

*Tapestry Community
Development District*

Agenda

August 11, 2023

AGENDA

Tapestry

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

August 4, 2023

**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 **Friday, August 11, 2023 at 11:00 AM** at the **Hart Memorial Central Library, 211 E. Dakin Avenue, Roseada Room, Kissimmee, Florida.**

Zoom Information for Members of the Public:

Link: <https://us06web.zoom.us/j/85778754434>

Dial In Number: 305-224-1968

Webinar ID: 857 7875 4434

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individual(s) to Fulfill Vacancies in Seats #2, #4 & #5
 - B. Administration of Oath(s) of Office to Newly Elected Supervisor(s)
 - C. Election of Officers
 - D. Consideration of Resolution 2023-08 Electing Officers
4. Approval of Minutes of the June 9, 2023 Meeting
5. Review and Acceptance of Fiscal Year 2022 Audit Report
6. Public Hearing
 - A. Consideration of Resolution 2023-05 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2023-06 Imposing Special Assessments and Certifying an Assessment Roll
7. Consideration of Resolution 2023-07 Authorizing Use of Electronic Documents and Signatures
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2024 Meeting Schedule
 - D. Field Manager's Report
 - i. Consideration of Proposal from Blade Runners for Plant Installation

9. Supervisor's Requests
10. General Audience Comments
11. Adjournment

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

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager

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

Enclosures

SECTION III

SECTION D

RESOLUTION 2023-08

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.
_____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of August, 2023.

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 Friday, June 9, 2023 at 11:00 a.m. in the Hart Memorial Central Library, 211 E. Dakin Avenue, Room 120, Kissimmee, Florida

Present and constituting a quorum were:

Chuck Bell	Chairman
Thomas Franklin	Vice Chairman
Duane Owen	Assistant Secretary
Anderson Moran	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Lindsay Whelan	District Counsel by Zoom
Mark Vincutonis	District Engineer
Jarett Wright	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:00 a.m. 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. Appointment of Individuals to Fill Vacancies in Seats 1, 2, 4 & 5

Ms. Adams stated as you are aware we have vacancies, we have transitioned certain seats to the General Election process, however, no qualified electors qualified for election. The Board has declared certain seats vacant and we are recognizing the vacancies in Seat 1 with a term expiring in November 2026, Seat 2, Seat 4 and Seat 5. The incumbent Board members are serving in a carry-over period until qualified electors are identified to serve on the Board. Are there any nominations to fill vacancies at this time?

Mr. Bell stated for Seat no. 1 Anderson Moran would like to become part of the Board.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Anderson Moran was appointed to fill seat #1 with a term expiring November 2026.

B. Administration of Oath of Office to Newly Appointed Supervisors

Ms. Adams being a Notary Public of the State of Florida administered the Oath of Office to Mr. Moran.

Ms. Adams gave an overview of the Form 1: Statement of Financial Interests.

Ms. Whelan gave an overview of the Sunshine Law and Public Records Law.

C. Consideration of Resolution 2023-04 Electing Officers

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Resolution 2023-04 was approved reflecting the following officers: Chuck Bell Chairman, Tom Franklin Vice Chairman, Duane Owen and Anderson Moran, Tricia Adams Assistant Secretaries, George Flint Secretary, Jill Burns Treasurer, Katie Costa and Darrin Mossing Assistant Treasurers.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 29, 2022 Meeting

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the minutes of the August 29, 2023 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Ratification Items

A. Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2022

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the agreement with Grau & Associates was ratified.

B. Applied Aquatic Management, Inc. Agreement for Pond and Stormwater System Maintenance for FY2023

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the agreement with Applied Aquatic Management, Inc. was ratified.

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

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the Data Sharing and Usage Agreement with Osceola County Property Appraiser was ratified.

SIXTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2022 Audit Report

This item was skipped.

SEVENTH ORDER OF BUSINESS

Presentation of 2022 Stormwater Needs Analysis Report

Ms. Adams stated a couple years ago the State of Florida enacted a new law requiring special districts to complete a stormwater needs analysis report. The report was completed and filed with the County in accordance with the new law, but it had not been presented and accepted by the Board.

Mr. Vincutonis stated it is a report that looks at future projects the CDD may have or stormwater improvements, flood control, putting dollar amounts to those projects and assessing whether the Board has sufficient funds to be able to pay for those projects. Most CDDs, including this one, have been sufficiently maintained where there really aren't proposed major projects other than ongoing maintenance. Those ongoing maintenance items are listed in the report and we have budget numbers from GMS for aquatic control and mowing and those types of things. I have not seen any feedback from the County or State on any of the CDDs we submitted them for.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the 2022 stormwater needs analysis report was accepted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-01 Adopting Amendments to the Records Retention Policy

Ms. Adams stated we did a strike through on the second page so you can see the changes to the policy. This is an update to address new technology for electronic storage and processing of records.

Ms. Whelan stated it is just updating your current policy in compliance with Florida law, which has changed over the past year that allows you to keep electronic versions of otherwise hard copies and allows you to dispose of hard copies so long as you have electronic copy duplicate.

Mr. Franklin asked did that also approve electronic signatures?

Ms. Whelan stated we are allowed to do electronic signatures, it is not really in the scope of the public records retention policy we have. We are allowed to use electronic signatures for resolutions and agreements and things like that.

On MOTION by Mr. Franklin seconded by Mr. Moran with all in favor Resolution 2023-01 was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02
Approving the Proposed Fiscal Year 2024
Budget and Setting a Public Hearing**

Ms. Adams gave an overview of the resolution and the budget process then reviewed the proposed budget in detail that included the revenue section, admin section and field operations, resulting in no increase in assessments.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Resolution 2023-02 approving the proposed fiscal year 2024 budget and setting the public hearing for August 11, 2023 at 11:00 AM at this location was approved.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-03
Designating Assistant Treasurer of the
District**

This item taken earlier in the meeting.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Whelan stated the legislative session just ended. There was legislation passed and signed into law by the governor that requires four hours of ethics training annually for special district supervisors. It does not start until 2024 and our office is currently reviewing the requirements and seeing if there is a training module that we can put together for you. We will have that for you at your next meeting or be able to point you towards some good resources you can utilize to satisfy that ethics training.

Mr. Bell stated some of us have professional engineer’s license and professional surveyor’s license. Do the ethics training we do for those other licenses count towards this new requirement?

Ms. Whelan stated that is something we are looking into. The training itself has to be on ethics related items such as sunshine law, public records law, conflict of interest and things like that. It is possible that some of the training and certification requirements you are doing could qualify but that is something we are looking into. I know some of you serve on more than one Board and it is not four hours per board, it is four total regardless of how many boards you are on.

B. Engineer

Mr. Vincutonis stated I have been working with Jarett, a few weeks ago a resident reported that they thought the pond level by Avian Loop was getting too high after a substantial storm. We looked at it and identified the outfall system, the wetland it drains into to make sure the culverts were draining properly. The wetland is bowled in the middle and comes up a little higher on the perimeter before those culverts so the water in the wetland has to stage up and over top to get to those culverts. I recommended that we swap out some cast iron grates to the steel grates on the bubble-up in that wetland to allow flow to come from the pond into the wetland a little quicker. I also reached out to the City of Kissimmee, we requested that they inspect the storm piping along Thacker Avenue down to the new City ditch to see if there were any potential blockages. Likewise onsite Jarett was going to look into getting a jet vac company to look at that line from the pond to the wetland to ensure there is no partial blockage. When we were there it was flowing pretty good, so it is not blocked completely but it could be partially blocked.

