

*Tapestry Community  
Development District*

*Agenda*

*March 27, 2024*

# AGENDA

# *Tapestry*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

March 20, 2024

### **Board of Supervisors Tapestry Community Development District**

Dear Board Members:

The meeting of the Board of Supervisors of **Tapestry Community Development District** will be held **Wednesday, March 27, 2024** at the **Hart Memorial Central Library, 211 E. Dakin Avenue, Room 120, Kissimmee, Florida.**

#### **Zoom Information for Members of the Public:**

Link: <https://us06web.zoom.us/j/83788135319>

Dial In Number: 305-224-1968

Webinar ID: 837 8813 5319

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Acceptance of Resignation of Ralph “Chuck” Bell
  - B. Appointment of Individual(s) to Fulfill Vacancies in Seats #2 & #4
  - C. Administration of Oath(s) of Office to Newly Elected Supervisor(s)
  - D. Election of Officers
  - E. Consideration of Resolution 2024-01 Electing Officers
4. Approval of Minutes of the August 11, 2023 Meeting
5. Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2023
6. Ratification of Proposals from Blade Runners for Landscape Enhancements
7. Consideration of Resolution 2024-02 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
8. Consideration of Resolution 2024-03 Relating to the General Election and Qualifying Procedures
9. Consideration of Resolution 2024-04 Authorizing District Manager to Establish an Investment Account
10. Staff Reports
  - A. Attorney
    - i. CDD Ethics Training Requirement
  - B. Engineer
  - C. District Manager’s Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement

iii. Presentation of Arbitrage Rebate Report for the Series 2016 Bonds

D. Field Manager's Report

11. Supervisor's Requests

12. General Audience Comments

13. 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 A

**Ralph “Chuck” Bell**



*VIA EMAIL*

August 15, 2023

Tapestry Community Development District  
c/o Governmental Management Services LLC – Central Florida  
219 E. Livingston Street  
Orlando, FL 32801

To Whom It May Concern:

I am writing to inform you of my decision to resign from the Tapestry Community Development District Board of Supervisors and my position as Chairman effective August 15, 2023. I have greatly enjoyed serving on the Board and serving the residents of Tapestry.

Thank you for your understanding of my decision to leave the Board, and I wish you all the best.

Respectfully,

A handwritten signature in black ink, appearing to read "R. Bell".

Ralph “Chuck” Bell

# SECTION E



**RESOLUTION 2024-01**

**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 27<sup>th</sup> day of March, 2024.

**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, August 11, 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	Assistant Secretary
Duane Owen	Assistant Secretary
Anderson Moran	Assistant Secretary
Robert Price	Appointed as Assistant Secretary

Also present were:

Tricia Adams	District Manager
Lindsay Whelan	District Counsel via Zoom
Bennett Davenport	Kutak, Rock via 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 no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of Individuals to Fill Vacancies in Seats 2, 4 & 5**

On MOTION by Mr. Bell seconded by Mr. Moran with all in favor Robert Price was appointed to fill seat 5 with a term expiring November 2024.
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**B. Administration of Oath of Office to Newly Elected Supervisor**

Ms. Adams administered the oath of office to Mr. Moran.

Ms. Adams reviewed the Form 1: Statement of Financial Interests requirements, and informational contact forms.

Ms. Whelan gave an overview of the public records law and Sunshine Law.

**C. Consideration of Resolution 2023-08 Electing Officers**

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Resolution 2023-08 appointing Robert Price an Assistant Secretary was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the June 9, 2023 Meeting**

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the minutes of the June 9, 2023 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2023 Audit Report**

Ms. Adams stated in the letter to management there were no findings or recommendations, the finances of the District are in compliance with the Auditor General. There are no conditions that would constitute a financial emergency. This is a clean audit.

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the Fiscal Year 2022 audit was accepted.

**SIXTH ORDER OF BUSINESS**

**Public Hearing**

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor the public hearings were opened.

There are no members of the public present in person or via Zoom to comment and the Board took the following action.

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor the public hearings were closed.

**A. Consideration of Resolution 2023-05 Adopting the Fiscal Year 2024 Budget and Relating to the Annual appropriations**

Ms. Adams stated Resolution 2023-05 adopts the Fiscal Year 2024 budget, it appropriates funds and it has provisions for budget amendments. The adopted budget will be attached as an

exhibit to the resolution. Everything is platted and on roll and there is \$203,354 in assessments that will be collected as part of the Osceola County property tax bill. We are also recognizing carry forward surplus funds to balance the budget. Under field expenditures we are allocating for increased services, we added funds for midge management to address concerns of the residents. We also propose in addition to the midge management some fish stocking and shoreline plantings to control the midge population. We also plan to increase the stormwater maintenance line item. The net per unit assessment is proposed to be the same as in the previous year. There are several different product types within the District that is shown in the table on the bottom of page 1 of the budget that totals 1,076 units. There is a series 2016 Debt Service Fund and the fees are also collected on the annual property tax bill.

On MOTION by Mr. Franklin seconded by Mr. Moran with all in favor Resolution 2023-05 Adopting the Fiscal Year 2024 Budget and Relating to the Annual appropriations was approved.

**B. Consideration of Resolution 2023-06 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Adams stated now that you have adopted a budget, we need to fund it and we propose to fund it with the special assessments and you are also authorizing the collection of the debt service fees that have previously been imposed.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor Resolution 2023-06 Imposing Special Assessments and Certifying an Assessment Roll was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-07 Authorizing Use of Electronic Documents and Signatures**

Ms. Adams stated Resolution 2023-07 authorizes the use of electronic documents and signatures. Certain documents may still require wet signature, but a majority of the District documents can be processed with electronic signatures.

On MOTION by Mr. Franklin seconded by Mr. Moran with all in favor Resolution 2023-07 Authorizing Use of Electronic Documents and Signatures was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Whelan stated Bennett Davenport of my firm is also on the line. You will start to see him on emails and other correspondence and he will be backstopping me on this District. Just because he is on the call and we attend the same meeting does not mean we are charging you twice for that, but this is a good way to get someone up to speed on the District.

**B. Engineer**

Ms. Adams stated since the last meeting there was some investigation by the local government on some of the upstream water flow that you mentioned when the Board met in June. Did you want to report the findings?

