable.

III. Definitions

A. Agent

The District-contracted architect, District-contracted engineer, District Manager, or other person, acting on behalf of the District, which is required by law or contract to review invoices or payment requests from Providers (hereinafter defined). Such individuals/entities must be identified in accordance with §218.735 (1), Fla. Stat., and further identified in the relevant agreement between the District and the Provider.

B. Construction Services

All labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvement to real property that require a license under parts I and II of Chapter 489, Fla. Stat.

C. Contractor or Provider of Construction Services

The entity or individual that provides Construction Services through direct contract with the District.

D. Date Stamped

Each original and revised invoice or payment request received by the District shall be marked electronically or manually, by use of a date stamp or other method,

which date marking clearly indicates the date such invoice or payment request is first delivered to the District through its Agent. In the event that the Agent receives an invoice or payment request but fails to timely or physically mark on the document the date received, "Date Stamped" shall mean the date of actual receipt by the Agent.

E. Improper Invoice

An invoice that does not conform to the requirements of a Proper Invoice.

F. Improper Payment Request

A request for payment for Construction Services that does not conform to the requirements of a Proper Payment Request.

G. Non-Construction Goods and Services

All labor, services, goods, and materials provided in connection with anything other than construction, alteration, repair, demolition, reconstruction, or other improvements to real property.

H. Proper Invoice

An invoice that conforms to all statutory requirements, all requirements of these Policies and Procedures not expressly waived by the District and any additional requirements included in the agreement for goods and/or services for which the invoice is submitted not expressly waived by the District.

I. Proper Payment Request

A request for payment for Construction Services which conforms to all statutory requirements, all requirements of these Policies & Procedures not expressly waived by the District and any additional requirements included in the Construction Services agreement for which the Payment Request is submitted not expressly waived by the District.

J. Provider

Includes any Vendor, Contractor or Provider of Construction Services, as defined herein.

K. Purchase

The purchase of goods, materials, services, or Construction Services; the purchase or lease of personal property; or the lease of real property by the District.

L. Vendor

Any person or entity that sells goods or services, sells, or leases personal property, or leases real property directly to the District, not including Construction Services.

IV. Proper Invoice/Payment Request Requirements

A. General

Prior to Provider receiving payment from the District, Non-Construction Goods and Services and Construction Services, as applicable, shall be received and performed in accordance with contractual or other specifications or requirements to the satisfaction of the District. Provision or delivery of Non-Construction Goods and Services to the District does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be made only after delivery and inspection by the Agent and the Agent's confirmation that the Non-Construction Goods and Services or Construction Services meet contract specifications and conditions. Should the Non-Construction Goods and Services or Construction Services differ in any respect from the specifications, payment may be withheld until such time as the Provider takes necessary corrective action. Certain limited exceptions which require payment in advance are permitted when authorized by the District Board of Supervisors ("Board") or when provided for in the applicable agreement.

B. Sales Tax

Providers should not include sales tax on any invoice or payment request. The District's current tax-exempt number is _____. A copy of the tax-exempt form will be supplied to Providers upon request.

C. Federal Identification and Social Security Numbers

Providers are paid using either a Federal Identification Number or Social Security Number. To receive payment, Providers should supply the District with the correct number as well as a proper Internal Revenue Service W-9 Form. The District Manager shall treat information provided in accordance with Florida law.

Providers should notify the District Manager when changes in data occur (telephone (407) 841-5524, email gflint@gmscfl.com).

D. Proper Invoice for Non-Construction Goods and Services

All Non-Construction Goods and Services invoiced must be supplied or performed in accordance with the applicable purchase order (including any bid/proposal provided, if applicable) or agreement and such Non-Construction Goods and Services quantity and quality must be equal to or better than what is required by such terms. Unless otherwise specified in the applicable agreement, invoices should contain all of the following minimum information in order to be considered a Proper Invoice:

1. Name of Vendor
2. Remittance address
3. Invoice Date

4. Invoice number
5. The "Bill To" party must be the District or the Board, or other entity approved in writing by the Board of the District Manager
6. Project name (if applicable)
7. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of goods* should also contain:
 - a. A complete item description
 - b. Quantity purchased
 - c. Unit price(s)
 - d. Total price (for each item)
 - e. Total amount of invoice (all items)
 - f. The location and date(s) of delivery of the goods to the District
8. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of services* should also contain:
 - a. Itemized description of services performed
 - b. The location and date of delivery of the services to the District
 - c. Billing method for services performed (i.e., approved hourly rates, percentage of completion, cost plus fixed fee, direct/actual costs, etc.)
 - d. Itemization of other direct, reimbursable costs (including description and amount)
 - e. Copies of invoices for other direct, reimbursable costs (other than incidental costs such as copying) and one (1) of the following:
 - i. Copy of both sides of a cancelled check evidencing payment for costs submitted for reimbursement
 - ii. Paid receipt
 - iii. Waiver/lien release from subcontractor (if applicable)
9. Any applicable discounts
10. Any other information or documentation, which may be required or specified under the terms of the purchase order or agreement

E. Proper Payment Request Requirements for Construction Services

Payment Requests must conform to all requirements of Section IV, A-D above, unless otherwise specified in the terms of the applicable agreement or purchase order between the District and the Provider.

V. Submission of Invoices and Payment Requests

The Provider shall submit all Invoices and Payment Requests for both Construction Services and Non-Construction Goods and Services to the District's Agent as provided in the purchase order or agreement, as applicable, and to the District Manager as follows:

Submit the invoice and/or payment request, with required additional material and in conformance with these Policies and Procedures, by mail, by hand delivery, or via email (Note: email is the preferred method for receipt of Non-Construction Goods and Services invoices).

1. **Mailing and Drop Off Address**
Tapestry Community Development District
c/o Governmental Management Services, LLC
219 East Livingston Street
Orlando, Florida 32801
2. **Email Address**
gflint@gmscfl.com

VI. Calculation of Payment Due Date

A. Non-Construction Goods and Services Invoices

1. **Receipt of Proper Invoice**
Payment is due from the District forty-five (45) days from the date on which a Proper Invoice is Date Stamped.
2. **Receipt of Improper Invoice**
If an Improper Invoice is received, a required invoice is not received, or invoicing of a request for payment is not required, the time when payment is due from the District is forty-five (45) days from the latest date of the following:
 - a. On which delivery of personal property is fully accepted by the District;
 - b. On which services are completed and accepted by the District;
 - c. On which the contracted rental period begins (if applicable); or
 - d. On which the District and the Vendor agree in a written agreement that provides payment due dates.
3. **Rejection of an Improper Invoice**
The District may reject an Improper Invoice. Within ten (10) days of receipt of the Improper Invoice by the District, the Vendor must be notified that the invoice is improper and be given an opportunity to correct the deficient or missing information, remedy the faulty work, replace the defective goods, or take other necessary, remedial action.

The District's rejection of an Improper Invoice must:

- a. Be provided in writing;
- b. Specify any and all known deficiencies; and
- c. State actions necessary to correct the Improper Invoice.

If the Vendor submits a corrected invoice, which corrects the deficiencies specified in the District's written rejection, the District must pay the corrected invoice within the later of: (a) ten (10) business days after date

the corrected invoice is Date Stamped; or (b) forty-five (45) days after the date the Improper Invoice was Date Stamped.

If the Vendor submits an invoice in response to the District's written rejection which fails to correct the deficiencies specified or continues to be an Improper Invoice, the District must reject that invoice as stated herein.

4. Payment of Undisputed Portion of Invoice

If the District disputes a portion of an invoice, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in these Policies & Procedures.

B. Payment Requests for Construction Services

1. Receipt of Proper Payment Request

The time at which payment is due for Construction Services from the District is as follows:

- a. If an Agent must approve the payment request before it is submitted to the District Manager, payment (whether full or partial) is due twenty-five (25) business days after the payment request is Date Stamped. The Provider may send the District an overdue notice. If the payment request is not rejected within four (4) business days after Date Stamp of the overdue notice, the payment request shall be deemed accepted, except for any portion of the payment request that is fraudulent, misleading or is the subject of dispute.

The agreement between the District and the Provider shall identify the Agent to which the Provider shall submit its payment request or shall be provided by the District through a separate written notice no later than ten (10) days after contract award or notice to proceed, whichever is later. Provider's submission of a payment request to the Agent shall be Date Stamped, which shall commence the time periods for payment or rejection of a payment request or invoice as provided in this section.

- b. If, pursuant to contract, an Agent is not required to approve the payment request submitted to the District, payment is due twenty (20) business days after the payment request is Date Stamped unless such payment request includes fraudulent or misleading information or is the subject of dispute.

2. Receipt and Rejection of Improper Payment Request

- a. If an Improper Payment Request is received, the District must reject the Improper Payment Request within twenty (20) business days after the date on which the payment request is Date Stamped.
- b. The District's rejection of the Improper Payment Request must:
 - i. Be provided in writing;
 - ii. Specify any and all known deficiencies; and
 - iii. State actions necessary to correct the Improper Invoice.
- c. If a Provider submits a payment request which corrects the deficiency specified in the District's written rejection, the District must pay or reject the corrected submission no later than ten (10) business days after the date the corrected payment request is Date Stamped.