C. Manager

i. Approval of Check Register

Ms. Adams presented the check register from June 30, 2022 through April 30, 2023 in the amount of \$577,510.20.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the check register summary from July 30, 2022 through April 30, 2023 was ratified.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package. No Board action was required.

iii. Presentation of Number of Registered Voters – 1,263

A copy of the letter from the Supervisor of Elections indicating that there are 1,263 registered voters residing within the District was included in the agenda package.

iv. Form 1 Statement of Financial Interests Filing Deadline Reminder – Due July 1st

Ms. Adams stated this is a reminder that the Form 1: Statement of Financial Interests is due July 1st and the reason we put this reminder in here is that if the forms are late the State of Florida can impose a fine and that fine goes to individual Board members and not the District. Our office will reach out to you well in advance of any fines being imposed if the information hasn't been filed.

D. Field Manager's Report

Mr. Wright stated we installed wildlife signs at all the ponds, pressure washing that was approved at the last meeting we ended up outsourcing to a much cheaper vendor but they do a great job for us in other communities. They pressure washed all the pond overlooks, the sidewalks, bench area and the HOA was staining all their benches on their property and ended up staining this without our knowledge. Going forward everyone knows the ownership and that we will handle that since it is on our property.

Yellowstone has been through three different account managers in three months with us. We have been having issues onsite, getting any sort of consistency. We have gotten a lot of feedback from the community and the HOA. I recommend we cut ties with Yellowstone and move to a different vendor. We have a couple of proposals and we have a recommended vendor that is currently the vendor for the HOA.

There were some water snakes that were right at the popoff across from the amenity center that we found when the water levels dropped low enough to get the landscapers in there to clear out a lot of the overgrowth, so we had a vendor come out and remove the water snakes from the popoff.

i. Review of Landscape Maintenance RFP and Proposals

- 1. Blade Runners Commercial Landscaping**
- 2. Juniper**
- 3. Yellowstone Landscape**

Mr. Wright stated the HOA uses Blade Runners and they have requested that we consider having Blade Runners do the entire property so that one vendor is there servicing on the same day and everything gets done at the same time. They service other CDD properties. It is a smaller company but the owner is the account manager for the property, if he can't be onsite they don't take the property on. Given his cost compared to the other vendors I think he is the clear solution here. It will be \$4,000 a month for their contract and that includes everything. Juniper is another vendor I would be okay with and they came in at \$4,106 per month and Yellowstone's pricing was \$3,850 but this does not include any additional services such as palm pruning, mulch, annuals.

Ms. Adams stated before you take action to select a service provider we can fold into that same motion that we will terminate services with Yellowstone Landscape in accordance with the current agreement, which likely requires a 30-day termination notice

On MOTION by Mr. Bell seconded by Mr. Moran with all in favor staff was authorized to send notice of termination to Yellowstone in accordance with their agreement and District Counsel was directed to prepare an agreement with Blade Runners Commercial Landscaping in the amount of their proposal of \$4,000 per month.

Mr. Wright stated at another property when we terminated a contract we sent out a letter to them requesting that if they will end service earlier without suffering the penalty. Can you look into that when we send that to Yellowstone?

Ms. Whelan stated that is fine, we will include in our letter a request that they terminate early.

Mr. Wright stated I would like Blade Runners to take over July 1 if that is possible, if not, we will work it out.

I do have a proposal from Blade Runners for sodding the washout area. For reference Yellowstone came in at \$7,000 and this proposal is \$1,400. We would put up silt fences until the HOA side is installed.

On MOTION by Mr. Bell seconded by Mr. Owen with all in favor the proposal from Blade Runners to sod the washout area in the amount of \$1,400 was approved.

ii. Consideration of Amended Agreement for Pond and Stormwater System Maintenance for FY2023 with Applied Aquatic Management, Inc.

Mr. Wright stated this is an updated version of a contract with Applied Aquatics and would include spray treatments for the two popoffs at wetland 22 and wetland 15 and include the outflows that are at Thacker Avenue. This is to keep them clear of any overgrowth, foliage, debris and things of that nature. The wetland across from the amenity center is underwater most of the time so landscape maintenance is almost impossible and they need to be spray treated so the outflows can flow properly and unobstructed.

On MOTION by Mr. Bell seconded by Mr. Owen with all in favor the amended agreement for pond and stormwater system maintenance for fiscal year 2023 with Applied Aquatic Management, Inc. was approved.

iii. Consideration of Agreement for Planting of Native Aquatic Vegetation with Applied Aquatic Management, Inc.

Mr. Wright stated these shoreline plantings will help not only with pond bank erosion, it helps filter the ponds and gives the fish an environment they can hide in from the larger species and target the midge larvae. We budgeted this for next year and we would like you to approve this with the intent to starting October 1st.

On MOTION by Mr. Bell seconded by Mr. Moran with all in favor the agreement for planting of native aquatic vegetation with Applied Aquatic Management, Inc. in the amount of \$6,233 was approved.

iv. Consideration of Proposal for Midge Control with Clarke Environmental Mosquito Management, Inc.

Mr. Wright stated they will do spray treatment and fogging for all the adult midges and treat the water for the larvae. Midges is the number one concern we have from the residents and this will help improve their quality of life. They have a pond breakdown on a month-to-month basis and I recommend that we start treatment immediately due to the number of midges to get help for the residents until we can get our shoreline plantings in with the fish stocking. Our goal is to have the fish at a proper level to where that is the long term solution but I believe this will be a stopgap until we get that in place.

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the proposal for services for both larvicide and adult midge control from Clarke Environmental Mosquito Management, Inc. in the amount of \$37,314.12 was approved.

TWELFTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS General Audience Comments

There being none,

On MOTION by Mr. Bell seconded by Mr. Moran with all in favor
the meeting adjourned at 12:00 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

**TAPESTRY
COMMUNITY DEVELOPMENT DISTRICT
KISSIMMEE, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**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 Audit of the Financial Statements

Opinions

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, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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, 2022, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

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 is the responsibility of management and, 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 Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 9, 2023, 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 9, 2023

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, 2022. 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 (\$2,149,387).
- The change in the District's total net position in comparison with the prior fiscal year was \$107,231, 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, 2022, the District's governmental funds reported combined ending fund balances of \$1,549,690, an increase of \$69,818 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 two 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 and debt service fund both 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,	
	2022	2021
Current and other assets	\$ 1,552,397	\$ 1,481,322
Capital assets, net of depreciation	2,922,293	3,032,448
Total assets	<u>4,474,690</u>	<u>4,513,770</u>
Current liabilities	134,077	135,388
Long-term liabilities	6,490,000	6,635,000
Total liabilities	<u>6,624,077</u>	<u>6,770,388</u>
Net position		
Net investment in capital assets	(3,567,707)	(3,602,552)
Restricted	531,581	521,866
Unrestricted	886,739	824,068
Total net position	<u>\$ (2,149,387)</u>	<u>\$ (2,256,618)</u>

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 676,457	\$ 675,548
Operating grants and contributions	2,843	65
Capital grants and contributions	-	1,664,596
General revenues	95	96
Total revenues	<u>679,395</u>	<u>2,340,305</u>
Expenses:		
General government	76,000	68,767
Maintenance and operations	177,282	172,880
Interest	318,882	324,410
Total expenses	<u>572,164</u>	<u>566,057</u>
Change in net position	<u>107,231</u>	<u>1,774,248</u>
Net position - beginning	<u>(2,256,618)</u>	<u>(4,030,866)</u>
Net position - ending	<u>\$ (2,149,387)</u>	<u>\$ (2,256,618)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$572,164. The costs of the District's activities were primarily funded by program revenues, which was comprised primarily of assessments.