Mr. Vincutonis stated they were looking at the downstream flow and found some minor debris and cleaned that out.

**C. Manager**

**i. Approval of Check Register**

Ms. Adams presented the check register from May 1, 2023 through July 28, 2023 in the amount of \$39,629.29.

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

**ii. Balance Sheet and Income Statement**

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

**iii. Approval of Fiscal Year 2024 Meeting Schedule**

On MOTION by Mr. Moran seconded by Mr. Price with all in favor a notice indicating that the Board will meet on an as needed basis in Fiscal Year 2024 was approved.

**D. Field Manager's Report**

**i. Consideration of Proposal from Blade Runners for Plant Installation**

Mr. Wright gave an overview of the Field Manager's Report then presented the proposal from Blade Runners to remove dead plant material at the roundabout and replace it with Ixoras.

On MOTION by Mr. Moran seconded by Mr. Price with all in favor the proposal from Blade Runners in the amount of \$5,193.00 was approved.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**General Audience Comments**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Bell seconded by Mr. Moran with all in favor the meeting adjourned at 11:32 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V





**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

September 19, 2023

Board of Supervisors  
Tapestry Community Development District  
219 East Livingston Street  
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Tapestry Community Development District, Kissimmee, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Tapestry Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

#### **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.**

Our fee for these services will not exceed \$3,800 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Tapestry Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

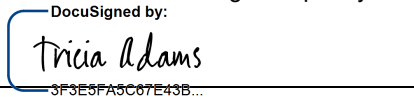
Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Tapestry Community Development District.

DocuSigned by:  
  
3F3E3FA5C87E43B...

By: \_\_\_\_\_

Title: \_\_\_\_\_ District Manager/Assistant Secretary

Date: \_\_\_\_\_ 12/14/2023



Florida Institute of Certified Public Accountants

**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

# SECTION VI

Blade Runners Commercial Landscaping  
 Orlando, LLC  
 19 N Texas Ave  
 Orlando, FL 32805

**Estimate**

Date	Estimate #
11/2/2023	532

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

Description	Qty	Rate	Total
Replace declining plants at CDD Property (Over look area)			
Installation Agave 15g.	1	225.00	225.00
Installation Yellow Izoras 3g.	12	16.50	198.00
Installation Red Izoras 3g.	70	16.50	1,155.00
Installation Blue Daze 1g.	160	9.50	1,520.00
Labor and dump fees	1	350.00	350.00
Thank you for your business.		<b>Total</b>	\$3,448.00

Blade Runners Commercial Landscaping  
 Orlando, LLC  
 19 N Texas Ave  
 Orlando, FL 32805

**Estimate**

Date	Estimate #
11/2/2023	531

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

Description	Qty	Rate	Total
CDD Property between Cadillino Way and Folio Way			
RIGHT SIDE CORNER, remove declining plant material and install.			
Installation of Izoras 3g.	12	16.50	198.00
Installation of Blue Daze 1g.	30	9.50	285.00
Installation Sod Bahia	2	425.00	850.00
Labor and dump fees	1	250.00	250.00
CENTER-Remove declining roses and install the following:			
Installation of Sod	1	425.00	425.00
Installation of Blue Daze	90	9.50	855.00
Labor	1	200.00	200.00
LEFT SIDE CORNER, remove roses and Indian Hortow			
Installation of sod	1	425.00	425.00
Installation of Blue Daze 1g.	45	9.50	427.50
Installation of Izoras 3g.	30	16.50	495.00
Stump Grinding	1	150.00	150.00
Labor and dump fees	1	300.00	300.00
Thank you for your business.		<b>Total</b>	\$4,860.50



100  
110.00'  
50.00'

CHANTILLY AVE

50.00'

50.00'

42.86'

128

# SECTION VII

**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Tapestry Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: June 26, 2024  
HOUR: 11:30 p.m.  
LOCATION: Hart Memorial Central Library  
211 East Dakin Avenue  
Kissimmee, Florida 34741

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

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

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

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

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

**PASSED AND ADOPTED THIS 27TH DAY OF MARCH, 2024.**

ATTEST:

**TAPESTRY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2024/2025 Budget

**Exhibit A**  
Fiscal Year 2024/2025 Budget

# *Tapestry*

*Community Development District*

*Proposed Budget  
FY 2025*

*Presented by:*



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9 Amortization Schedule

10 Assessment Comparison

# Tapestry

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments - On Roll	\$203,354	\$191,450	\$11,904	\$203,354	\$203,354
Interest income	\$0	\$35	\$75	\$110	\$55
Carry Forward Surplus	\$75,458	\$75,458	\$69,751	\$145,210	\$78,513
<b>TOTAL REVENUES</b>	<b>\$278,812</b>	<b>\$266,943</b>	<b>\$81,730</b>	<b>\$348,673</b>	<b>\$281,922</b>

**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$4,000	\$0	\$4,000	\$4,000	\$4,000
FICA Taxes	\$153	\$0	\$153	\$153	\$153
Engineering	\$10,000	\$804	\$5,000	\$5,804	\$10,000
Attorney	\$12,000	\$215	\$6,000	\$6,215	\$12,000
Annual Audit	\$3,800	\$3,800	\$0	\$3,800	\$3,800
Assessment Administration	\$2,650	\$2,650	\$0	\$2,650	\$2,783
Arbitrage Rebate	\$450	\$0	\$450	\$450	\$450
Dissemination Agent	\$3,500	\$1,458	\$2,042	\$3,500	\$3,675
Trustee Fees	\$3,500	\$3,500	\$0	\$3,500	\$3,500
Management Fees	\$41,327	\$17,220	\$24,108	\$41,327	\$43,394
Information Technology	\$1,200	\$600	\$600	\$1,200	\$1,260
Website Maintenance	\$800	\$400	\$400	\$800	\$840
Telephone	\$300	\$0	\$150	\$150	\$300
Postage & Delivery	\$800	\$187	\$613	\$800	\$800
Insurance General Liability	\$7,574	\$7,160	\$0	\$7,160	\$8,710
Printing & Binding	\$1,000	\$0	\$500	\$500	\$500
Legal Advertising	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$2,000	\$280	\$1,720	\$2,000	\$2,000
Office Supplies	\$500	\$1	\$250	\$251	\$500
Property Appraiser	\$600	\$0	\$600	\$600	\$600
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$98,829</b>	<b>\$38,451</b>	<b>\$49,085</b>	<b>\$87,536</b>	<b>\$101,939</b>