3. Payment of Undisputed Portion of Payment Request

If the District disputes a portion of a payment request, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in this section.

VII. Resolution of Disputes

If a dispute arises between a Provider and the District concerning payment of an invoice or payment request, the dispute shall be resolved as set forth in §218.735, Fla. Stat., for Construction Services, and §218.76, Fla. Stat. for Non-Construction Goods and Services.

A. Dispute between the District and a Provider

If a dispute between the District and a Provider cannot be resolved following resubmission of a payment request by the Provider, the dispute must be resolved in accordance with the dispute resolution procedure prescribed in the construction contract, if any. In the absence of a prescribed procedure in the contract, the dispute must be resolved by the procedures specified below.

B. Dispute Resolution Procedures

- 1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.

2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District's failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within 4 business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section 218.735(9), Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commenced within 4 business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.
4. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third-party purchases from amounts owed to the Provider.
5. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
6. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.

7. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third-party purchases from amounts owed to the Provider. If the costs of the third-party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

VIII. Purchases Involving Federal Funds or Bond Funds

When the District intends to pay for a purchase with federal funds or bond funds, the District shall make such purchases only upon reasonable assurances that federal funds or bond funds sufficient to cover the cost will be received. When payment is contingent upon the receipt of bond funds, federal funds or federal approval, the public procurement documents and any agreement with a Provider shall clearly state such contingency. (§218.77, Fla. Stat.).

IX. Requirements for Construction Services Contracts – Project Completion; Retainage

The District intends to follow the PPA requirements for construction project completion and retainage, including, but not limited to, §218.735 (7) and (8), Fla. Stat.

X. Late Payment Interest Charges

Failure on the part of the District to make timely payments may result in District responsibility for late payment interest charges. No agreement between the District and a Provider may prohibit the collection of late payment interest charges allowable under the PPA as mandatory interest. (§218.75, Fla. Stat.).

A. Related to Non-Construction Goods and Services

All payments due from the District, and not made within the time specified within this policy, will bear interest, from thirty (30) days after the due date, at the rate of one percent (1%) per month on the unpaid balance. The Vendor must submit a Proper Invoice to the District for any interest accrued in order to receive the interest payment. (§218.735(9), Fla. Stat.).

An overdue period of less than one (1) month is considered as one (1) month in computing interest. Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

B. Related to Construction Services

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. §218.735(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74 (4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

C. Report of Interest

If the total amount of interest paid during the preceding fiscal year exceeds \$250, the District Manager is required to submit a report to the Board during December of each year, stating the number of interest payments made and the total amount of such payments. (§218.78, Fla. Stat.).

SECTION VIII

RESOLUTION 2022-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT
AUTHORIZING AND APPROVING THE CHANGE OF
DESIGNATED REGISTERED AGENT AND THE
REGISTERED OFFICE OF THE TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT.**

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of records keeping and accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.416(1), *Florida Statutes*.

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

SECTION 1. Lindsay C. Whelan of Kutak Rock LLP is hereby designated as Registered Agent for the Tapestry Community Development District.

SECTION 2. The District’s Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this resolution with the City of Kissimmee and Osceola County and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon its adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this ____ day of _____ 2022.

ATTEST:

**TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION IX

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 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, 2022, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); 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 2022/2023 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:	Monday, August 8, 2022
HOUR:	11:30 a.m.
LOCATION:	Hart Memorial Central Library 211 East Dakin Avenue Kissimmee, Florida 34741

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT(S).** 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 7th DAY OF JUNE, 2022.

ATTEST:

**TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT**

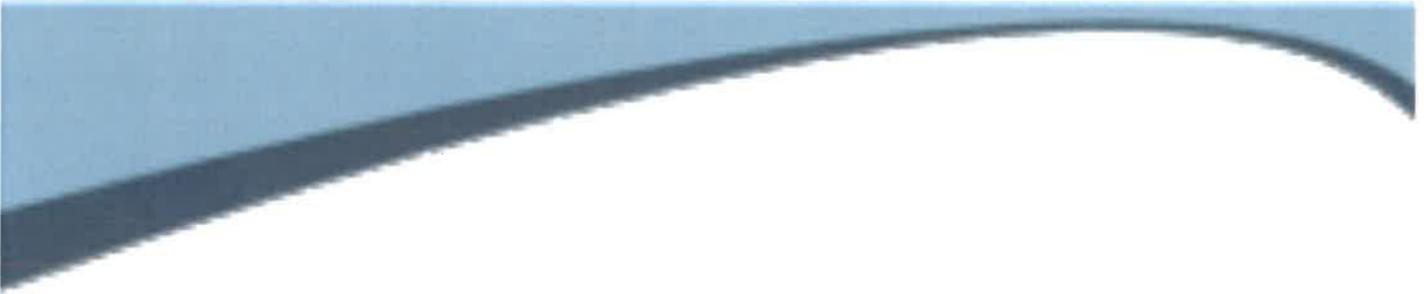
Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget

Exhibit A

Fiscal Year 2022/2023 Budget



Tapestry
Community Development District

Proposed Budget
FY 2023



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Tapestry
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2022	Actuals Thru 4/30/22	Projected Next 5 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Non-Ad Valorem Assessments	\$ 203,354	\$ 200,402	\$ 2,952	\$ 203,354	\$ 203,354
Interest	\$ -	\$ 57	\$ -	\$ 57	\$ -
Total Revenues	\$ 203,354	\$ 200,459	\$ 2,952	\$ 203,411	\$ 203,354
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 4,000	\$ 400	\$ 800	\$ 1,200	\$ 4,000
FICA Expenditures	\$ 153	\$ 15	\$ 31	\$ 46	\$ 153
Engineering	\$ 10,000	\$ 455	\$ 16,545	\$ 17,000	\$ 10,000
Attorney	\$ 20,000	\$ 3,929	\$ 8,333	\$ 12,262	\$ 20,000
Annual Audit	\$ 3,600	\$ 3,600	\$ -	\$ 3,600	\$ 3,700
Assessment Administration	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 3,500	\$ 2,042	\$ 1,458	\$ 3,500	\$ 3,500
Trustee Fees	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ 3,500
Management Fees	\$ 37,132	\$ 21,660	\$ 15,471	\$ 37,132	\$ 38,988
Information Technology	\$ 1,000	\$ 583	\$ 417	\$ 1,000	\$ 1,200
Website Maintenance	\$ 650	\$ 379	\$ 271	\$ 650	\$ 800
Telephone	\$ 300	\$ -	\$ 125	\$ 125	\$ 300
Postage	\$ 800	\$ 131	\$ 333	\$ 465	\$ 800
Insurance	\$ 6,808	\$ 6,405	\$ -	\$ 6,405	\$ 7,205
Printing & Binding	\$ 1,000	\$ 41	\$ 417	\$ 458	\$ 1,000
Legal Advertising	\$ 2,500	\$ 200	\$ 2,200	\$ 2,400	\$ 2,500
Other Current Charges	\$ 1,000	\$ 1,122	\$ 900	\$ 2,022	\$ 2,000
Office Supplies	\$ 500	\$ 1	\$ 208	\$ 209	\$ 500
Property Appraiser	\$ 300	\$ 483	\$ -	\$ 483	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 99,868	\$ 47,621	\$ 47,960	\$ 95,581	\$ 103,771
<i>Operations & Maintenance</i>					
Field Expenditures					
Field Management	\$ 7,957	\$ 4,642	\$ 3,315	\$ 7,957	\$ 8,355
Property Insurance	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Landscape Maintenance	\$ 47,160	\$ 27,510	\$ 19,650	\$ 47,160	\$ 51,876
Landscape Contingency	\$ 5,490	\$ -	\$ 2,288	\$ 2,288	\$ 5,490
Lake Maintenance	\$ 7,354	\$ 4,165	\$ 2,975	\$ 7,140	\$ 7,568
Stormwater Maintenance	\$ 10,000	\$ -	\$ 4,167	\$ 4,167	\$ 10,000
Wetland Maintenance	\$ 4,600	\$ -	\$ 1,917	\$ 1,917	\$ 4,600
Plant Replacement	\$ 5,000	\$ -	\$ 2,083	\$ 2,083	\$ 5,000
Contingency	\$ 11,426	\$ 320	\$ 4,761	\$ 5,081	\$ 2,194
Total Operations & Maintenance:	\$ 103,487	\$ 36,637	\$ 41,155	\$ 77,792	\$ 99,583
Total Expenditures	\$ 203,354	\$ 84,258	\$ 89,115	\$ 173,373	\$ 203,354
Excess Revenues/(Expenditures)	\$ -	\$ 116,201	\$ (86,163)	\$ 30,038	\$ -

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

Product Type	Units	ERU	Total ERU	Gross O&M Per Unit	Net O&M Per Unit
Townhouse	304	0.6	182	\$133.66	\$125.64
Single-Family 40'	337	0.9	303	\$200.49	\$188.47
Single-Family 45'	101	1.0	101	\$222.77	\$209.41
Single-Family 50'	249	1.1	274	\$245.05	\$230.35
Single-Family 60'	85	1.3	111	\$289.60	\$272.23
	1076		971		

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 4 Supervisors attending 5 monthly meetings.