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, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$3,304,645 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$382,352 has been taken, which resulted in a net book value of \$2,922,293. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$6,490,000 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, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 880,923
Assessments receivable	5,386
Prepays and other assets	6,885
Restricted assets:	
Investments	659,203
Capital assets:	
Depreciable, net	2,922,293
Total assets	4,474,690
 LIABILITIES	
Accounts payable	2,707
Accrued interest payable	131,370
Non-current liabilities:	
Due within one year	150,000
Due in more than one year	6,340,000
Total liabilities	6,624,077
 NET POSITION	
Net investment in capital assets	(3,567,707)
Restricted for debt service	531,581
Unrestricted	886,739
Total net position	\$ (2,149,387)

See notes to the financial statements

**TAPESTRY COMMUNITY DEVELOPMENT DISTRICT
KISSIMMEE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 76,000	\$ 205,703	\$ -	\$ 129,703
Maintenance and operations	177,282	-	-	(177,282)
Interest on long-term debt	318,882	470,754	2,843	154,715
Total governmental activities	572,164	676,457	2,843	107,136
		General revenues:		
		Unrestricted investment earnings	95	
		Total general revenues	95	
		Change in net position	107,231	
		Net position - beginning	(2,256,618)	
		Net position - ending	\$ (2,149,387)	

See notes to the financial statements

**TAPESTRY COMMUNITY DEVELOPMENT DISTRICT
KISSIMMEE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Fund		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 880,923	\$ -	\$ 880,923
Investments	-	659,203	659,203
Assessments receivable	1,638	3,748	5,386
Prepays and other assets	6,885	-	6,885
Total assets	\$ 889,446	\$ 662,951	\$ 1,552,397
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 2,707	\$ -	\$ 2,707
Total liabilities	2,707	-	2,707
Fund balances:			
Nonspendable:			
Prepays and other items	6,885	-	6,885
Restricted for:			
Debt service	-	662,951	662,951
Unassigned	879,854	-	879,854
Total fund balances	886,739	662,951	1,549,690
Total liabilities and fund balances	\$ 889,446	\$ 662,951	\$ 1,552,397

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, 2022**

Fund balance - governmental funds \$ 1,549,690

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>(382,352)</u>	2,922,293

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	(131,370)	
Bonds payable	<u>(6,490,000)</u>	<u>(6,621,370)</u>

Net position of governmental activities		<u><u>\$ (2,149,387)</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, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 205,703	\$ 470,754	\$ 676,457
Interest	95	2,843	2,938
Total revenues	205,798	473,597	679,395
EXPENDITURES			
Current:			
General government	76,000	-	76,000
Maintenance and operations	67,127	-	67,127
Debt service:			
Principal	-	145,000	145,000
Interest	-	321,450	321,450
Total expenditures	143,127	466,450	609,577
Excess (deficiency) of revenues over (under) expenditures	62,671	7,147	69,818
Fund balances - beginning	824,068	655,804	1,479,872
Fund balances - ending	\$ 886,739	\$ 662,951	\$ 1,549,690

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, 2022**

Net change in fund balances - total governmental funds	\$	69,818
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.		(110,155)
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.		145,000
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.		2,568
Change in net position of governmental activities	\$	107,231

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, 2022, two of the seats are vacant and one of the Board members is 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.

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, 2022:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Fidelity Government Portfolio	<u>\$ 659,203</u>	S&P AAAM	Weighted average of the fund portfolio: 16 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, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Stormwater system	\$ 3,304,645	\$ -	\$ -	\$ 3,304,645
Total capital assets, being depreciated	3,304,645	-	-	3,304,645
Less accumulated depreciation for:				
Stormwater system	(272,197)	(110,155)	-	(382,352)
Total accumulated depreciation	(272,197)	(110,155)	-	(382,352)
Total capital assets, being depreciated, net	3,032,448	(110,155)	-	2,922,293
Governmental activities capital assets, net	\$ 3,032,448	\$ (110,155)	\$ -	\$ 2,922,293

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, 2022.

Long-term debt activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 6,635,000	\$ -	\$ 145,000	\$ 6,490,000	\$ 150,000
Total	\$ 6,635,000	\$ -	\$ 145,000	\$ 6,490,000	\$ 150,000

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
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	180,000	288,300	468,300
2028-2032	1,025,000	1,304,700	2,329,700
2033-2037	1,305,000	1,033,020	2,338,020
2038-2042	1,670,000	678,000	2,348,000
2043-2046	1,675,000	214,500	1,889,500
Total	\$ 6,490,000	\$ 4,740,572	\$ 11,230,572

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, 2022**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 203,354	\$ 205,703	\$ 2,349
Interest	-	95	95
Total revenues	203,354	205,798	2,444
EXPENDITURES			
Current:			
General government	99,867	76,000	23,867
Maintenance and operations	103,487	67,127	36,360
Total expenditures	203,354	143,127	60,227
Excess (deficiency) of revenues over (under) expenditures	\$ -	62,671	\$ 62,671
Fund balance - beginning		824,068	
Fund balance - ending		\$ 886,739	

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, 2022, 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 9/30/2022	0
Number of independent contractors compensated in September 2022	7
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$1,200
Independent contractor compensation for FYE 9/30/2022	\$141,881
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 9/30/2022	Operations and maintenance - \$133.64 - \$289.54 Debt service - \$305.99 - \$662.77
Special assessments collected FYE 9/30/2022	\$676,457
Outstanding Bonds:	
Series 2016, due May 1, 2046,	see Note 6 for details



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, 2022, 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 9, 2023.

Report on 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.

Report on 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 9, 2023



**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, 2022. 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, 2022.

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.

February 9, 2023



**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, 2022 and have issued our report thereon dated February 9, 2023.

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 9, 2023, 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.

February 9, 2023

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, 2021.

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, 2022.

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, 2022.

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, 2022. 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

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2023, submitted to the Board of Supervisors (“**Board**”) of the Tapestry Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is

hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, (“**Adopted Budget**”) and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. That the Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Tapestry Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The final Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two years.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the Fiscal Year 2023/2024, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND - SERIES 2016	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Budget Amendments

Pursuant to Section 189.016, *Florida Statutes*, the District may, at any time within Fiscal Year 2023/2024 or within 60 days following the end of Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish that any amendments to the budget under paragraph c. above are posed to the District's website within 5 days after adoption and remain on the website for at least two years.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____ 2023.

ATTEST:

**TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget

Tapestry
Community Development District

Proposed Budget
FY 2024



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Tapestry
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 203,354	\$ 204,150	\$ -	\$ 204,150	\$ 203,354
Interest	\$ -	\$ 79	\$ 24	\$ 103	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 75,458
Total Revenues	\$ 203,354	\$ 204,229	\$ 24	\$ 204,253	\$ 278,812

Expenditures

General & Administrative

Supervisor Fees	\$ 4,000	\$ 400	\$ 800	\$ 1,200	\$ 4,000
FICA Expenditures	\$ 153	\$ 15	\$ 31	\$ 46	\$ 153
Engineering	\$ 10,000	\$ 1,131	\$ 3,000	\$ 4,131	\$ 10,000
Attorney	\$ 20,000	\$ 4,298	\$ 2,000	\$ 6,298	\$ 12,000
Annual Audit	\$ 3,700	\$ 3,700	\$ -	\$ 3,700	\$ 3,800
Assessment Administration	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 2,650
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 3,500	\$ 2,625	\$ 875	\$ 3,500	\$ 3,500
Trustee Fees	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ 3,500
Management Fees	\$ 38,988	\$ 29,241	\$ 9,747	\$ 38,988	\$ 41,327
Information Technology	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Website Maintenance	\$ 800	\$ 600	\$ 200	\$ 800	\$ 800
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ 300
Postage	\$ 800	\$ 503	\$ 75	\$ 578	\$ 800
Insurance	\$ 7,205	\$ 6,885	\$ -	\$ 6,885	\$ 7,574
Printing & Binding	\$ 1,000	\$ 13	\$ 100	\$ 113	\$ 1,000
Legal Advertising	\$ 2,500	\$ 257	\$ 2,000	\$ 2,257	\$ 2,500
Other Current Charges	\$ 2,000	\$ 1,604	\$ 180	\$ 1,784	\$ 2,000
Office Supplies	\$ 500	\$ 2	\$ 3	\$ 5	\$ 500
Property Appraiser	\$ 500	\$ 536	\$ -	\$ 536	\$ 600
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 103,771	\$ 58,885	\$ 19,761	\$ 78,646	\$ 98,829