**Tapestry**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
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**Operations & Maintenance**

**Field Expenditures**

Field Management	\$15,000	\$6,250	\$8,750	\$15,000	\$15,000
Property Insurance	\$10,000	\$1,861	\$8,139	\$10,000	\$10,000
Landscape Maintenance	\$48,000	\$16,000	\$32,000	\$48,000	\$48,000
Landscape Contingency	\$12,000	\$8,309	\$5,193	\$13,502	\$17,000
Lake Maintenance	\$8,883	\$3,535	\$6,488	\$10,023	\$8,883
Stormwater Maintenance	\$20,000	\$1,794	\$18,206	\$20,000	\$20,000
Wetland Maintenance	\$4,600	\$0	\$4,600	\$4,600	\$4,600
General Repairs & Maintenance	\$7,500	\$0	\$7,500	\$7,500	\$11,000
Midge Management	\$37,500	\$15,548	\$21,952	\$37,500	\$37,500
Fish Stocking	\$4,500	\$0	\$4,500	\$4,500	\$0
Shoreline Plantings	\$7,000	\$6,233	\$767	\$7,000	\$0
Contingency	\$5,000	\$86	\$4,914	\$5,000	\$8,000
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$179,983</b>	<b>\$59,616</b>	<b>\$123,009</b>	<b>\$182,625</b>	<b>\$179,983</b>
<b>TOTAL EXPENDITURES</b>	<b>\$278,812</b>	<b>\$98,066</b>	<b>\$172,094</b>	<b>\$270,160</b>	<b>\$281,922</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$168,876</b>	<b>(\$90,363)</b>	<b>\$78,513</b>	<b>\$0</b>

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

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
	<b>1076</b>		<b>971</b>		

**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.

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**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 5 Supervisors attending 4 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, 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 meeting materials, printing of computerized checks, printing correspondence, 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
<b>Total</b>		<b>\$48,000</b>

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
<b>Total</b>		<b>\$8,883</b>

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
<b>Total</b>		<b>\$4,600</b>

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
<b>Total</b>		<b>\$37,500</b>

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 Series 2016 Special Assessment Revenue Bonds

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-On Roll	\$464,000	\$438,136	\$25,864	\$464,000	\$465,237
Interest Earnings	\$0	\$11,074	\$10,500	\$21,574	\$10,000
Carry Forward Surplus <sup>(1)</sup>	\$221,446	\$190,713	\$0	\$190,713	\$212,375
<b>TOTAL REVENUES</b>	<b>\$685,446</b>	<b>\$639,923</b>	<b>\$36,364</b>	<b>\$676,287</b>	<b>\$687,612</b>

<b>EXPENDITURES:</b>					
Interest - 11/1	\$154,456	\$154,456	\$0	\$154,456	\$151,630
Interest - 5/1	\$155,000	\$0	\$155,000	\$155,000	\$151,630
Principal - 5/1	\$154,456	\$0	\$154,456	\$154,456	\$160,000
<b>TOTAL EXPENDITURES</b>	<b>\$463,913</b>	<b>\$154,456</b>	<b>\$309,456</b>	<b>\$463,913</b>	<b>\$463,260</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$221,533</b>	<b>\$485,467</b>	<b>(\$273,091.82)</b>	<b>\$212,375</b>	<b>\$224,352</b>

**Interest 11/1/25**      **\$148,230**

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

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**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2016 Special Assessment Revenue Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	6,185,000	4.250%	-	151,630	151,630.00
05/01/25	6,185,000	4.250%	160,000	151,630	
11/01/25	6,025,000	4.250%	-	148,230	459,860.00
05/01/26	6,025,000	4.800%	170,000	148,230	
11/01/26	5,855,000	4.800%	-	144,150	462,380.00
05/01/27	5,855,000	4.800%	180,000	144,150	
11/01/27	5,675,000	4.800%	-	139,830	463,980.00
05/01/28	5,675,000	4.800%	185,000	139,830	
11/01/28	5,490,000	4.800%	-	135,390	460,220.00
05/01/29	5,490,000	4.800%	195,000	135,390	
11/01/29	5,295,000	4.800%	-	130,710	461,100.00
05/01/30	5,295,000	4.800%	205,000	130,710	
11/01/30	5,090,000	4.800%	-	125,790	461,500.00
05/01/31	5,090,000	4.800%	215,000	125,790	
11/01/31	4,875,000	4.800%	-	120,630	461,420.00
05/01/32	4,875,000	4.800%	225,000	120,630	
11/01/32	4,650,000	4.800%	-	115,230	460,860.00
05/01/33	4,650,000	4.800%	235,000	115,230	
11/01/33	4,415,000	4.800%	-	109,590	459,820.00
05/01/34	4,415,000	4.800%	250,000	109,590	
11/01/34	4,165,000	4.800%	-	103,590	463,180.00
05/01/35	4,165,000	4.800%	260,000	103,590	
11/01/35	3,905,000	4.800%	-	97,350	460,940.00
05/01/36	3,905,000	4.800%	275,000	97,350	
11/01/36	3,630,000	5.000%	-	90,750	463,100.00
05/01/37	3,630,000	5.000%	285,000	90,750	
11/01/37	3,345,000	5.000%	-	83,625	459,375.00
05/01/38	3,345,000	5.000%	300,000	83,625	
11/01/38	3,045,000	5.000%	-	76,125	459,750.00
05/01/39	3,045,000	5.000%	315,000	76,125	
11/01/39	2,730,000	5.000%	-	68,250	459,375.00
05/01/40	2,730,000	5.000%	335,000	68,250	
11/01/40	2,395,000	5.000%	-	59,875	463,125.00
05/01/41	2,395,000	5.000%	350,000	59,875	
11/01/41	2,045,000	5.000%	-	51,125	461,000.00
05/01/42	2,045,000	5.000%	370,000	51,125	
11/01/42	1,675,000	5.000%	-	41,875	463,000.00
05/01/43	1,675,000	5.000%	390,000	41,875	
11/01/43	1,285,000	5.000%	-	32,125	464,000.00
05/01/44	1,285,000	5.000%	405,000	32,125	
11/01/44	880,000	5.000%	-	22,000	459,125.00
05/01/45	880,000	5.000%	430,000	22,000	
11/01/45	450,000	5.000%	-	11,250	463,250.00
05/01/46	450,000	5.000%	450,000	11,250	461,250.00
<b>Total</b>			<b>\$6,185,000</b>	<b>\$4,118,240</b>	<b>\$10,303,240</b>