FICA Expenditures

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

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.

Tapestry
Community Development District
GENERAL FUND BUDGET

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 with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

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

Telephone

Telephone and fax machine.

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.

Tapestry

Community Development District

GENERAL FUND BUDGET

Other Current Charges

Bank charges and any other miscellaneous expenditures 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 expenditure under this category for the District.

Operations & Maintenance:

Field Management

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

Property Insurance

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

Landscape Maintenance

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

Description	Monthly	Annual
Landscaping Maintenance	\$4,323	\$51,876
Total		\$51,876

Landscape Contingency

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

Tapestry
Community Development District
GENERAL FUND BUDGET

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	\$630	\$7,568
Total		\$7,568

Stormwater Maintenance

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

Wetland Maintenance

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

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

Plant Replacement

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

Contingency

Represents unforeseen costs not budgeted for in other line items.

Tapestry
Community Development District
Proposed Budget
Debt Service Fund Series 2016

Description	Adopted Budget FY2022	Actuals Thru 4/30/22	Projected Next 5 Months	Projected Thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments	\$ 464,000	\$ 458,623	\$ 6,660	\$ 465,284	\$ 464,000
Interest	\$ -	\$ 86	\$ -	\$ 86	\$ -
Carry Forward Surplus	\$ 188,400	\$ 191,780	\$ -	\$ 191,780	\$ 190,700
Total Revenues	\$ 652,400	\$ 650,490	\$ 6,660	\$ 657,150	\$ 654,700

Expenditures

General & Administrative:

Interest - 11/1	\$ 160,725	\$ 160,725	\$ -	\$ 160,725	\$ 157,644
Principal - 5/1	\$ 145,000	\$ -	\$ 145,000	\$ 145,000	\$ 150,000
Interest - 5/1	\$ 160,725	\$ -	\$ 160,725	\$ 160,725	\$ 157,644
Total Expenditures	\$ 466,450	\$ 160,725	\$ 305,725	\$ 466,450	\$ 465,288
Net Change in Fund Balance	\$ 185,950	\$ 489,765	\$ (299,065)	\$ 190,700	\$ 189,413

Interest 11/1/23 \$154,456

Net Assessments	\$ 464,000
Add: Discounts & Collection	\$ 30,933
Gross Assessments	\$ 494,933

Product Type	Units	ERU	Total ERU	Gross Debt Per Unit	Net Debt Per Unit
Townhouse	304	0.6	182	\$306	\$287
Single-Family 40'	337	0.9	303	\$459	\$430
Single-Family 45'	101	1.0	101	\$510	\$478
Single-Family 50'	249	1.1	274	\$561	\$526
Single-Family 60'	85	1.3	111	\$663	\$621
	1076		971		

Tapestry
Community Development District
Series 2016 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 6,490,000.00	\$ -	\$ 157,643.75	\$ 157,643.75
05/01/23	\$ 6,490,000.00	\$ 150,000.00	\$ 157,643.75	
11/01/23	\$ 6,340,000.00	\$ -	\$ 154,456.25	\$ 462,100.00
05/01/24	\$ 6,340,000.00	\$ 155,000.00	\$ 154,456.25	
11/01/24	\$ 6,185,000.00	\$ -	\$ 151,162.50	\$ 460,618.75
05/01/25	\$ 6,185,000.00	\$ 160,000.00	\$ 151,162.50	
11/01/25	\$ 6,025,000.00	\$ -	\$ 147,762.50	\$ 458,925.00
05/01/26	\$ 6,025,000.00	\$ 170,000.00	\$ 147,762.50	
11/01/26	\$ 5,855,000.00	\$ -	\$ 144,150.00	\$ 461,912.50
05/01/27	\$ 5,855,000.00	\$ 180,000.00	\$ 144,150.00	
11/01/27	\$ 5,675,000.00	\$ -	\$ 139,830.00	\$ 463,980.00
05/01/28	\$ 5,675,000.00	\$ 185,000.00	\$ 139,830.00	
11/01/28	\$ 5,490,000.00	\$ -	\$ 135,390.00	\$ 460,220.00
05/01/29	\$ 5,490,000.00	\$ 195,000.00	\$ 135,390.00	
11/01/29	\$ 5,295,000.00	\$ -	\$ 130,710.00	\$ 461,100.00
05/01/30	\$ 5,295,000.00	\$ 205,000.00	\$ 130,710.00	
11/01/30	\$ 5,090,000.00	\$ -	\$ 125,790.00	\$ 461,500.00
05/01/31	\$ 5,090,000.00	\$ 215,000.00	\$ 125,790.00	
11/01/31	\$ 4,875,000.00	\$ -	\$ 120,630.00	\$ 461,420.00
05/01/32	\$ 4,875,000.00	\$ 225,000.00	\$ 120,630.00	
11/01/32	\$ 4,650,000.00	\$ -	\$ 115,230.00	\$ 460,860.00
05/01/33	\$ 4,650,000.00	\$ 235,000.00	\$ 115,230.00	
11/01/33	\$ 4,415,000.00	\$ -	\$ 109,590.00	\$ 459,820.00
05/01/34	\$ 4,415,000.00	\$ 250,000.00	\$ 109,590.00	
11/01/34	\$ 4,165,000.00	\$ -	\$ 103,590.00	\$ 463,180.00
05/01/35	\$ 4,165,000.00	\$ 260,000.00	\$ 103,590.00	
11/01/35	\$ 3,905,000.00	\$ -	\$ 97,350.00	\$ 460,940.00
05/01/36	\$ 3,905,000.00	\$ 275,000.00	\$ 97,350.00	
11/01/36	\$ 3,630,000.00	\$ -	\$ 90,750.00	\$ 463,100.00
05/01/37	\$ 3,630,000.00	\$ 285,000.00	\$ 90,750.00	
11/01/37	\$ 3,345,000.00	\$ -	\$ 83,625.00	\$ 459,375.00
05/01/38	\$ 3,345,000.00	\$ 300,000.00	\$ 83,625.00	
11/01/38	\$ 3,045,000.00	\$ -	\$ 76,125.00	\$ 459,750.00
05/01/39	\$ 3,045,000.00	\$ 315,000.00	\$ 76,125.00	
11/01/39	\$ 2,730,000.00	\$ -	\$ 68,250.00	\$ 459,375.00
05/01/40	\$ 2,730,000.00	\$ 335,000.00	\$ 68,250.00	
11/01/40	\$ 2,395,000.00	\$ -	\$ 59,875.00	\$ 463,125.00
05/01/41	\$ 2,395,000.00	\$ 350,000.00	\$ 59,875.00	
11/01/41	\$ 2,045,000.00	\$ -	\$ 51,125.00	\$ 461,000.00
05/01/42	\$ 2,045,000.00	\$ 370,000.00	\$ 51,125.00	
11/01/42	\$ 1,675,000.00	\$ -	\$ 41,875.00	\$ 463,000.00
05/01/43	\$ 1,675,000.00	\$ 390,000.00	\$ 41,875.00	
11/01/43	\$ 1,285,000.00	\$ -	\$ 32,125.00	\$ 464,000.00
05/01/44	\$ 1,285,000.00	\$ 405,000.00	\$ 32,125.00	
11/01/44	\$ 880,000.00	\$ -	\$ 22,000.00	\$ 459,125.00
05/01/45	\$ 880,000.00	\$ 430,000.00	\$ 22,000.00	
11/01/45	\$ 450,000.00	\$ -	\$ 11,250.00	\$ 463,250.00
05/01/46	\$ 450,000.00	\$ 450,000.00	\$ 11,250.00	\$ 461,250.00
	\$ 6,490,000.00	\$ 4,740,570.00	\$ 11,230,570.00	

SECTION X

SECTION C

SECTION 1

Tapestry

Community Development District

Summary of Invoices

September 30th, 2021 through May 27th, 2022

Fund	Date	Check No.'s		Amount
General Fund	9/30/21	436 - 437	\$	6,430.00
	10/13/21	438	\$	175.00
	10/21/21	439 - 441	\$	5,674.64
	11/17/21	442 - 443	\$	12,082.91
	11/22/21	444 - 445	\$	795.00
	12/16/21	446 - 448	\$	8,510.04
	12/23/21	449	\$	595.00
	12/27/22	450	\$	430,109.05
	1/14/22	451	\$	4,187.70
	1/19/22	452	\$	116.00
	2/9/22	453 - 454	\$	4,195.00
	2/16/22	455 - 458	\$	8,993.21
	2/24/22	459	\$	3,500.00
	3/2/22	460	\$	3,930.00
	3/9/22	461	\$	3,930.00
	3/16/22	462 - 464	\$	5,686.92
	4/13/22	465 - 466	\$	6,836.47
	4/20/22	467 - 470	\$	36,678.03
	5/12/22	471 - 474	\$	9,202.91
	5/20/22	475 - 476	\$	670.00
Total			\$	552,297.88