Operations & Maintenance

Field Expenditures

Field Management	\$ 8,355	\$ 6,266	\$ 2,089	\$ 8,355	\$ 15,000
Property Insurance	\$ 4,500	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ 51,876	\$ 37,335	\$ 12,000	\$ 49,335	\$ 48,000
Landscape Contingency	\$ 5,490	\$ 1,400	\$ 1,000	\$ 2,400	\$ 12,000
Lake Maintenance	\$ 7,568	\$ 6,039	\$ 1,893	\$ 7,932	\$ 8,883
Stormwater Maintenance	\$ 10,000	\$ 6,249	\$ -	\$ 6,249	\$ 20,000
Wetland Maintenance	\$ 4,600	\$ 423	\$ 1,500	\$ 1,923	\$ 4,600
Plant Replacement	\$ 5,000	\$ 1,400	\$ 1,000	\$ 2,400	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Midge Management	\$ -	\$ 3,110	\$ 9,329	\$ 12,438	\$ 37,500
Fish Stocking	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Shoreline Plantings	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Contingency	\$ 2,194	\$ 1,964	\$ -	\$ 1,964	\$ 5,000
Total Operations & Maintenance:	\$ 99,583	\$ 64,186	\$ 28,810	\$ 92,996	\$ 179,983

Total Expenditures	\$ 203,354	\$ 123,071	\$ 48,571	\$ 171,641	\$ 278,812
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Excess Revenues/(Expenditures)	\$ -	\$ 81,158	\$ (48,547)	\$ 32,611	\$ -
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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:

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, Hanson, Walter, & Associates, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel, Kutak Rock LLP, provides 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 has contracted with Governmental Management Services-Central Florida LLC to levy and administer the collection of non-ad valorem assessments on all assessable property within the District.

Arbitrage

The District has contracted with AMTEC 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 its Series 2016 Special Assessment Revenue Bonds.

Trustee Fees

The District has issued the Series 2016 Special Assessment Revenue Bonds with fees relating to the 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 various cost of information technology with Governmental Management Services-Central Florida LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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 Blade Runners Commercial Landscaping to provide monthly landscape services to common areas overseen by the District.

Description	Monthly	Annual
Landscaping Maintenance	\$4,000	\$48,000
Total		\$48,000

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	\$705	\$8,460
Contingency		\$423
Total		\$8,883

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.

General Repairs & Maintenance

Represents estimated costs related to repairs and maintenance across commons areas in the District boundaries.

Midge Management

Represents the contracted monthly fee for Midge Management with Clarke Environmental.

Description	Monthly	Annual
Midge Maintenance	\$3,109	\$37,314
Contingency		\$186
Total		\$37,500

Fish Stocking

Represents estimated costs related to fish stocking the District lakes.

Tapestry
Community Development District
GENERAL FUND BUDGET

Shoreline Plantings

Represents estimated costs related shoreline plantings in the Districts common areas.

Contingency

Represents unforeseen field expenditures not budgeted for in other line items.

Tapestry
Community Development District
Proposed Budget
Debt Service Fund Series 2016

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 464,000	\$ 467,200	\$ -	\$ 467,200	\$ 464,000
Interest	\$ -	\$ 21,675	\$ 4,500	\$ 26,175	\$ -
Carry Forward Surplus	\$ 192,815	\$ 193,358	\$ -	\$ 193,358	\$ 221,446
Total Revenues	\$ 656,815	\$ 682,233	\$ 4,500	\$ 686,733	\$ 685,446
Expenditures					
General & Administrative:					
Interest - 11/1	\$ 157,644	\$ 157,644	\$ -	\$ 157,644	\$ 154,456
Principal - 5/1	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	\$ 155,000
Interest - 5/1	\$ 157,644	\$ 157,644	\$ -	\$ 157,644	\$ 154,456
Total Expenditures	\$ 465,288	\$ 465,288	\$ -	\$ 465,288	\$ 463,913
Net Change in Fund Balance	\$ 191,528	\$ 216,946	\$ 4,500	\$ 221,446	\$ 221,533

Interest 11/1/24 \$151,163

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
11/01/23	\$ 6,340,000.00	\$ -	\$ 154,456.25	\$ 154,456.25
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
		\$ 6,340,000.00	\$ 4,425,282.50	\$ 10,765,282.50

SECTION B

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Osceola County, Florida (“**County**”); and

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

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

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Tapestry Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

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

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

PASSED AND ADOPTED this _____ day of _____ 2023.

ATTEST:

**TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A
Budget

Exhibit B
Assessment Roll

SECTION VII

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILITY AND 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 situated within the City of Kissimmee, Osceola County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, Florida Statutes authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District’s operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of August, 2023.

ATTEST:

**TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION VIII

SECTION C

SECTION 1

Tapestry

Community Development District

Summary of Check Register

May 1st, 2023 through July 28, 2023

Bank	Date	Check No.'s	Amount
General Fund	5/3/23	542 - 546	\$ 7,045.50
	5/9/23	547	\$ 4,604.19
	5/10/23	548	\$ 535.65
	5/25/23	549	\$ 213.50
	6/9/23	550 - 552	\$ 10,283.09
	6/15/23	553	\$ 511.00
	6/29/23	554	\$ 406.25
	7/6/23	555	\$ 1,400.00
	7/13/23	556 - 558	\$ 9,303.35
	7/20/23	559 - 562	\$ 5,069.76
	7/27/23	563	\$ 257.00
Total Amount			\$ 39,629.29

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/03/23	00015	4/15/23	210664	202304	320	53800	46400		POND MAINTENANCE APR 23	*	631.00		
									APPLIED AQUATIC MANAGEMENT, INC.			631.00	000542
5/03/23	00020	4/13/23	9348	202304	320	53800	49000		WATER MOCCASIN REMOVAL	*	395.00		
									COMMANDO PEST CONTROL AND TRAPPERS			395.00	000543
5/03/23	00018	4/18/23	3209045	202303	310	51300	31500		GENERAL COUNSEL - MAR 23	*	296.50		
									KUTAK ROCK LLP			296.50	000544
5/03/23	00021	4/11/23	1856	202304	320	53800	46300		PRESSURE WASH AND TREAT	*	1,400.00		
									PRESSURE WASH THIS			1,400.00	000545
5/03/23	00013	5/01/23	OS 51904	202305	320	53800	46200		LANDSCAPE MAINT - MAY 23	*	4,323.00		
									YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC			4,323.00	000546
5/09/23	00001	5/01/23	305	202305	310	51300	34000		MANAGEMENT FEES - MAY 23	*	3,249.00		
		5/01/23	305	202305	310	51300	35200		WEBSITE ADMIN - MAY 23	*	66.67		
		5/01/23	305	202305	310	51300	35100		INFORMATION TECH - MAY 23	*	100.00		
		5/01/23	305	202305	310	51300	31300		DISSEMINATION - MAY 23	*	291.67		
		5/01/23	305	202305	310	51300	51000		OFFICE SUPPLIES	*	.09		
		5/01/23	305	202305	310	51300	42000		POSTAGE	*	200.21		
		5/01/23	305	202305	310	51300	42500		COPIES	*	.30		
		5/01/23	306	202305	320	53800	12000		FIELD MANAGEMENT - MAY 23	*	696.25		
									GOVERNMENTAL MANAGEMENT SERVICES			4,604.19	000547
5/10/23	00011	3/13/23	2018674	202303	310	51300	49100		2022 TAX ROLL YEAR	*	535.65		
									OSCEOLA COUNTY PROPERTY APPRAISER			535.65	000548
5/25/23	00018	5/11/23	3222456	202304	310	51300	31500		GENERAL COUNSEL - APR 23	*	213.50		
									KUTAK ROCK LLP			213.50	000549