# Tapestry

## Community Development District

### Non-Ad Valorem Assessments Comparison

#### 2024-2025

Neighborhood	O&M Units	Bonds 2016 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)
Townhouse	304	304	<b>\$133.66</b>	\$133.66	<b>\$0.00</b>	<b>\$305.80</b>	\$305.80	\$0.00	<b>\$439.46</b>	\$439.46	\$0.00
Single-Family 40'	337	337	<b>\$200.49</b>	\$200.49	<b>\$0.00</b>	<b>\$458.70</b>	\$458.70	\$0.00	<b>\$659.19</b>	\$659.19	\$0.00
Single-Family 45'	101	101	<b>\$222.77</b>	\$222.77	<b>\$0.00</b>	<b>\$509.66</b>	\$509.66	\$0.00	<b>\$732.43</b>	\$732.43	\$0.00
Single-Family 50'	249	249	<b>\$245.05</b>	\$245.05	<b>\$0.00</b>	<b>\$560.63</b>	\$560.63	\$0.00	<b>\$805.68</b>	\$805.68	\$0.00
Single-Family 60'	85	85	<b>\$289.60</b>	\$289.60	<b>\$0.00</b>	<b>\$662.56</b>	\$662.56	\$0.00	<b>\$952.17</b>	\$952.17	\$0.00
<b>Total</b>	<b>1076</b>	<b>1076</b>									
Townhouse	304	304	\$40,633.64	\$40,633.64	\$0.00	\$92,962.45	\$92,962.45	\$0.00	\$133,596.10	\$133,596.10	\$0.00
Single-Family 40'	337	337	\$67,566.80	\$67,566.80	\$0.00	\$154,580.66	\$154,580.66	\$0.00	\$222,147.46	\$222,147.46	\$0.00
Single-Family 45'	101	101	\$22,499.99	\$22,499.99	\$0.00	\$51,475.92	\$51,475.92	\$0.00	\$73,975.91	\$73,975.91	\$0.00
Single-Family 50'	249	249	\$61,017.29	\$61,017.29	\$0.00	\$139,596.58	\$139,596.58	\$0.00	\$200,613.88	\$200,613.88	\$0.00
Single-Family 60'	85	85	\$24,616.32	\$24,616.32	\$0.00	\$56,317.72	\$56,317.72	\$0.00	\$80,934.04	\$80,934.04	\$0.00
	<b>1076</b>	<b>1076</b>									
Gross Assessments			\$216,334.04	\$216,334.04	\$0.00	\$494,933.33	\$494,933.33	\$0.00	\$711,267.38	\$711,267.38	\$0.00
Less: Discount	4.00%		\$8,653.36	\$8,653.36	\$0.00	\$19,797.33	\$19,797.33	\$0.00	\$28,450.69	\$28,450.69	\$0.00
Less: Commission fees	2.00%		\$4,326.68	\$4,326.68	\$0.00	\$9,898.67	\$9,898.67	\$0.00	\$14,225.35	\$14,225.35	\$0.00
<b>Net Assessments</b>			<b>\$203,354.00</b>	<b>\$203,354.00</b>	<b>\$0.00</b>	<b>\$465,237.33</b>	<b>\$465,237.33</b>	<b>\$0.00</b>	<b>\$668,591.34</b>	<b>\$668,591.34</b>	<b>\$0.00</b>

# SECTION VIII

## RESOLUTION 2024-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Osceola County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Tom Franklin, Seat 4, currently held by Rocky Owen, and Seat 5, currently held by Robert Price are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of March, 2024.

**TAPESTRY COMMUNITY  
DEVELOPMENT DISTRICT**

---

Chairperson, Board of Supervisors

ATTEST:

---

Secretary / Assistant Secretary

## EXHIBIT A

### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Tapestry Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 East Irlo Bronson Memorial Highway, Kissimmee Florida, 34744, Ph: (407) 742-6000. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Tapestry Community Development District has three (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections.

**Publish on or before May 27, 2024.**

# SECTION IX

**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TAPESTRY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO ESTABLISH AN INVESTMENT ACCOUNT WITH \_\_\_\_\_; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION.**

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

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

**WHEREAS**, it is in the best interest of the District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards, in accordance with the District’s adopted investment guidelines for public funds Resolution 2024-12.

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

**SECTION 1.** That the District Manager, Governmental Management Services – Central Florida, LLC, and its designee, as legal representative(s) of the District are hereby authorized to act as the administrator(s) for funds held at \_\_\_\_\_.

**SECTION 2.** The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District with \_\_\_\_\_, withdraw funds from or transmit funds to said account(s) at \_\_\_\_\_, establish funds transfer instructions, name designee(s), and initiate changes to this information via the Investment Pool Input Document.

**SECTION 3.** That this authorization shall be continuing in nature until revoked by the District or until a new legal representative is appointed.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of March, 2024.

**ATTEST:**

**TAPESTRY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# SECTION X



# SECTION A

# SECTION 1

**From:** Stacie Vanderbilt svanderbilt@gmscfl.com  
**Subject:** Fwd: Ethics Training 2024  
**Date:** March 20, 2024 at 6:54 PM  
**To:**



**From:** "Kutak Rock Development and Improvement Districts Group" <communications@kutakrock.com>  
**Subject:** Ethics Training 2024  
**Date:** January 5, 2024 at 4:49:26 PM EST  
**To:** jshowe@gmscfl.com  
**Reply-To:** communications@kutakrock.com

## KUTAKROCK

Development and Improvement Districts Practice Group



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### District Managers,

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the [Florida Commission on Ethics' \("COE"\) website](#).