TAP2 TAPESTRY GENERAL FUN
 BANK A TAPESTRY-GENERAL FUN

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
9/30/21	00001	9/17/21	243	202109	300-15500-10000			GOVERNMENTAL MANAGEMENT SERVICES	*	2,500.00	2,500.00 000436
				ASSESSMENT ROLL CERT FY22							
9/30/21	00013	9/15/21	OS 26377	202109	320-53800-46200			GOVERNMENTAL MANAGEMENT SERVICES	*	3,930.00	3,930.00 000437
				MTHLY LANDSCAPE MAINT-SEP							
10/13/21	00005	10/01/21	85263	202110	310-51300-54000			YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	175.00	175.00 000438
				SPECIAL DISTRICT FEE FY22							
10/21/21	00015	9/30/21	197347	202109	320-53800-46400			DEPARTMENT OF ECONOMIC OPPORTUNITY	*	595.00	595.00 000439
				POND MAINTENANCE - SEP 21							
10/21/21	00001	10/01/21	246	202110	310-51300-34000			APPLIED AQUATIC MANAGEMENT, INC.	*	3,094.33	3,094.33 000440
				MANAGEMENT FEES - OCT 21							
10/01/21	246	202110	310-51300-35200						*	54.17	54.17 000441
10/01/21	246	202110	310-51300-35100						*	83.33	83.33 000442
10/01/21	246	202110	310-51300-31300						*	291.67	291.67 000443
10/01/21	246	202110	310-51300-51000						*	.21	.21 000444
10/01/21	246	202110	310-51300-42000						*	37.84	37.84 000445
10/01/21	247	202110	320-53800-12000						*	663.08	663.08 000446
				FIELD MANAGEMENT - OCT 21							
10/21/21	00006	9/24/21	04284675	202109	310-51300-48000			GOVERNMENTAL MANAGEMENT SERVICES	*	263.75	263.75 000447
				NOT OF RULE DEV. 9/13/21							
9/24/21	04284675	202109	310-51300-48000						*	425.01	425.01 000448
9/24/21	04284675	202109	310-51300-48000						*	166.25	166.25 000449
				NOT OF MEETING DATES FY22							
11/17/21	00001	11/01/21	249	202111	310-51300-34000			ORLANDO SENTINEL	*	3,094.33	3,094.33 000450
				MANAGEMENT FEES - NOV 21							
11/01/21	249	202111	310-51300-35200						*	54.17	54.17 000451
11/01/21	249	202111	310-51300-35100						*	83.33	83.33 000452
				INFORMATION TECH - NOV 21							

TAP2 TAPESTRY MBYINGTON

22 ***
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/31/22
TAPESTRY GENERAL FUND
BANK A TAPESTRY-GENERAL FUN

RUN 5/31/22

CHECK DATE	VEND#INVOICE DATEINVOICEEXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
11/01/21	00013	249	DISSEMINATION SVCS-NOV 21	202111	310-51300	31300				*	291.67	
11/01/21		249	OFFICE SUPPLIES	202111	310-51300	51000				*	.03	
11/01/21		249	POSTAGE	202111	310-51300	42000				*	.15	
11/01/21		249	COPIES	202111	310-51300	42500				*	36.15	
11/01/21		250	FIELD MANAGEMENT - NOV 21	202111	320-53800	12000				*	663.08	
									GOVERNMENTAL MANAGEMENT SERVICES			4,222.91 000442
10/31/21	00013	OS 28628	LANDSCAPE MAINT - OCT 21	202110	320-53800	46200				*	3,930.00	
11/01/21		OS 28294	LANDSCAPE MAINT - NOV 21	202111	320-53800	46200				*	3,930.00	
									YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC			7,860.00 000443
10/31/21	00015	198090	POND MAINTENANCE - OCT 21	202110	320-53800	46400				*	595.00	
									APPLIED AQUATIC MANAGEMENT, INC.			595.00 000444
10/31/21	00006	04419814	NOTICE OF MEETING	202110	310-51300	48000				*	200.00	
									ORLANDO SENTINEL			200.00 000445
12/01/21	00001	252	MANAGEMENT FEES - DEC 21	202112	310-51300	34000				*	3,094.33	
12/01/21		252	WEBSITE MANAGEMENT-DEC 21	202112	310-51300	35200				*	54.17	
12/01/21		252	INFORMATION TECH - DEC 21	202112	310-51300	35100				*	83.33	
12/01/21		252	DISSEMINATION SVCS-DEC 21	202112	310-51300	31300				*	291.67	
12/01/21		252	OFFICE SUPPLIES	202112	310-51300	51000				*	.06	
12/01/21		252	POSTAGE	202112	310-51300	42000				*	16.40	
12/01/21		253	FIELD MANAGEMENT - DEC 21	202112	320-53800	12000				*	663.08	
									GOVERNMENTAL MANAGEMENT SERVICES			4,203.04 000446
11/12/21	00004	126173	GEN.COUNSEL/MTHLY.MEETING	202111	310-51300	31500				*	377.00	
									HOPPING GREEN & SAMS			377.00 000447
									TAP2 TAPESTRY			
									MBYINGTON			

*** CHECK DATES 09/30/2021 - 05/27/2022 *** 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 #
12/16/21	00013	12/01/21	OS 29435	202112	320	53800	-46200		LANDSCAPE MAINT - DEC 21	*	3,930.00	
12/23/21	00015	11/30/21	198751	202111	320	53800	-46400		YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	595.00	3,930.00 000448
12/27/21	00012	12/27/21	12272021	202112	300	20700	-10200		APPLIED AQUATIC MANAGEMENT, INC.	*	430,109.05	595.00 000449
1/14/22	00001	1/01/22	254	202201	310	51300	-34000		TAPESTRY CDD C/O REGIONS BANK	*	3,094.33	430,109.05 000450
1/01/22	254	202201	310-51300-35200						MANAGEMENT FEES - JAN 22	*	54.17	
1/01/22	254	202201	310-51300-35200						WEBSITE MANAGEMENT-JAN 22	*	83.33	
1/01/22	254	202201	310-51300-35100						INFORMATION TECH - JAN 22	*	291.67	
1/01/22	254	202201	310-51300-31300						DISSEMINATION SVCS-JAN 22	*	.06	
1/01/22	254	202201	310-51300-51000						OFFICE SUPPLIES	*	1.06	
1/01/22	254	202201	310-51300-42000						POSTAGE	*	663.08	
1/01/22	255	202201	320-53800-12000						FIELD MANAGEMENT - JAN 22	*		
1/19/22	00018	1/14/22	2979682	202112	310	51300	-31500		GOVERNMENTAL MANAGEMENT SERVICES	*	116.00	4,187.70 000451
2/09/22	00015	1/31/22	200144	202201	320	53800	-46400		KUTAK ROCK LLP	*	595.00	116.00 000452
2/09/22	00010	2/01/22	21892	202202	310	51300	-32200		APPLIED AQUATIC MANAGEMENT, INC.	*	3,600.00	595.00 000453
2/16/22	00015	12/31/21	199465	202112	320	53800	-46400		GRAU AND ASSOCIATES	*	595.00	3,600.00 000454
2/16/22	00001	2/01/22	257	202202	310	51300	-34000		APPLIED AQUATIC MANAGEMENT, INC.	*	3,094.33	595.00 000455