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/09/23	00015	5/25/23	211735	202305 320-53800-46400	POP OFF & RUN OFFS	*	87.50		
		5/31/23	211692	202305 320-53800-46400	POND MAINTENANCE MAY23	*	631.00		
								718.50	000550

6/09/23	00001	4/30/23	309	202304 320-53800-49000	LAKE CLEANING APR23	*	730.00		
		6/01/23	307	202306 310-51300-34000	MANAGEMENT FEES JUN23	*	3,249.00		
		6/01/23	307	202306 310-51300-35200	WEBSITE ADMIN JUN23	*	66.67		
		6/01/23	307	202306 310-51300-35100	INFO TECHNOLOGY JUN23	*	100.00		
		6/01/23	307	202306 310-51300-31300	DISSEMINATION FEE JUN23	*	291.67		
		6/01/23	307	202306 310-51300-51000	OFFICE SUPPLIES JUN23	*	.21		
		6/01/23	307	202306 310-51300-42000	POSTAGE JUN23	*	107.79		
		6/01/23	308	202306 320-53800-12000	FIELD MANAGEMENT JUN23	*	696.25		
								5,241.59	000551

6/09/23	00013	6/01/23	OS 53364	202306 320-53800-46200	LANDSCAPE MAINT - JUN23	*	4,323.00		
								4,323.00	000552

6/15/23	00018	6/08/23	3235876	202305 310-51300-31500	GENERAL COUNSEL MAY23	*	511.00		
								511.00	000553

6/29/23	00009	6/16/23	5287278	202305 310-51300-31100	GEN ENGINEER/CDD MEETINGS	*	406.25		
								406.25	000554

7/06/23	00022	6/22/23	458488	202306 320-53800-46700	PLANT REPLACEMENT-BAHIA	*	1,400.00		
								1,400.00	000555

7/13/23	00015	6/30/23	212494	202306 320-53800-46400	POND MAINTENANCE JUN23	*	631.00		
								631.00	000556

7/13/23	00022	7/03/23	458532	202307 320-53800-46200	LANDSCAPE MAINT JUL23	*	4,000.00		
								4,000.00	000557

					TAP2 TAPESTRY			MBYINGTON	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/13/23	00001	7/01/23	310	202307	310-51300-34000				MANAGEMENT FEES JUL23	*	3,249.00		
7/01/23		7/01/23	310	202307	310-51300-35200				WEBSITE ADMIN JUL23	*	66.67		
7/01/23		7/01/23	310	202307	310-51300-35100				INFORMATION TECH JUL23	*	100.00		
7/01/23		7/01/23	310	202307	310-51300-31300				DISSEMINATION SVCS JUL23	*	291.67		
7/01/23		7/01/23	310	202307	310-51300-51000				OFFICE SUPPLIES JUL23	*	.51		
7/01/23		7/01/23	310	202307	310-51300-42000				POSTAGE JUL23	*	187.25		
7/01/23		7/01/23	310	202307	310-51300-42500				COPIES JUL23	*	81.00		
7/01/23		7/01/23	311	202307	320-53800-12000				FIELD MANAGEMENT JUL23	*	696.25		
GOVERNMENTAL MANAGEMENT SERVICES												4,672.35	000558
7/20/23	00015	7/03/23	212518	202306	320-53800-46400				TOP/RUN OFF X2 6/27/23	*	87.50		
APPLIED AQUATIC MANAGEMENT, INC.												87.50	000559
7/20/23	00023	6/30/23	00102971	202306	320-53800-46800				MOSQUITO MAINT JUN23	*	3,109.51		
CLARKE ENVIRONMENTAL MOSQUITO												3,109.51	000560
7/20/23	00009	7/13/23	5287603	202306	310-51300-31100				GEN ENGINERR/CDD MEETINGS	*	156.25		
HANSON, WALTER & ASSOCIATES, INC.												156.25	000561
7/20/23	00018	7/12/23	3250843	202306	310-51300-31500				GENERAL COUNSEL JUN23	*	1,716.50		
KUTAK ROCK LLP												1,716.50	000562
7/27/23	00006	6/30/23	07522091	202306	310-51300-48000				NOTICE OF MEETING	*	257.00		
ORLANDO SENTINEL												257.00	000563
TOTAL FOR BANK A											39,629.29		
TOTAL FOR REGISTER											39,629.29		

TAP2 TAPESTRY MBYINGTON

SECTION 2

Tapestry
Community Development District

Unaudited Financial Reporting
June 30, 2023



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Tapestry
Community Development District
Combined Balance Sheet
June 30, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash	\$ 985,070	\$ -	\$ 985,070
Investments			
Series 2016			
Reserve	\$ -	\$ 469,593	\$ 469,593
Revenue	\$ -	\$ 205,987	\$ 205,987
Interest	\$ -	\$ 574	\$ 574
Principal	\$ -	\$ 545	\$ 545
Redemption	\$ -	\$ 24	\$ 24
Due From General Fund	\$ -	\$ 9,815	\$ 9,815
Total Assets	\$ 985,070	\$ 686,539	\$ 1,671,609
Liabilities:			
Accounts Payable	\$ 7,358	\$ -	\$ 7,358
Due To Debt Service	\$ 9,815	\$ -	\$ 9,815
Total Liabilities	\$ 17,173	\$ -	\$ 17,173
Fund Balances:			
Restricted for:			
Debt Service Series 2016	\$ -	\$ 686,539	\$ 686,539
Unassigned	\$ 967,897	\$ -	\$ 967,897
Total Fund Balances	\$ 967,897	\$ 686,539	\$ 1,654,436
Total Liabilities & Fund Balance	\$ 985,070	\$ 686,539	\$ 1,671,609