Please share this information with Board Supervisors or include in the next available agenda package. As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

#### Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

#### [Florida Commission on Ethics Training Resources](#)

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

#### [Office of the Attorney General Training Resources](#)

#### Compliance

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handed through county Supervisor of Election's offices.

[Kutak Rock's Development and Improvement Districts Practice Group](#)

### Kutak Rock's Florida Development and Improvement Districts Practice Group



**Jonathan Johnson**  
Partner



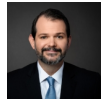
**Lindsay Whelan**  
Partner



(850) 264-6882

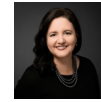


(850) 692-7308



**Joseph Brown**  
Partner

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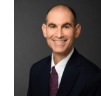
**Katie Buchanan**  
Partner

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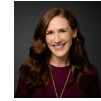
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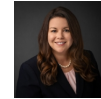
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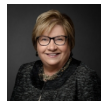
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107 W. College Ave., Tallahassee, Florida 32301



# SECTION C

# SECTION 1

# Tapestry

## Community Development District

### Summary of Check Register

July 29, 2023 to March 15, 2024

Bank	Date	Check No.'s	Amount
General Fund	8/3/23	564	\$ 4,000.00
	8/10/23	565-566	\$ 14,502.97
	8/17/23	567-570	\$ 8,063.97
	8/23/23	571	\$ 3,109.51
	8/31/23	572-573	\$ 5,284.00
	9/7/23	574-575	\$ 4,631.00
	9/14/23	576	\$ 4,625.50
	9/21/23	577-578	\$ 4,802.51
	9/28/23	579	\$ 9,021.00
	10/5/23	580-582	\$ 7,740.51
	10/19/23	583-586	\$ 8,477.05
	10/26/23	587-588	\$ 575.00
	11/2/23	589-590	\$ 4,218.75
	11/9/23	591-592	\$ 9,973.51
	11/16/23	593-594	\$ 8,290.78
	11/30/23	595	\$ 8,308.50
	12/6/23	596-597	\$ 5,271.49
	12/12/23	598	\$ 5,242.05
	12/15/23	599-600	\$ 431,102.30
	12/28/23	601-604	\$ 8,120.51
	1/11/24	605	\$ 215.00
	1/18/24	606-607	\$ 8,291.70
	1/25/24	608	\$ 803.75
	2/1/24	609-610	\$ 4,631.00
	2/8/24	611	\$ 522.50
	2/16/24	612-613	\$ 5,674.52
	2/22/24	614	\$ 3,500.00
	2/29/24	615-616	\$ 3,740.51
	3/7/24	617	\$ 4,000.00
	3/15/24	618-619	\$ 16,621.18
<b>Total Amount</b>			<b>\$ 603,361.07</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/03/23	00022	8/01/23	458601	202308	320	53800	46200		LANDSCAPE MAINT AUG23	*	4,000.00		
									BLADE RUNNERS COMMERCIAL LANDSCAPIN			4,000.00	000564
8/10/23	00001	8/01/23	312	202308	310	51300	34000		MANAGEMENT FEES AUG23	*	3,249.00		
		8/01/23	312	202308	310	51300	35200		WEBSITE ADMIN AUG23	*	66.67		
		8/01/23	312	202308	310	51300	35100		INFORMATION TECH AUG23	*	100.00		
		8/01/23	312	202308	310	51300	31300		DISSEMINATION SVCS AUG23	*	291.67		
		8/01/23	312	202308	310	51300	51000		OFFICE SUPPLIES AUG23	*	.27		
		8/01/23	312	202308	310	51300	42000		POSTAGE AUG23	*	203.87		
		8/01/23	313	202308	320	53800	12000		FIELD MANAGEMENT AUG23	*	696.25		
		8/01/23	313	202308	320	53800	49000		MIDGE PRODUCT APPLICATION	*	61.74		
									GOVERNMENTAL MANAGEMENT SERVICES			4,669.47	000565
8/10/23	00012	8/10/23	08102023	202308	300	20700	10200		ASSESSMENT TXFER - S2016	*	9,833.50		
									TAPESTRY CDD C/O REGIONS BANK			9,833.50	000566
8/17/23	00015	7/31/23	212909	202307	320	53800	46400		POND MAINTENANCE JUL23	*	631.00		
									APPLIED AQUATIC MANAGEMENT, INC.			631.00	000567
8/17/23	00023	7/31/23	00103051	202307	320	53800	46800		MOSQUITO MAINT JUL23	*	3,109.51		
									CLARKE ENVIRONMENTAL MOSQUITO			3,109.51	000568
8/17/23	00001	6/30/23	314	202306	320	53800	49000		PRESSURE WASH/SIGNS	*	3,623.94		
									GOVERNMENTAL MANAGEMENT SERVICES			3,623.94	000569
8/17/23	00006	7/31/23	07708891	202307	310	51300	48000		NOT BUDGET ADOPT MTG FY24	*	699.52		
									TRIBUNE PUBLISHING COMPANY LLC DBA			699.52	000570
8/23/23	00023	6/30/23	00102971	202306	320	53800	46800		MOSQUITO MAINT JUN23	*	3,109.51		
									CLARKE ENVIRONMENTAL MOSQUITO			3,109.51	000571