TAPESTRY GENERAL FUND
 BANK A TAPESTRY-GENERAL FUN

CHECK DATE	VEND#INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
2/01/22	257	202202 310-51300-35200	2/01/22	257	202202	310	51300	35200		WEBSITE MANAGEMENT-FEB 22	*	54.17	
2/01/22	257	202202 310-51300-35100	2/01/22	257	202202	310	51300	35100		INFORMATION TECH - FEB 22	*	83.33	
2/01/22	257	202202 310-51300-31300	2/01/22	257	202202	310	51300	31300		DISSEMINATION SVCS-FEB 22	*	291.67	
2/01/22	257	202202 310-51300-51000	2/01/22	257	202202	310	51300	51000		OFFICE SUPPLIES	*	.09	
2/01/22	257	202202 310-51300-42000	2/01/22	257	202202	310	51300	42000		POSTAGE	*	20.54	
2/01/22	258	202202 320-53800-12000	2/01/22	258	202202	320	53800	12000		FIELD MANAGEMENT - FEB 22	*	663.08	
2/16/22	00018	2/09/22 3008075 202201 310-51300-31500	2/16/22	00018	2/09/22	3008075	202201	310-51300-31500		GOVERNMENTAL MANAGEMENT SERVICES	*	261.00	4,207.21 000456
2/16/22	00013	1/01/22 OS 30977 202201 320-53800-46200	2/16/22	00013	1/01/22	OS 30977	202201	320-53800-46200		KUTAK ROCK LLP	*	3,930.00	261.00 000457
2/24/22	00014	2/18/22 100418 202202 310-51300-32300	2/24/22	00014	2/18/22	100418	202202	310-51300-32300		YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	3,500.00	3,930.00 000458
3/02/22	00013	2/15/22 OS 32954 202202 320-53800-46200	3/02/22	00013	2/15/22	OS 32954	202202	320-53800-46200		REGIONS	*	3,930.00	3,500.00 000459
3/09/22	00013	3/01/22 OS 33136 202203 320-53800-46200	3/09/22	00013	3/01/22	OS 33136	202203	320-53800-46200		YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	3,930.00	3,930.00 000460
3/16/22	00015	2/28/22 200853 202202 320-53800-46400	3/16/22	00015	2/28/22	200853	202202	320-53800-46400		YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	595.00	3,930.00 000461
3/16/22	00001	2/28/22 263 202201 320-53800-46400	3/16/22	00001	2/28/22	263	202201	320-53800-46400		APPLIED AQUATIC MANAGEMENT, INC.	*	320.00	595.00 000462
3/01/22	261	202203 310-51300-34000	3/01/22	261	202203	310	51300	34000		POND TRASH CLEAN UP	*	3,094.33	
3/01/22	261	202203 310-51300-35200	3/01/22	261	202203	310	51300	35200		MANAGEMENT FEES - MAR 22	*	54.17	
3/01/22	261	202203 310-51300-35100	3/01/22	261	202203	310	51300	35100		WEBSITE MANAGEMENT-MAR 22	*	83.33	
3/01/22	261	202203 310-51300-35100	3/01/22	261	202203	310	51300	35100		INFORMATION TECH - MAR 22	*		

MBYINGTON

TAP2 TAPESTRY

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT #
3/01/22	261	202203	310	51300	31300				*	291.67	
3/01/22	261	DISSEMINATION SVCS-MAR 22							*	.36	
3/01/22	261	OFFICE SUPPLIES							*	15.28	
3/01/22	261	POSTAGE							*	4.20	
3/01/22	261	COPIES							*	663.08	
3/01/22	262	FIELD MANAGEMENT - MAR 22							*		
3/16/22	00018	3021990	202202	310	51300	31500		GOVERNMENTAL MANAGEMENT SERVICES	*	565.50	4,526.42 000463
4/01/22	00001	202204	310	51300	34000			KUTAK ROCK LLP	*	3,094.33	565.50 000464
4/01/22	264	MANAGEMENT FEES - APR 22							*	54.17	
4/01/22	264	WEBSITE MANAGEMENT-APR 22							*	83.33	
4/01/22	264	INFORMATION TECH - APR 22							*	291.67	
4/01/22	264	DISSEMINATION SVCS-APR 22							*	.12	
4/01/22	264	OFFICE SUPPLIES							*	40.02	
4/01/22	264	POSTAGE							*	.75	
4/01/22	265	COPIES							*	663.08	
4/01/22	265	FIELD MANAGEMENT - APR 22							*		
4/13/22	00018	3036075	202203	310	51300	31500		GOVERNMENTAL MANAGEMENT SERVICES	*	2,609.00	4,227.47 000465
4/20/22	00015	201570	202203	320	53800	46400		KUTAK ROCK LLP	*	595.00	2,609.00 000466
4/20/22	00009	5283045	202203	310	51300	31100		APPLIED AQUATIC MANAGEMENT, INC.	*	234.85	595.00 000467
4/20/22	00009	GENERAL ENGINEER - MAR 22						HANSON, WALTER & ASSOCIATES, INC.	*		234.85 000468

TAP2 TAPESTRY MBYINGTON

AP300R

AP300R
*** CHECK DATES 09/30/2021 - 05/27/2022 ***
YEAR-

RUN 5/31/22

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
222 *** TAPESTRY GENERAL FUND
BANK A TAPESTRY-GENERAL FUN

**TAPESTRY GENERAL FUND
BANK A TAPESTRY-GENERAL FUN**

TAFELSKI GENERAL FUND
BANK A TAPESTRY-GENERAL FUN

CHECK DATE	VEND#INVOICE DATEINVOICEEXPENSED TO.....	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK....#
4/20/22	00013	4/01/22	OS 34474	202204 LANDSCAPE MAINT - APR 22	320		53800	46200		YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	3,930.00	000469
4/20/22	00012	4/20/22	04202022	202204 ASSESSMENT TXFER - S2016	300		20700	10200		TAPESTRY CDD C/O REGIONS BANK	*	31,918.18	000470
5/12/22	00015	4/30/22	202304	202204 POND MAINTENANCE - APR 22	320		53800	46400		APPLIED AQUATIC MANAGEMENT, INC.	*	595.00	000471
5/12/22	00001	5/01/22	267	202205 MANAGEMENT FEES - MAY 22	310		51300	34000			*	3,094.33	
		5/01/22	267	202205 WEBSITE MANAGEMENT-MAY 22	310		51300	35200			*	54.17	
		5/01/22	267	202205 INFORMATION TECH - MAY 22	310		51300	35100			*	83.33	
		5/01/22	267	202205 DISSEMINATION SVCS-MAY 22	310		51300	31300			*	291.67	
		5/01/22	267	202205 OFFICE SUPPLIES	310		51300	51000			*	.33	
		5/01/22	267	202205 POSTAGE	310		51300	42000			*	5.20	
		5/01/22	267	202205 COPIES	310		51300	42500			*	2.55	
		5/01/22	268	202205 FIELD MANAGEMENT - MAY 22	320		53800	12000			*	663.08	
5/12/22	00011	3/08/22	2018542	202203 2021 TAX ROLL YEAR	310		51300	49100		GOVERNMENTAL MANAGEMENT SERVICES	*	483.25	000472
5/12/22	00013	5/01/22	OS 35776	202205 LANDSCAPE MAINT - MAY 22	320		53800	46200		OSCEOLA COUNTY PROPERTY APPRAISER	*	3,930.00	000473
5/20/22	00016	5/11/22	6066-05	202205 ARBITRAGE SER. 2016	310		51300	31200		YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	450.00	000474
5/20/22	00009	5/10/22	5283470	202204 GEN.ENG.-STORMWATER NEEDS	310		51300	31100		AMTEC	*	220.00	000475
										HANSON, WALTER & ASSOCIATES, INC.		220.00	000476

AP300R
*** CHECK DATES 09/30/2021 - 05/27/2022 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/31/22 PAGE 7

TAPESTRY GENERAL FUND
BANK A TAPESTRY-GENERAL FUN

CHECK DATE	VEND#INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
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TOTAL FOR REGISTER 552,297.88

TAP2 TAPESTRY MBYINGTON

SECTION 2



Tapestry
Community Development District

Unaudited Financial Reporting
April 30, 2022



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1	<u>Balance Sheet</u>
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3	<u>Debt Service Fund</u>
4	<u>Month to Month</u>
5	<u>Long Term Debt Summary</u>
6	<u>Assessment Receipt Schedule</u>

Tapestry
Community Development District
Combined Balance Sheet
April 30, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash	\$ 941,567	\$ -	\$ 941,567
<u>Investments</u>			
Series 2016			
Reserve	\$ -	\$ 464,024	\$ 464,024
Revenue	\$ -	\$ 184,016	\$ 184,016
Interest	\$ -	\$ 160,725	\$ 160,725
Principal	\$ -	\$ 145,000	\$ 145,000
Redemption	\$ -	\$ 23	\$ 23
Total Assets	\$ 941,567	\$ 953,789	\$ 1,895,356
Liabilities:			
Accounts Payable	\$ 1,298	\$ -	\$ 1,298
Total Liabilities	\$ 1,298	\$ -	\$ 1,298
Fund Balances:			
Restricted for:			
Debt Service Series 2016	\$ -	\$ 953,789	\$ 953,789
Unassigned	\$ 940,269	\$ -	\$ 940,269
Total Fund Balances	\$ 940,269	\$ 953,789	\$ 1,894,058
Total Liabilities & Fund Balance	\$ 941,567	\$ 953,789	\$ 1,895,356