Tapestry
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
Revenues				
Non-Ad Valorem Assessments	\$ 203,354	\$ 203,354	\$ 204,150	\$ 796
Interest	\$ -	\$ -	\$ 79	\$ 79
Total Revenues	\$ 203,354	\$ 203,354	\$ 204,229	\$ 875
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 4,000	\$ 3,600	\$ 400	\$ 3,200
FICA Expense	\$ 153	\$ 138	\$ 15	\$ 122
Engineering	\$ 10,000	\$ 7,500	\$ 1,131	\$ 6,369
Attorney	\$ 20,000	\$ 15,000	\$ 4,298	\$ 10,702
Annual Audit	\$ 3,700	\$ 3,700	\$ 3,700	-
Assessment Administration	\$ 2,500	\$ 2,500	\$ 2,500	-
Arbitrage	\$ 450	\$ -	\$ -	-
Dissemination	\$ 3,500	\$ 2,625	\$ 2,625	(0)
Trustee Fees	\$ 3,500	\$ 3,500	\$ 3,500	-
Management Fees	\$ 38,988	\$ 29,241	\$ 29,241	0
Information Technology	\$ 1,200	\$ 900	\$ 900	-
Website Administration	\$ 800	\$ 600	\$ 600	(0)
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage	\$ 800	\$ 600	\$ 503	\$ 97
Insurance	\$ 7,205	\$ 7,205	\$ 6,885	\$ 320
Printing & Binding	\$ 1,000	\$ 750	\$ 13	\$ 737
Legal Advertising	\$ 2,500	\$ 1,875	\$ 257	\$ 1,618
Other Current Charges	\$ 2,000	\$ 1,500	\$ 1,604	(104)
Office Supplies	\$ 500	\$ 375	\$ 2	\$ 373
Property Appraiser	\$ 500	\$ 500	\$ 536	(36)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	-
Total General & Administrative:	\$ 103,771	\$ 82,509	\$ 58,885	\$ 23,624
Operations and Maintenance Expenses				
Field Expenses				
Field Management	\$ 8,355	\$ 6,266	\$ 6,266	(0)
Property Insurance	\$ 4,500	\$ 4,500	\$ -	\$ 4,500
Landscape Maintenance	\$ 51,876	\$ 38,907	\$ 37,335	\$ 1,572
Landscape Contingency	\$ 5,490	\$ 4,118	\$ 1,400	\$ 2,718
Lake Maintenance	\$ 7,568	\$ 5,676	\$ 6,039	(363)
Stormwater Maintenance	\$ 10,000	\$ 7,500	\$ 6,249	\$ 1,251
Wetland Maintenance	\$ 4,600	\$ 3,450	\$ 423	\$ 3,028
Plant Replacement	\$ 5,000	\$ 3,750	\$ 1,400	\$ 2,350
Contingency	\$ 2,194	\$ 2,194	\$ 5,074	(2,880)
Total Operations and Maintenance Expenses	\$ 99,583	\$ 76,361	\$ 64,186	\$ 12,175
Total Expenditures	\$ 203,354	\$ 158,869	\$ 123,071	\$ 35,799
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 81,158	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 886,739	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 967,897	\$ -

Tapestry
Community Development District
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
Revenues				
Special Assessments	\$ 464,000	\$ 464,000	\$ 467,200	\$ 3,200
Interest	\$ -	\$ -	\$ 21,675	\$ 21,675
Total Revenues	\$ 464,000	\$ 464,000	\$ 488,875	\$ 24,875
Expenditures:				
<i>General & Administrative:</i>				
Interest Payment - 11/1	\$ 157,644	\$ 157,644	\$ 157,644	\$ -
Principal Payment - 5/1	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Interest Payment - 5/1	\$ 157,644	\$ 157,644	\$ 157,644	\$ -
Total Expenditures	\$ 465,288	\$ 465,288	\$ 465,288	\$ -
Excess Revenues (Expenditures)	\$ (1,288)		\$ 23,587	
Fund Balance - Beginning	\$ 192,815		\$ 662,951	
Fund Balance - Ending	\$ 191,528		\$ 686,539	

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	\$ -	\$ 15,400	\$ 174,777	\$ 2,602	\$ 3,070	\$ 1,599	\$ 2,425	\$ 1,204	\$ 3,073	\$ -	\$ -	\$ -	\$ 204,150
Interest	\$ 7	\$ 7	\$ 11	\$ 11	\$ 8	\$ 9	\$ 8	\$ 8	\$ 8	\$ -	\$ -	\$ -	\$ 79
Total Revenues	\$ 7	\$ 15,408	\$ 174,788	\$ 2,613	\$ 3,078	\$ 1,608	\$ 2,434	\$ 1,212	\$ 3,082	\$ -	\$ -	\$ -	\$ 204,229
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ 400
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ 15
Engineering	\$ 219	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 406	\$ 156	\$ -	\$ -	\$ -	\$ 1,131
Attorney	\$ 925	\$ -	\$ 266	\$ 370	\$ -	\$ 297	\$ 214	\$ 511	\$ 1,717	\$ -	\$ -	\$ -	\$ 4,298
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,700
Assessment Administration	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ 2,625
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Management Fees	\$ 3,249	\$ 3,249	\$ 3,249	\$ 3,249	\$ 3,249	\$ 3,249	\$ 3,249	\$ 3,249	\$ 3,249	\$ -	\$ -	\$ -	\$ 29,241
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Website Administration	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 15	\$ 4	\$ 2	\$ 3	\$ 26	\$ 29	\$ 117	\$ 200	\$ 108	\$ -	\$ -	\$ -	\$ 503
Insurance	\$ 6,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,885
Printing & Binding	\$ 9	\$ 1	\$ -	\$ -	\$ -	\$ 3	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 13
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257	\$ -	\$ -	\$ -	\$ 257
Other Current Charges	\$ 175	\$ 172	\$ 171	\$ 178	\$ 170	\$ 172	\$ 171	\$ 195	\$ 198	\$ -	\$ -	\$ -	\$ 1,604
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 2
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 536
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 14,611	\$ 4,234	\$ 4,146	\$ 4,259	\$ 11,104	\$ 4,744	\$ 4,209	\$ 5,020	\$ 6,558	\$ -	\$ -	\$ -	\$ 58,885
Operations and Maintenance Expenses													
Field Expenses													
Field Management	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ -	\$ -	\$ -	\$ 6,266
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 3,930	\$ 3,930	\$ 3,930	\$ 3,930	\$ 4,323	\$ 4,323	\$ 4,323	\$ 4,323	\$ 4,323	\$ -	\$ -	\$ -	\$ 37,335
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
Lake Maintenance	\$ 631	\$ 631	\$ 631	\$ 816	\$ 631	\$ 631	\$ 631	\$ 719	\$ 719	\$ -	\$ -	\$ -	\$ 6,039
Stormwater Maintenance	\$ 6,249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,249
Wetland Maintenance	\$ -	\$ -	\$ -	\$ 423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400	\$ -	\$ -	\$ -	\$ 1,400
Contingency	\$ -	\$ -	\$ 839	\$ -	\$ -	\$ -	\$ 1,125	\$ -	\$ 3,110	\$ -	\$ -	\$ -	\$ 5,074
Total Operations and Maintenance Expenses	\$ 11,506	\$ 5,257	\$ 6,097	\$ 5,865	\$ 5,650	\$ 5,650	\$ 8,175	\$ 5,738	\$ 10,247	\$ -	\$ -	\$ -	\$ 64,186
Total Expenditures	\$ 26,117	\$ 9,492	\$ 10,243	\$ 10,123	\$ 16,754	\$ 10,394	\$ 12,385	\$ 10,758	\$ 16,805	\$ -	\$ -	\$ -	\$ 123,071
Excess Revenues (Expenditures)	\$ (26,110)	\$ 5,916	\$ 164,546	\$ (7,510)	\$ (13,677)	\$ (8,786)	\$ (9,951)	\$ (9,546)	\$ (13,724)	\$ -	\$ -	\$ -	\$ 81,158

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	\$469,593
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)
LESS: MAY 1, 2022 (MANDATORY)	(\$145,000)
LESS: MAY 1, 2023 (MANDATORY)	(\$150,000)
CURRENT BONDS OUTSTANDING	\$6,340,000