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/31/23	00022	8/28/23 458685	202308 320-53800-46300 REMOVE ROSES/INSTL IZORAS	BLADE RUNNERS COMMERCIAL LANDSCAPIN	*	5,193.00	5,193.00 000572
8/31/23	00003	8/30/23 19245	202308 320-53800-45000 PACKAGE-ADD PROPERTY	EGIS INSURANCE ADVISORS, LLC	*	91.00	91.00 000573
9/07/23	00015	8/31/23 213925	202308 320-53800-46400 POND MAINTENANCE AUG23	APPLIED AQUATIC MANAGEMENT, INC.	*	631.00	631.00 000574
9/07/23	00022	9/01/23 458679	202309 320-53800-46200 LANDSCAPE MAINT SEP23	BLADE RUNNERS COMMERCIAL LANDSCAPIN	*	4,000.00	4,000.00 000575
9/14/23	00001	9/01/23 315	202309 310-51300-34000 MANAGEMENT FEES SEP23		*	3,249.00	
		9/01/23 315	202309 310-51300-35200 WEBSITE ADMIN SEP23		*	66.67	
		9/01/23 315	202309 310-51300-35100 INFORMATION TECH SEP23		*	100.00	
		9/01/23 315	202309 310-51300-31300 DISSEMINATION SVCS SEP23		*	291.67	
		9/01/23 315	202309 310-51300-51000 OFFICE SUPPLIES SEP23		*	.12	
		9/01/23 315	202309 310-51300-42000 POSTAGE SEP23		*	188.64	
		9/01/23 315	202309 310-51300-42500 COPIES SEP23		*	33.15	
		9/01/23 316	202309 320-53800-12000 FIELD MANAGEMENT SEP23	GOVERNMENTAL MANAGEMENT SERVICES	*	696.25	4,625.50 000576
9/21/23	00023	8/31/23 00103110	202308 320-53800-46800 MOSQUITO MAINT AUG23	CLARKE ENVIRONMENTAL MOSQUITO	*	3,109.51	3,109.51 000577
9/21/23	00018	9/12/23 3279460	202308 310-51300-31500 GENERAL COUNSEL JUL/AUG23	KUTAK ROCK LLP	*	1,693.00	1,693.00 000578
9/28/23	00003	9/21/23 20038	202309 300-15500-10000 FY24 INSURANCE POLICY	EGIS INSURANCE ADVISORS, LLC	*	9,021.00	9,021.00 000579

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/05/23	00015	9/30/23	214435	202309	320	53800	46400		POND MAINTENANCE SEP23 APPLIED AQUATIC MANAGEMENT, INC.	*	631.00	631.00	000580
10/05/23	00022	10/01/23	458759	202310	320	53800	46200		LANDSCAPE MAINT OCT23 BLADE RUNNERS COMMERCIAL LANDSCAPIN	*	4,000.00	4,000.00	000581
10/05/23	00023	9/29/23	00103147	202309	320	53800	46800		MOSQUITO MAINT SEP23 CLARKE ENVIRONMENTAL MOSQUITO	*	3,109.51	3,109.51	000582
10/19/23	00005	10/02/23	89129	202310	310	51300	54000		SPECIAL DISTRICT FEE FY24 DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00	000583
10/19/23	00001	9/30/23	319	202310	310	51300	31700		ASSESSMENT ROLL FY24	*	2,650.00		
		10/01/23	317	202310	310	51300	34000		MANAGEMENT FEES OCT23	*	3,443.92		
		10/01/23	317	202310	310	51300	35200		WEBSITE ADMIN OCT23	*	66.67		
		10/01/23	317	202310	310	51300	35100		INFORMATION TECH OCT23	*	100.00		
		10/01/23	317	202310	310	51300	31300		DISSEMINATION SVCS OCT23	*	291.67		
		10/01/23	317	202310	310	51300	51000		OFFICE SUPPLIES OCT23	*	.24		
		10/01/23	317	202310	310	51300	42000		POSTAGE OCT23	*	69.80		
		10/01/23	318	202310	320	53800	12000		FIELD MANAGEMENT OCT23 GOVERNMENTAL MANAGEMENT SERVICES	*	1,250.00	7,872.30	000584
10/19/23	00018	10/16/23	3295686	202309	310	51300	31500		GENERAL COUNSEL SEP23 KUTAK ROCK LLP	*	244.00	244.00	000585
10/19/23	00006	9/30/23	08014191	202309	310	51300	48000		FY24 NOTICE OF MEETINGS TRIBUNE PUBLISHING COMPANY LLC DBA	*	185.75	185.75	000586
10/26/23	00016	10/19/23	6066-10-	202309	310	51300	31200		ARBITRAGE SER. 2016 AMTEC	*	450.00	450.00	000587