Tapestry
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted Budget	Prorated Budget Thru 04/30/22	Actual Thru 04/30/22	Variance
Revenues				
Non-Ad Valorem Assessments	\$ 203,354	\$ 200,402	\$ 200,402	\$ -
Interest	\$ -	\$ -	\$ 57	\$ 57
Total Revenues	\$ 203,354	\$ 200,402	\$ 200,459	\$ 57
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 4,000	\$ 800	\$ 400	\$ 400
FICA Expense	\$ 153	\$ 31	\$ 15	\$ 15
Engineering	\$ 10,000	\$ 5,833	\$ 455	\$ 5,378
Attorney	\$ 20,000	\$ 11,667	\$ 3,929	\$ 7,738
Annual Audit	\$ 3,600	\$ 3,600	\$ 3,600	\$ -
Assessment Administration	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 3,500	\$ 2,042	\$ 2,042	\$ (0)
Trustee Fees	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
Management Fees	\$ 37,132	\$ 21,660	\$ 21,660	\$ (0)
Information Technology	\$ 1,000	\$ 583	\$ 583	\$ 0
Website Administration	\$ 650	\$ 379	\$ 379	\$ (0)
Telephone	\$ 300	\$ 175	\$ -	\$ 175
Postage	\$ 800	\$ 467	\$ 131	\$ 335
Insurance	\$ 6,808	\$ 6,808	\$ 6,405	\$ 403
Printing & Binding	\$ 1,000	\$ 583	\$ 41	\$ 542
Legal Advertising	\$ 2,500	\$ 1,458	\$ 200	\$ 1,258
Other Current Charges	\$ 1,000	\$ 1,000	\$ 1,122	\$ (122)
Office Supplies	\$ 500	\$ 292	\$ 1	\$ 291
Property Appraiser	\$ 300	\$ 300	\$ 483	\$ (183)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 99,868	\$ 63,853	\$ 47,621	\$ 16,231
<u>Operations and Maintenance Expenses</u>				
Field Expenses				
Field Management	\$ 7,957	\$ 4,641	\$ 4,642	\$ (0)
Property Insurance	\$ 4,500	\$ 4,500	\$ -	\$ 4,500
Landscape Maintenance	\$ 47,160	\$ 27,510	\$ 27,510	\$ -
Landscape Contingency	\$ 5,490	\$ 3,203	\$ -	\$ 3,203
Lake Maintenance	\$ 7,354	\$ 4,290	\$ 4,165	\$ 125
Stormwater Maintenance	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Wetland Maintenance	\$ 4,600	\$ 2,683	\$ -	\$ 2,683
Plant Replacement	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Contingency	\$ 11,426	\$ 6,665	\$ 320	\$ 6,345
Total Operations and Maintenance Expenses	\$ 103,487	\$ 62,242	\$ 36,637	\$ 25,606
Total Expenditures	\$ 203,354	\$ 126,095	\$ 84,258	\$ 41,837
Excess Revenues (Expenditures)	\$ -		\$ 116,201	
Fund Balance - Beginning	\$ -		\$ 824,068	
Fund Balance - Ending	\$ -		\$ 940,269	

Tapestry
Community Development District
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted Budget	Prorated Budget Thru 04/30/22	Actual Thru 04/30/22	Variance
Revenues				
Special Assessments	\$ 464,000	\$ 458,623	\$ 458,623	\$ -
Interest	\$ -	\$ -	\$ 86	\$ 86
Total Revenues	\$ 464,000	\$ 458,623	\$ 458,710	\$ 86
Expenditures:				
<i>General & Administrative:</i>				
Interest Payment - 11/1	\$ 160,725	\$ 160,725	\$ 160,725	\$ -
Principal Payment - 5/1	\$ 145,000	\$ -	\$ -	\$ -
Interest Payment - 5/1	\$ 160,725	\$ -	\$ -	\$ -
Total Expenditures	\$ 466,450	\$ 160,725	\$ 160,725	\$ -
Excess Revenues (Expenditures)	\$ (2,450)		\$ 297,985	
Fund Balance - Beginning	\$ 188,400		\$ 655,804	
Fund Balance - Ending	\$ 185,950		\$ 953,789	

Tapestry

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Non-Ad Valorem Assessments	\$ -	\$ 17,416	\$ 169,039	\$ 4,602	\$ 4,578	\$ 1,750	\$ 3,017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,402
Interest	\$ 7	\$ 7	\$ 10	\$ 8	\$ 8	\$ 8	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57
Total Revenues	\$ 7	\$ 17,423	\$ 169,049	\$ 4,610	\$ 4,585	\$ 1,759	\$ 3,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,459
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
FICA Expense	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455
Attorney	\$ -	\$ 377	\$ 116	\$ 261	\$ 566	\$ 2,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,929
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Assessment Administration	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,042
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Management Fees	\$ 3,094	\$ 3,094	\$ 3,094	\$ 3,094	\$ 3,094	\$ 3,094	\$ 3,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,660
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 583
Website Administration	\$ 54	\$ 54	\$ 54	\$ 54	\$ 54	\$ 54	\$ 54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 38	\$ 0	\$ 16	\$ 1	\$ 21	\$ 15	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131
Insurance	\$ 6,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,405
Printing & Binding	\$ -	\$ 36	\$ -	\$ -	\$ -	\$ 4	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41
Legal Advertising	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Other Current Charges	\$ 158	\$ 153	\$ 153	\$ 165	\$ 153	\$ 168	\$ 171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,322
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 483
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 13,415	\$ 4,090	\$ 3,809	\$ 3,950	\$ 11,362	\$ 7,039	\$ 3,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,621
Operations and Maintenance Expenses													
Field Expenses													
Field Management	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,642
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 3,930	\$ 3,930	\$ 3,930	\$ 3,930	\$ 3,930	\$ 3,930	\$ 3,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,510
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 595	\$ 595	\$ 595	\$ 595	\$ 595	\$ 595	\$ 595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,165
Stormwater Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ 320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320
Total Operations and Maintenance Expenses	\$ 5,188	\$ 5,188	\$ 5,188	\$ 5,508	\$ 5,188	\$ 5,188	\$ 5,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,637
Total Expenditures	\$ 18,603	\$ 9,278	\$ 8,997	\$ 9,458	\$ 16,550	\$ 12,227	\$ 9,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,258
Excess Revenues (Expenditures)	\$ (18,596)	\$ 8,145	\$ 160,052	\$ (4,848)	\$ (11,965)	\$ (10,468)	\$ (6,119)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,201

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	\$464,024	
BONDS OUTSTANDING - 4/1/16		\$7,285,000
LESS: MAY 1, 2017 (MANDATORY)		(\$120,000)
LESS: MAY 1, 2018 (MANDATORY)		(\$125,000)
LESS: MAY 1, 2019 (MANDATORY)		(\$130,000)
LESS: MAY 1, 2020 (MANDATORY)		(\$135,000)
LESS: MAY 1, 2021 (MANDATORY)		(\$140,000)
CURRENT BONDS OUTSTANDING		\$6,635,000

Tapestry

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2022

Gross Assessments	\$ 216,289.84	\$ 494,982.63	\$ 711,272.47
Net Assessments	\$ 203,312.45	\$ 465,283.67	\$ 668,596.12
	30.41%	69.59%	100.00%

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2016	
								Debt Service	Total
11/22/21	ACH	\$57,206.68	(\$1,144.15)	(\$2,242.56)	\$0.00	\$53,819.97	\$16,366.04	\$37,453.93	\$53,819.97
11/26/21	ACH	\$3,699.72	(\$74.03)	(\$172.46)	\$0.00	\$3,453.23	\$1,050.09	\$2,403.14	\$3,453.23
12/08/21	ACH	\$560,165.67	(\$11,203.13)	(\$21,959.97)	\$0.00	\$527,002.57	\$160,255.47	\$366,747.10	\$527,002.57
12/09/21	ACH	\$331.97	(\$6.64)	(\$4.88)	\$0.00	\$320.45	\$07.45	\$223.00	\$320.45
12/22/21	ACH	\$30,248.47	(\$604.93)	(\$1,079.55)	\$0.00	\$28,563.99	\$8,685.98	\$19,878.01	\$28,563.99
01/10/22	ACH	\$13,843.25	(\$276.85)	(\$407.02)	\$0.00	\$13,159.38	\$4,001.62	\$9,157.76	\$13,159.38
01/10/22	ACH	\$2,065.81	(\$41.32)	(\$49.99)	\$0.00	\$1,974.50	\$600.42	\$1,374.08	\$1,974.50
02/10/22	ACH	\$779.56	(\$15.59)	(\$5.64)	\$0.00	\$758.33	\$230.60	\$527.73	\$758.33
02/10/22	ACH	\$14,941.27	(\$298.80)	(\$346.70)	\$0.00	\$14,295.77	\$4,347.18	\$9,948.59	\$14,295.77
03/10/22	ACH	\$5,933.12	(\$118.67)	(\$58.15)	\$0.00	\$5,756.30	\$1,750.43	\$4,005.87	\$5,756.30
04/08/22	ACH	\$1,699.58	(\$33.99)	\$0.00	\$0.00	\$1,665.59	\$506.49	\$1,159.10	\$1,665.59
04/08/22	ACH	\$8,423.92	(\$168.48)	\$0.00	\$0.00	\$8,255.44	\$2,510.39	\$5,745.05	\$8,255.44
TOTAL		\$ 699,339.02	\$ (13,986.58)	\$ (26,326.92)	\$ -	\$ 659,025.52	\$ 200,402.16	\$ 458,623.36	\$ 659,025.52

Net Percent Collected	
\$ 9,570.60	Balance Remaining to Collect

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 26, 2022

Ms. Stacie Vanderbilt
Recording Secretary
Tapestry Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Tapestry Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter of April 15, 2022, requesting confirmation of the number of registered voters within the Tapestry Community Development District as of April 15, 2022.