Tapestry

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2023

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

ON ROLL ASSESSMENTS

	30.41%	69.59%		100.00%
--	--------	--------	--	---------

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2016	
								Debt Service	Total
11/18/22	ACH	\$4,442.48	(\$88.87)	(\$222.11)	\$0.00	\$4,131.50	\$1,256.34	\$2,875.16	\$4,131.50
11/22/22	ACH	\$49,439.35	(\$988.81)	(\$1,938.05)	\$0.00	\$46,512.49	\$14,143.92	\$32,368.57	\$46,512.49
12/09/22	ACH	\$1,267.46	(\$25.34)	(\$12.51)	\$0.00	\$1,229.61	\$373.91	\$855.70	\$1,229.61
12/09/22	ACH	\$593,562.53	(\$11,871.47)	(\$23,268.16)	\$0.00	\$558,422.90	\$169,810.03	\$388,612.87	\$558,422.90
12/22/22	ACH	\$15,968.37	(\$319.41)	(\$544.77)	\$0.00	\$15,104.19	\$4,593.01	\$10,511.18	\$15,104.19
01/10/23	ACH	\$6,738.75	(\$134.79)	(\$198.11)	\$0.00	\$6,405.85	\$1,947.95	\$4,457.90	\$6,405.85
01/10/23	ACH	\$1,875.46	(\$37.53)	(\$49.72)	\$0.00	\$1,788.21	\$543.77	\$1,244.44	\$1,788.21
01/24/23	ACH	\$0.00	\$0.00	\$0.00	\$361.50	\$361.50	\$109.93	\$251.57	\$361.50
02/09/23	ACH	\$636.68	(\$12.74)	(\$12.87)	\$0.00	\$611.07	\$185.82	\$425.25	\$611.07
02/09/23	ACH	\$9,888.65	(\$197.80)	(\$207.42)	\$0.00	\$9,483.43	\$2,883.80	\$6,599.63	\$9,483.43
03/10/23	ACH	\$5,420.44	(\$108.41)	(\$53.13)	\$0.00	\$5,258.90	\$1,599.17	\$3,659.73	\$5,258.90
04/11/23	ACH	\$6,372.75	(\$127.47)	\$0.00	\$0.00	\$6,245.28	\$1,899.12	\$4,346.16	\$6,245.28
04/11/23	ACH	\$1,725.62	(\$34.50)	\$0.00	\$0.00	\$1,691.12	\$514.25	\$1,176.87	\$1,691.12
04/24/23	ACH	\$0.00	\$0.00	\$0.00	\$39.10	\$39.10	\$11.89	\$27.21	\$39.10
05/10/23	ACH	\$185.21	(\$3.70)	\$5.44	\$0.00	\$186.95	\$56.85	\$130.10	\$186.95
05/10/23	ACH	\$3,735.94	(\$74.72)	\$109.85	\$0.00	\$3,771.07	\$1,146.74	\$2,624.33	\$3,771.07
06/12/23	ACH	\$218.09	(\$4.36)	\$6.41	\$0.00	\$220.14	\$66.94	\$153.20	\$220.14
06/12/23	ACH	\$2,197.58	(\$43.95)	\$64.60	\$0.00	\$2,218.23	\$674.54	\$1,543.69	\$2,218.23
06/16/23	ACH	\$7,597.11	(\$151.93)	\$223.35	\$0.00	\$7,668.53	\$2,331.91	\$5,336.62	\$7,668.53
TOTAL		\$ 711,272.47	\$ (14,225.80)	\$ (26,097.20)	\$ 400.60	\$ 671,350.07	\$ 204,149.89	\$ 467,200.18	\$ 671,350.07

100%	Net Percent Collected
0	Balance Remaining to Collect

SECTION 3

**NOTICE OF MEETINGS
TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT
Fiscal Year 2024**

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

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

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

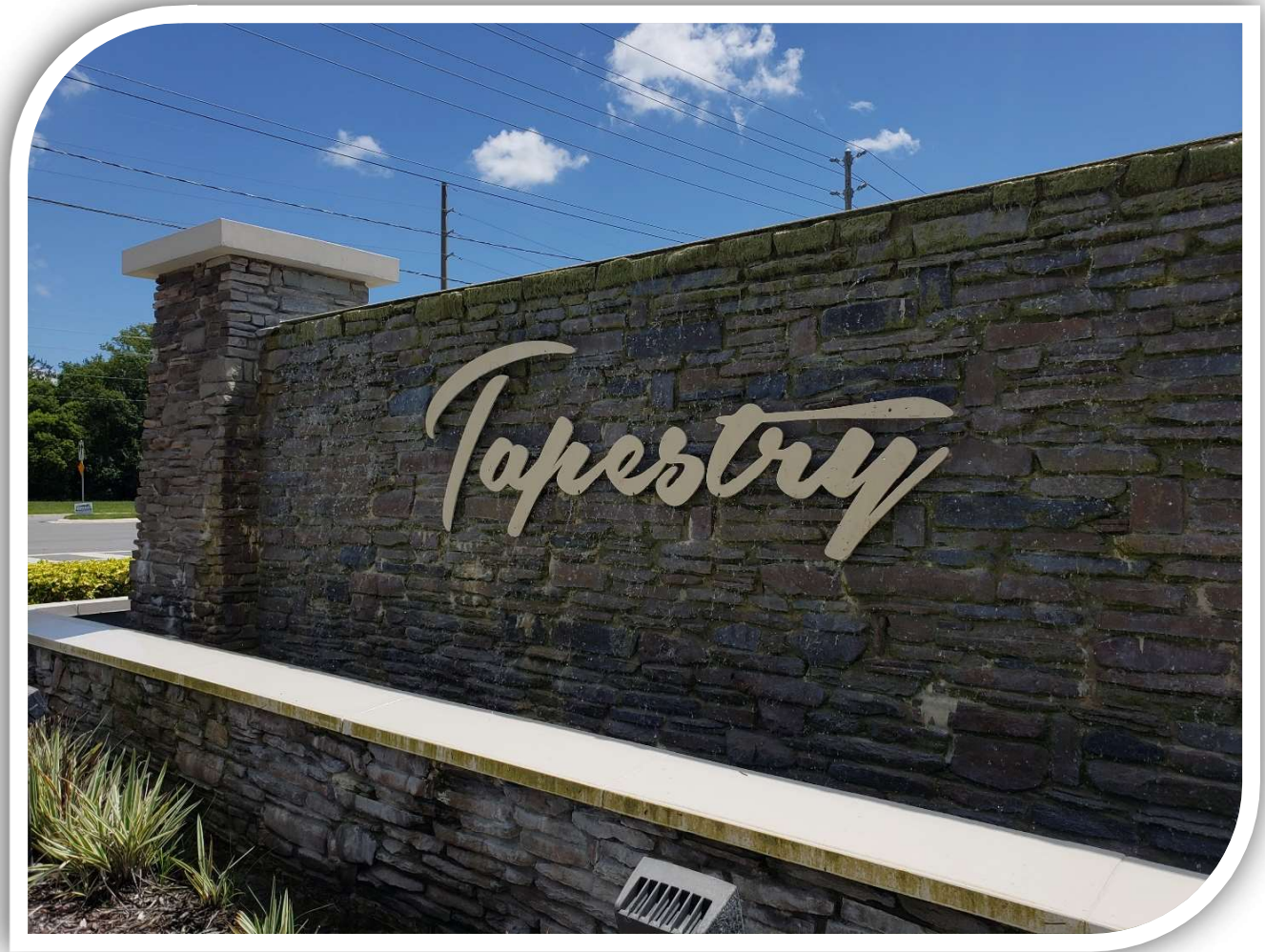
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be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