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/26/23	00009	10/16/23	5288688	202309	310-51300-31100		GEN ENGINEER/CDD MEETINGS HANSON, WALTER & ASSOCIATES, INC.	*	125.00	125.00	000588
11/02/23	00022	11/01/23	458823	202311	320-53800-46200		LANDSCAPE MAINT NOV23 BLADE RUNNERS COMMERCIAL LANDSCAPIN	*	4,000.00	4,000.00	000589
11/02/23	00009	9/13/23	5288249	202308	310-51300-31100		GEN ENGINEER/CDD MEETINGS HANSON, WALTER & ASSOCIATES, INC.	*	218.75	218.75	000590
11/09/23	00015	10/31/23	215172	202310	320-53800-46400		POND MAINTENANCE OCT23	*	631.00		
		11/01/23	215361	202311	320-53800-46900		PLANTED NATIVE VEGETATION APPLIED AQUATIC MANAGEMENT, INC.	*	6,233.00	6,864.00	000591
11/09/23	00023	10/16/23	00103156	202310	320-53800-46800		MOSQUITO MAINT OCT23 CLARKE ENVIRONMENTAL MOSQUITO	*	3,109.51	3,109.51	000592
11/16/23	00023	11/15/23	00103166	202311	320-53800-46800		MOSQUITO MAINT NOV23 CLARKE ENVIRONMENTAL MOSQUITO	*	3,109.51	3,109.51	000593
11/16/23	00001	11/01/23	320	202311	310-51300-34000		MANAGEMENT FEES NOV23	*	3,443.92		
		11/01/23	320	202311	310-51300-35200		WEBSITE ADMIN NOV23	*	66.67		
		11/01/23	320	202311	310-51300-35100		INFORMATION TECH NOV23	*	100.00		
		11/01/23	320	202311	310-51300-31300		DISSEMINATION SVCS NOV23	*	291.67		
		11/01/23	320	202311	310-51300-51000		OFFICE SUPPLIES NOV23	*	.27		
		11/01/23	320	202311	310-51300-42000		POSTAGE NOV23	*	28.14		
		11/01/23	320	202311	310-51300-42500		COIES NOV23	*	.60		
		11/01/23	321	202311	320-53800-12000		FIELD MANAGEMENT NOV23 GOVERNMENTAL MANAGEMENT SERVICES	*	1,250.00	5,181.27	000594
11/30/23	00022	11/19/23	458871	202311	320-53800-46300		REMOVE DEC PLANT MATERIAL	*	4,860.50		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/19/23	458872 202311 320-53800-46300	REPLACE DECLINING PLANTS	*	3,448.00	
				BLADE RUNNERS COMMERCIAL LANDSCAPIN			8,308.50 000595
12/06/23	00022	12/01/23	458907 202312 320-53800-46200	LANDSCAPE MAINT - DEC23	*	4,000.00	
				BLADE RUNNERS COMMERCIAL LANDSCAPIN			4,000.00 000596
12/06/23	00001	10/31/23	322 202310 320-53800-46500	INLET DRAIN CLEANING	*	1,271.49	
				GOVERNMENTAL MANAGEMENT SERVICES			1,271.49 000597
12/12/23	00001	12/01/23	323 202312 310-51300-34000	MANAGEMENT FEES DEC 23	*	3,443.92	
		12/01/23	323 202312 310-51300-35200	WEBSITE ADMIN DEC 23	*	66.67	
		12/01/23	323 202312 310-51300-35100	INFORMATION TECH DEC 23	*	100.00	
		12/01/23	323 202312 310-51300-31300	DISSEMINATION DEC 23	*	291.67	
		12/01/23	323 202312 310-51300-51000	OFFICE SUPPLIES	*	.15	
		12/01/23	323 202312 310-51300-42000	POSTAGE	*	3.15	
		12/01/23	324 202312 320-53800-12000	FIELD MANAGEMENT DEC 23	*	1,250.00	
		12/01/23	324 202312 320-53800-49000	LEAF RAKE TELESCOPIC POLE	*	86.49	
				GOVERNMENTAL MANAGEMENT SERVICES			5,242.05 000598
12/15/23	00015	11/30/23	215976 202311 320-53800-46400	POND MAINTENANCE NOV23	*	631.00	
				APPLIED AQUATIC MANAGEMENT, INC.			631.00 000599
12/15/23	00012	12/14/23	12142023 202312 300-20700-10200	FY23 ASSESS TXFER	*	3,799.04	
		12/14/23	12142023 202312 300-20700-10200	FY24 ASSESS TXFER	*	426,672.26	
				TAPESTRY CDD C/O REGIONS BANK			430,471.30 000600
12/28/23	00015	12/15/23	216335 202312 320-53800-46400	POND MAINTENANCE DEC23	*	631.00	
				APPLIED AQUATIC MANAGEMENT, INC.			631.00 000601
12/28/23	00022	1/01/24	458975 202312 300-15500-10000	LANDSCAPE MAINT-JAN24	*	4,000.00	
				BLADE RUNNERS COMMERCIAL LANDSCAPIN			4,000.00 000602
				TAP2 TAPESTRY AGUZMAN			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/28/23	00023	12/15/23	00103176	202312	320	53800	46800		MOSQUITO MAINT DEC23	*	3,109.51		
									CLARKE ENVIRONMENTAL MOSQUITO			3,109.51	000603
12/28/23	00001	11/30/23	325	202311	320	53800	46400		POND CLEANING-NOV23	*	380.00		
									GOVERNMENTAL MANAGEMENT SERVICES			380.00	000604
1/11/24	00018	1/10/24	3339372	202312	310	51300	31500		GEN COUNSEL OCT/NOV/DEC23	*	215.00		
									KUTAK ROCK LLP			215.00	000605
1/18/24	00023	1/15/24	00103179	202401	320	53800	46800		MOSQUITO MAINT JAN24	*	3,109.51		
									CLARKE ENVIRONMENTAL MOSQUITO			3,109.51	000606
1/18/24	00001	1/01/24	326	202401	310	51300	34000		MANAGEMENT FEES JAN24	*	3,443.92		
		1/01/24	326	202401	310	51300	35200		WEBSITE ADMIN JAN24	*	66.67		
		1/01/24	326	202401	310	51300	35100		INFORMATION TECH JAN24	*	100.00		
		1/01/24	326	202401	310	51300	31300		DISSEMINATION SVCS JAN24	*	291.67		
		1/01/24	326	202401	310	51300	51000		OFFICE SUPPLIES JAN24	*	.09		
		1/01/24	326	202401	310	51300	42000		POSTAGE JAN24	*	29.84		
		1/01/24	327	202401	320	53800	12000		FIELD MANAGEMENT JAN24	*	1,250.00		
									GOVERNMENTAL MANAGEMENT SERVICES			5,182.19	000607
1/25/24	00009	1/16/24	5289636	202312	310	51300	31100		GEN ENGINEER/CDD MEETINGS	*	803.75		
									HANSON, WALTER & ASSOCIATES, INC.			803.75	000608
2/01/24	00015	1/15/24	216741	202401	320	53800	46400		POND MAINTENANCE JAN24	*	631.00		
									APPLIED AQUATIC MANAGEMENT, INC.			631.00	000609
2/01/24	00022	2/01/24	459035	202402	320	53800	46200		LANDSCAPE MAINT FEB24	*	4,000.00		
									BLADE RUNNERS COMMERCIAL LANDSCAPIN			4,000.00	000610
2/08/24	00001	12/31/23	330	202312	320	53800	46500		STORMWATER MAINT DEC23	*	522.50		
									GOVERNMENTAL MANAGEMENT SERVICES			522.50	000611