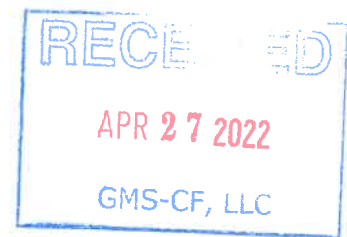
The number of registered voters within the Tapestry CDD is 1,271 as of April 15, 2022.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in cursive script that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections



Vote
Osceola

SECTION 4

2022 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, June 13, 2022 to Noon, June 17, 2022

(Dates are subject to change)

Special District Candidates who WILL NOT incur election expenses or contributions will do the following:

1. Present the items listed below during the qualifying period
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions.

Special District Candidates who WILL incur election expenses or contributions must do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes, and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions

Candidates Paying the Qualifying Fee:

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

Candidates Qualifying by Petition Method:

Special district candidates need to 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **noon, May 16, 2022.**

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.

SECTION 5

REBATE REPORT

\$7,285,000

Tapestry Community Development District

(City of Kissimmee, Florida)

Special Assessment Revenue Bonds,

Series 2016

Dated: April 18, 2016

Delivered: April 18, 2016

Rebate Report to the Computation Date

May 1, 2025

Reflecting Activity Through

April 30, 2022



AMTEC

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Yield Restriction Calculation Detail Report – Project Fund	18



AMTEC

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May 11, 2022

Tapestry Community Development District
c/o Ms. Indhira Araujo
Governmental Management Services-CF, LLC
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

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

Dear Ms. Araujo:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Tapestry Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebatable Arbitrage and Yield Reduction Liability as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage and Yield Reduction Liability based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage and Yield Reduction Liability.

We have scheduled the next Report as of April 30, 2023. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Caitlyn C. McGovern
Analyst

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the May 1, 2025 Computation Date
Reflecting Activity from April 18, 2016 through April 30, 2022

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Fund	0.351460%	21,979.81	(419,583.24)
Capitalized Interest Fund	0.257105%	255.29	(6,893.17)
Debt Service Reserve Fund	0.850212%	23,756.86	(148,692.47)
Cost of Issuance Fund	0.405522%	39.20	(636.00)
Totals	0.501376%	\$46,031.16	\$(575,804.88)
Bond Yield	4.866432%		
Rebate Computation Credits			(14,081.39)
Net Rebatable Arbitrage			\$(589,886.27)

SUMMARY OF YIELD RESTRICTION COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the May 1, 2025 Computation Date
Reflecting Activity from April 18, 2019 through April 30, 2022

Fund Description	Taxable Inv Yield	Yield Reduction Liability
Project Fund	0.970239%	(1,502.45)
Totals	0.970239%	\$(1,502.45)
Bond Yield (+0.125%) *	4.991432%	

* Pursuant to the Treasury Regulations Section 1.148-2(d)(2), for yield restriction purposes, the Bond Yield is adjusted upwardly by 0.125% for funds not held in a refunding escrow or allocable to replacement proceeds.

Based upon our computations, no rebate or yield reduction liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage and Yield Reduction Liability, investment activity is reflected from April 18, 2016, the date of the closing, through April 30, 2022, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of May 1, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 18, 2016 and April 30, 2022, the District made periodic payments into the Principal and Interest Accounts that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Principal and Interest Accounts and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

May 1, 2025.

7. Computation Period

The period beginning on April 18, 2016, the date of the closing, and ending on April 30, 2022.

8. Temporary Period

The period ending three years from the date of the closing during which time arbitrage profits and losses may be blended.

9. Yield Reduction Period

The period subsequent to the Temporary Period that proceeds are yield restricted to the yield on the Bonds, plus 0.125%.

10. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on May 1st, the day in the calendar year that was selected by the Issuer, or the final redemption date of the Bonds.

11. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

12. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

13. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

14. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

15. Yield Reduction Liability

The Rebatable Arbitrage accumulated after the Temporary Period, at the bond yield plus 0.125%.

16. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and Regions Bank, Trustee, as follows:

Fund / Account	Account Number
Project	3380007300
Capitalized Interest	3380007319
Debt Service Reserve	3380007284
Cost of Issuance	3380007293
Revenue	3380007328
Principal	3380007337
Prepayment	3380008684
Interest	3380007346

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of April 30, 2022, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 1, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 1, 2025, is the Rebatable Arbitrage.

\$7,285,000
Tapestry Community Development District
(City of Kissimmee, Florida)
Special Assessment Revenue Bonds,
Series 2016
Delivered: April 18, 2016

Sources of Funds

Par Amount	\$7,285,000.00
Total	\$7,285,000.00

Uses of Funds

Project Fund	\$6,318,334.97
Capitalized Interest Fund	184,965.03
Debt Service Reserve Fund	464,000.00
Costs of Issuance Account	172,000.00
Underwriter's Discount	145,700.00
Total	\$7,285,000.00

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 04/18/2016 @ 4.8664316883%
11/01/2016	184,965.03	180,258.09
05/01/2017	292,506.25	278,291.20
11/01/2017	170,331.25	158,204.14
05/01/2018	295,331.25	267,788.62
11/01/2018	168,065.63	148,771.87
05/01/2019	298,065.63	257,580.51
11/01/2019	165,709.38	139,800.07
05/01/2020	300,709.38	247,666.04
11/01/2020	163,262.50	131,269.89
05/01/2021	303,262.50	238,043.64
11/01/2021	160,725.00	123,163.07
05/01/2022	305,725.00	228,711.08
11/01/2022	157,643.75	115,130.98
05/01/2023	307,643.75	219,342.47
11/01/2023	154,456.25	107,507.64
05/01/2024	309,456.25	210,277.25
11/01/2024	151,162.50	100,275.83
05/01/2025	311,162.50	201,510.95
11/01/2025	147,762.50	93,418.92
05/01/2026	317,762.50	196,124.77
11/01/2026	144,150.00	86,856.76
05/01/2027	324,150.00	190,675.20
11/01/2027	139,830.00	80,298.55
05/01/2028	324,830.00	182,105.35
11/01/2028	135,390.00	74,099.00
05/01/2029	330,390.00	176,527.29
11/01/2029	130,710.00	68,179.37
05/01/2030	335,710.00	170,949.41
11/01/2030	125,790.00	62,532.91
05/01/2031	340,790.00	165,389.74
11/01/2031	120,630.00	57,152.63
05/01/2032	345,630.00	159,864.32
11/01/2032	115,230.00	52,031.32
05/01/2033	350,230.00	154,387.39
11/01/2033	109,590.00	47,161.61
05/01/2034	359,590.00	151,072.17
11/01/2034	103,590.00	42,486.79
05/01/2035	363,590.00	145,581.84
11/01/2035	97,350.00	38,053.13
05/01/2036	372,350.00	142,090.49
11/01/2036	90,750.00	33,808.00
05/01/2037	375,750.00	136,656.73
11/01/2037	83,625.00	29,691.17
05/01/2038	383,625.00	132,971.12
11/01/2038	76,125.00	25,759.47
05/01/2039	391,125.00	129,206.50
11/01/2039	68,250.00	22,010.54
05/01/2040	403,250.00	126,958.44
11/01/2040	59,875.00	18,403.14
05/01/2041	409,875.00	122,986.37
11/01/2041	51,125.00	14,976.08
05/01/2042	421,125.00	120,430.08
11/01/2042	41,875.00	11,690.63
05/01/2043	431,875.00	117,706.49
11/01/2043	32,125.00	8,547.61
05/01/2044	437,125.00	113,544.57

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value
		to 04/18/2016 @ 4.8664316883%
11/01/2044	22,000.00	5,578.82
05/01/2045	452,000.00	111,896.77
11/01/2045	11,250.00	2,718.88
05/01/2046	461,250.00	108,826.30
	14,039,228.80	7,285,000.00

Proceeds Summary

Delivery date	04/18/2016
Par Value	7,285,000.00
Target for yield calculation	7,285,000.00

BOND DEBT SERVICE

\$7,285,000

Tapestry Community Development District
 (City of Kissimmee, Florida)
 Special Assessment Revenue Bonds,
 Series 2016