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

SECTION D

Tapestry CDD

Field Management Report



August 11th, 2023

Jarett Wright

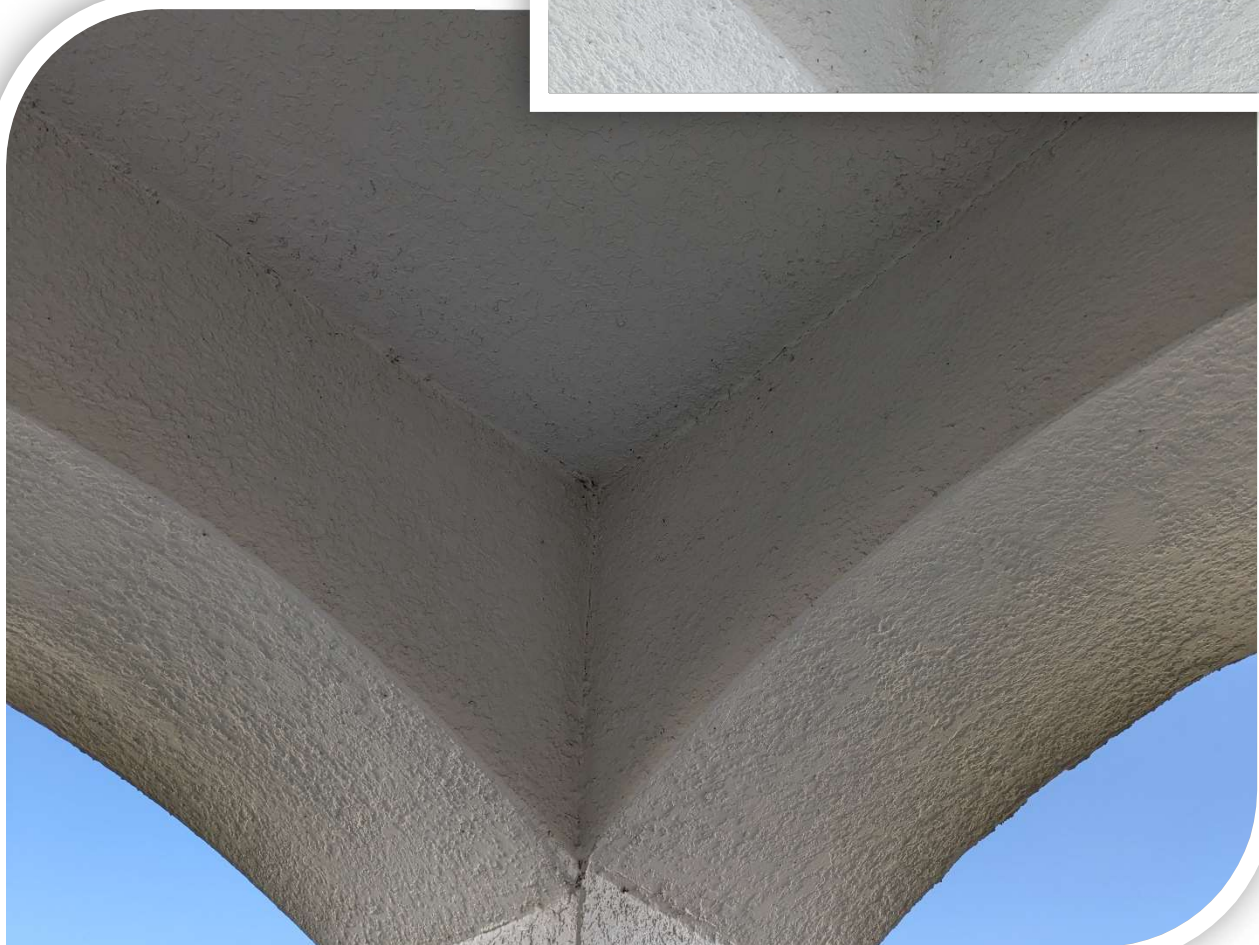
Assistant Field Manager

GMS

Completed

Contracted Midge Spray Treatments

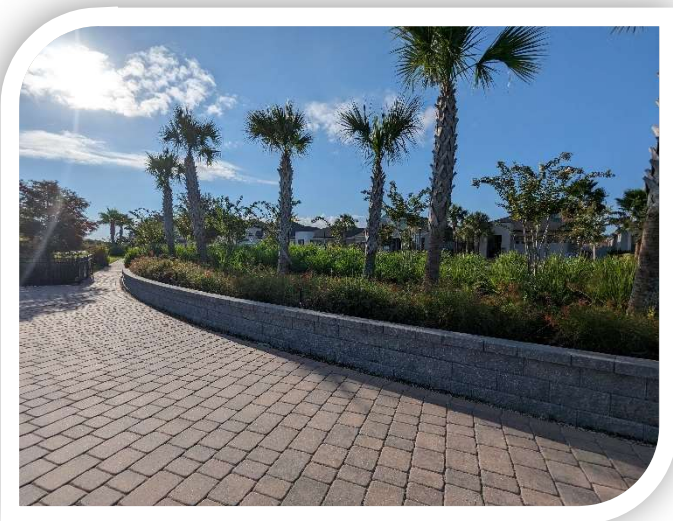
✚ The midge control treatment program has begun and has shown very positive results.



Completed

Landscape Vendor Transition

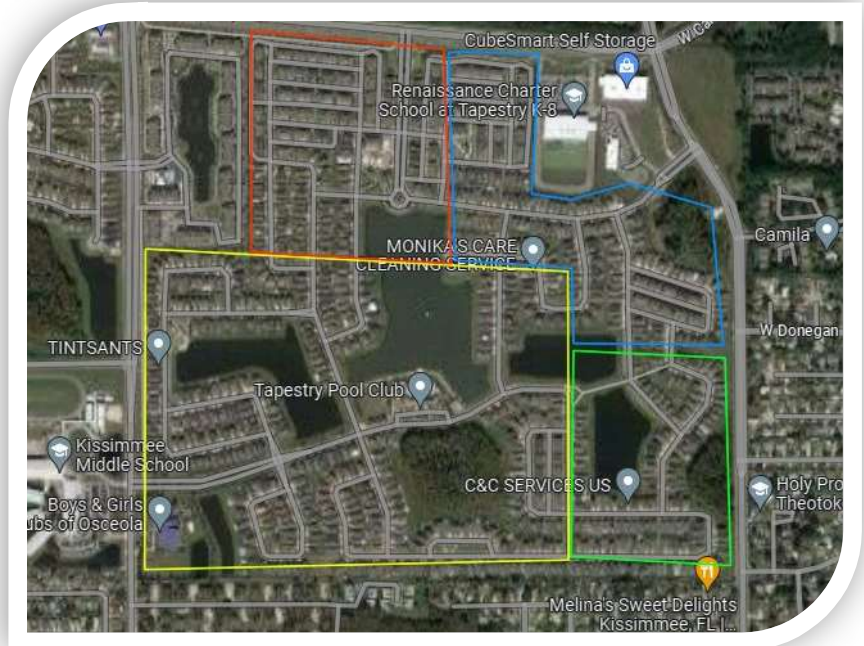
- ✚ Contract with the new landscaping vendor has been fully implemented.
- ✚ Sod at Avian Loop was installed and has fully established.
- ✚ Removed dead rose plants at the main roundabout.
Recommend replacing these plants with dwarf ixoras and blue daze to add color and not obstruct sightlines.



InProgress

Inlet Cleaning

- ✚ Inlets are being cleaned across the property in phases.
- ✚ Phases yellow and green have been cleared and inspected. Currently scheduling the remaining areas.
- ✚ Any necessary repairs are being scheduled or proposals are being generated.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at JWright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright

SECTION 1

Estimate

19 N Texas Ave
Orlando, FL 32805

Date	Estimate #
7/25/2023	485

Name / Address
TAPESTRY, CDD C/O GMS 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822

Description	Qty	Rate	Total
Remove roses at cross of Round a bout and install #46 Izoras	46	16.50	759.00
Install two lines of Blue daze 1g. #476	476	9.00	4,284.00
Labor and dump fees	1	150.00	150.00
Total			\$5,193.00

Thank you for your business.