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
04/18/2016				
11/01/2016		184,965.03	184,965.03	
05/01/2017	120,000	172,506.25	292,506.25	477,471.28
11/01/2017		170,331.25	170,331.25	
05/01/2018	125,000	170,331.25	295,331.25	465,662.50
11/01/2018		168,065.63	168,065.63	
05/01/2019	130,000	168,065.63	298,065.63	466,131.26
11/01/2019		165,709.38	165,709.38	
05/01/2020	135,000	165,709.38	300,709.38	466,418.76
11/01/2020		163,262.50	163,262.50	
05/01/2021	140,000	163,262.50	303,262.50	466,525.00
11/01/2021		160,725.00	160,725.00	
05/01/2022	145,000	160,725.00	305,725.00	466,450.00
11/01/2022		157,643.75	157,643.75	
05/01/2023	150,000	157,643.75	307,643.75	465,287.50
11/01/2023		154,456.25	154,456.25	
05/01/2024	155,000	154,456.25	309,456.25	463,912.50
11/01/2024		151,162.50	151,162.50	
05/01/2025	160,000	151,162.50	311,162.50	462,325.00
11/01/2025		147,762.50	147,762.50	
05/01/2026	170,000	147,762.50	317,762.50	465,525.00
11/01/2026		144,150.00	144,150.00	
05/01/2027	180,000	144,150.00	324,150.00	468,300.00
11/01/2027		139,830.00	139,830.00	
05/01/2028	185,000	139,830.00	324,830.00	464,660.00
11/01/2028		135,390.00	135,390.00	
05/01/2029	195,000	135,390.00	330,390.00	465,780.00
11/01/2029		130,710.00	130,710.00	
05/01/2030	205,000	130,710.00	335,710.00	466,420.00
11/01/2030		125,790.00	125,790.00	
05/01/2031	215,000	125,790.00	340,790.00	466,580.00
11/01/2031		120,630.00	120,630.00	
05/01/2032	225,000	120,630.00	345,630.00	466,260.00
11/01/2032		115,230.00	115,230.00	
05/01/2033	235,000	115,230.00	350,230.00	465,460.00
11/01/2033		109,590.00	109,590.00	
05/01/2034	250,000	109,590.00	359,590.00	469,180.00
11/01/2034		103,590.00	103,590.00	
05/01/2035	260,000	103,590.00	363,590.00	467,180.00
11/01/2035		97,350.00	97,350.00	
05/01/2036	275,000	97,350.00	372,350.00	469,700.00
11/01/2036		90,750.00	90,750.00	
05/01/2037	285,000	90,750.00	375,750.00	466,500.00
11/01/2037		83,625.00	83,625.00	
05/01/2038	300,000	83,625.00	383,625.00	467,250.00
11/01/2038		76,125.00	76,125.00	
05/01/2039	315,000	76,125.00	391,125.00	467,250.00
11/01/2039		68,250.00	68,250.00	
05/01/2040	335,000	68,250.00	403,250.00	471,500.00
11/01/2040		59,875.00	59,875.00	
05/01/2041	350,000	59,875.00	409,875.00	469,750.00
11/01/2041		51,125.00	51,125.00	
05/01/2042	370,000	51,125.00	421,125.00	472,250.00
11/01/2042		41,875.00	41,875.00	
05/01/2043	390,000	41,875.00	431,875.00	473,750.00
11/01/2043		32,125.00	32,125.00	
05/01/2044	405,000	32,125.00	437,125.00	469,250.00

BOND DEBT SERVICE**\$7,285,000**

**Tapestry Community Development District
(City of Kissimmee, Florida)
Special Assessment Revenue Bonds,
Series 2016**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
11/01/2044		22,000.00	22,000.00	
05/01/2045	430,000	22,000.00	452,000.00	474,000.00
11/01/2045		11,250.00	11,250.00	
05/01/2046	450,000	11,250.00	461,250.00	472,500.00
	7,285,000	6,754,228.80	14,039,228.80	14,039,228.80

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.866432%)
04/18/16	Beg Bal	-6,318,334.97	-9,756,436.86
08/05/16		2,182.95	3,322.97
09/07/16		1,233.13	1,869.11
11/07/16		497.00	747.31
01/26/17		1,409.50	2,097.14
01/26/17		1,398.50	2,080.78
01/26/17		4,893.60	7,281.01
02/21/17		4,307,563.04	6,387,705.34
04/28/17		3,500.00	5,143.93
07/31/17		2,013,072.16	2,922,468.66
08/01/17		2,642.11	3,835.16
08/01/17		475.43	690.11
08/22/17		961.25	1,391.40
01/29/18		-475.43	-673.90
02/02/18		-4,289.06	-6,077.09
03/06/18		2,783.50	3,926.02
04/13/18		475.43	667.27
05/01/18		-5,284.82	-7,399.49
10/24/18		-3,869.25	-5,293.75
04/30/19		-4,908.26	-6,550.51
10/29/19		-5,269.09	-6,865.95
11/01/19		3,500.00	4,559.50
02/28/20		1,036.50	1,329.33
04/15/20		-3,803.90	-4,848.03
09/15/20		1,463.50	1,828.22
10/14/20		-500.64	-622.99
12/10/20		19,627.26	24,241.79
04/15/21		-23.01	-27.95
06/02/21		23.38	28.22

05/01/25	TOTALS:	21,979.81	-419,583.24

ISSUE DATE:	04/18/16	REBATABLE ARBITRAGE:	-419,583.24
COMP DATE:	05/01/25	NET INCOME:	21,979.81
BOND YIELD:	4.866432%	TAX INV YIELD:	0.351460%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.866432%)
04/18/16	Beg Bal	-184,965.03	-285,613.16
11/01/16		184,965.04	278,344.97
05/01/17		255.16	374.86
02/02/18		0.12	0.17

05/01/25	TOTALS:	255.29	-6,893.17

ISSUE DATE:	04/18/16	REBATABLE ARBITRAGE:	-6,893.17
COMP DATE:	05/01/25	NET INCOME:	255.29
BOND YIELD:	4.866432%	TAX INV YIELD:	0.257105%

\$7,285,000
Tapestry Community Development District
(City of Kissimmee, Florida)
Special Assessment Revenue Bonds,
Series 2016
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.866432%)
04/18/16	Beg Bal	-464,000.00	-716,484.13
05/01/18		5,284.82	7,399.49
10/24/18		3,869.25	5,293.75
04/30/19		4,908.26	6,550.51
10/29/19		5,269.09	6,865.95
04/15/20		3,803.90	4,848.03
10/14/20		500.64	622.99
04/15/21		23.01	27.95
10/22/21		23.38	27.70
04/20/22		27.64	31.98
04/30/22	Bal	464,023.82	536,096.69
04/30/22	Acc	23.05	26.63

05/01/25	TOTALS:	23,756.86	-148,692.47

ISSUE DATE:	04/18/16	REBATABLE ARBITRAGE:	-148,692.47
COMP DATE:	05/01/25	NET INCOME:	23,756.86
BOND YIELD:	4.866432%	TAX INV YIELD:	0.850212%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.866432%)
04/18/16	Beg Bal	-172,000.00	-265,593.25
04/18/16		5,000.00	7,720.73
04/18/16		27,500.00	42,464.04
04/18/16		35,000.00	54,045.14
04/18/16		45,000.00	69,486.61
04/19/16		5,000.00	7,719.70
04/27/16		1,250.00	1,927.86
04/29/16		5,000.00	7,709.40
05/03/16		44,000.00	67,806.48
02/02/18		4,289.06	6,077.09
10/24/18		0.14	0.19

05/01/25	TOTALS:	39.20	-636.00

ISSUE DATE:	04/18/16	REBATABLE ARBITRAGE:	-636.00
COMP DATE:	05/01/25	NET INCOME:	39.20
BOND YIELD:	4.866432%	TAX INV YIELD:	0.405522%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.866432%)
05/01/16		-1,650.00	-2,543.42
05/01/17		-1,670.00	-2,453.41
05/01/18		-1,700.00	-2,380.24
05/01/19		-1,730.00	-2,308.53
05/01/20		-1,760.00	-2,238.31
05/01/21		-1,780.00	-2,157.48

05/01/25	TOTALS:	-10,290.00	-14,081.39

ISSUE DATE: 04/18/16 REBATABLE ARBITRAGE: -14,081.39
COMP DATE: 05/01/25
BOND YIELD: 4.866432%

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

YIELD RESTRICTION CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.991432%)
04/18/19	Balance	-10,861.32	-14,625.96
04/30/19		-4,908.26	-6,598.66
10/29/19		-5,269.09	-6,912.22
11/01/19		3,500.00	4,590.19
02/28/20		1,036.50	1,337.75
04/15/20		-3,803.90	-4,877.96
09/15/20		1,463.50	1,838.57
10/14/20		-500.64	-626.45
12/10/20		19,627.26	24,372.02
04/15/21		-23.01	-28.09
06/02/21		23.38	28.36

05/01/25	TOTALS:	284.42	-1,502.45

ISSUE DATE:	04/18/16	YIELD REDUCTION AMT:	-1,502.45
COMP DATE:	05/01/25	NET INCOME:	284.42
BOND YIELD:	4.991432%	TAX INV YIELD:	0.970239%