TAP2 TAPESTRY AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/16/24	00001	2/01/24	328	202402	310-51300-34000		MANAGEMENT FEES FEB24	*	3,443.92		
		2/01/24	328	202402	310-51300-35200		WEBSITE ADMIN FEB24	*	66.67		
		2/01/24	328	202402	310-51300-35100		INFORMATION TECH FEB24	*	100.00		
		2/01/24	328	202402	310-51300-31300		DISSEMINATION SVCS FEB24	*	291.67		
		2/01/24	328	202402	310-51300-51000		OFFICE SUPPLIES FEB24	*	.36		
		2/01/24	328	202402	310-51300-42000		POSTAGE FEB24	*	56.41		
		2/01/24	329	202402	320-53800-12000		FIELD MANAGEMENT FEB24	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES										5,209.03	000612
2/16/24	00011	2/01/24	2018818	202402	310-51300-49100		2023 TAX ROLL	*	465.49		
OSCEOLA COUNTY PROPERTY APPRAISER										465.49	000613
2/22/24	00014	2/06/24	114486	202402	310-51300-32300		TRUSTEE FEES - SER2016	*	3,500.00		
REGIONS										3,500.00	000614
2/29/24	00015	2/15/24	217641	202402	320-53800-46400		POND MAINTENANCE FEB24	*	631.00		
APPLIED AQUATIC MANAGEMENT, INC.										631.00	000615
2/29/24	00023	2/15/24	00103183	202402	320-53800-46800		MOSQUITO MAINT FEB24	*	3,109.51		
CLARKE ENVIRONMENTAL MOSQUITO										3,109.51	000616
3/07/24	00022	3/01/24	459106	202403	320-53800-46200		LANDSCAPE MAINT MAR24	*	4,000.00		
BLADE RUNNERS COMMERCIAL LANDSCAPIN										4,000.00	000617
3/15/24	00001	3/01/24	331	202403	310-51300-34000		MANAGEMENT FEES MAR24	*	3,443.92		
		3/01/24	331	202403	310-51300-35200		WEBSITE ADMIN MAR24	*	66.67		
		3/01/24	331	202403	310-51300-35100		INFORMATION TECH MAR24	*	100.00		
		3/01/24	331	202403	310-51300-31300		DISSEMINATION SVCS MAR24	*	291.67		
		3/01/24	331	202403	310-51300-51000		OFFICE SUPPLIES MAR24	*	.30		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/01/24	331		202403 310-51300-42000		*	5.31	
		POSTAGE MAR24					
3/01/24	332		202403 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT MAR24					
-----							
				GOVERNMENTAL MANAGEMENT SERVICES			5,157.87 000618
3/15/24	00012	3/12/24 03122024	202403 300-20700-10200		*	11,463.31	
		FY24 DEBT SVC ASSESSMENTS					
-----							
				TAPESTRY CDD C/O REGIONS BANK			11,463.31 000619
-----							
TOTAL FOR BANK A						603,361.07	
TOTAL FOR REGISTER						603,361.07	

# SECTION 2



***Tapestry***  
***Community Development District***

***Unaudited Financial Reporting***  
***January 31, 2024***



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6	<hr/>	<u>Assessment Receipt Schedule</u>

**Tapestry**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
Cash	\$ 1,042,326	\$ -	\$ 1,042,326
<b>Investments</b>			
Series 2016			
Reserve	\$ -	\$ 472,238	\$ 472,238
Revenue	\$ -	\$ 509,064	\$ 509,064
Interest	\$ -	\$ 473	\$ 473
Principal	\$ -	\$ 562	\$ 562
Redemption	\$ -	\$ 25	\$ 25
Due From General Fund	\$ -	\$ 11,463	\$ 11,463
<b>Total Assets</b>	<b>\$ 1,042,326</b>	<b>\$ 993,825</b>	<b>\$ 2,036,151</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 1,154	\$ -	\$ 1,154
Due To Debt Service	\$ 11,463	\$ -	\$ 11,463
<b>Total Liabilities</b>	<b>\$ 12,617</b>	<b>\$ -</b>	<b>\$ 12,617</b>
<b>Fund Balances:</b>			
Restricted for:			
Debt Service Series 2016	\$ -	\$ 993,825	\$ 993,825
Unassigned	\$ 1,029,709	\$ -	\$ 1,029,709
<b>Total Fund Balances</b>	<b>\$ 1,029,709</b>	<b>\$ 993,825</b>	<b>\$ 2,023,534</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,042,326</b>	<b>\$ 993,825</b>	<b>\$ 2,036,151</b>

**Tapestry**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Revenues</b>				
Non-Ad Valorem Assessments	\$ 203,354	\$ 191,450	\$ 191,450	\$ -
Interest	\$ -	\$ -	\$ 35	\$ 35
<b>Total Revenues</b>	<b>\$ 203,354</b>	<b>\$ 191,450</b>	<b>\$ 191,485</b>	<b>\$ 35</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 4,000	\$ 1,333	\$ -	\$ 1,333
FICA Expense	\$ 153	\$ 51	\$ -	\$ 51
Engineering	\$ 10,000	\$ 3,333	\$ 804	\$ 2,530
Attorney	\$ 12,000	\$ 4,000	\$ 215	\$ 3,785
Annual Audit	\$ 3,800	\$ -	\$ -	\$ -
Assessment Administration	\$ 2,650	\$ 2,650	\$ 2,650	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 3,500	\$ 1,167	\$ 1,167	\$ -
Trustee Fees	\$ 3,500	\$ -	\$ -	\$ -
Management Fees	\$ 41,327	\$ 13,776	\$ 13,776	\$ -
Information Technology	\$ 1,200	\$ 400	\$ 400	\$ -
Website Administration	\$ 800	\$ 267	\$ 267	\$ -
Telephone	\$ 300	\$ 100	\$ -	\$ 100
Postage	\$ 800	\$ 267	\$ 131	\$ 136
Insurance	\$ 7,574	\$ 7,574	\$ 7,160	\$ 414
Printing & Binding	\$ 1,000	\$ 333	\$ 1	\$ 333
Legal Advertising	\$ 2,500	\$ 833	\$ -	\$ 833
Other Current Charges	\$ 2,000	\$ 667	\$ 280	\$ 386
Office Supplies	\$ 500	\$ 167	\$ 1	\$ 166
Property Appraiser	\$ 600	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 98,829</b>	<b>\$ 37,092</b>	<b>\$ 27,026</b>	<b>\$ 10,067</b>
<b><i>Operations and Maintenance Expenses</i></b>				
<b>Field Expenses</b>				
Field Management	\$ 15,000	\$ 5,000	\$ 5,000	\$ -
Property Insurance	\$ 10,000	\$ 10,000	\$ 1,861	\$ 8,139
Landscape Maintenance	\$ 48,000	\$ 16,000	\$ 16,000	\$ -
Landscape Contingency	\$ 12,000	\$ 4,000	\$ 8,309	\$ (4,309)
Lake Maintenance	\$ 8,883	\$ 2,961	\$ 2,904	\$ 57
Stormwater Maintenance	\$ 20,000	\$ 6,667	\$ 1,794	\$ 4,873
Wetland Maintenance	\$ 4,600	\$ 1,533	\$ -	\$ 1,533
General Repairs & Maintenance	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Midge Management	\$ 37,500	\$ 12,500	\$ 12,438	\$ 62
Fish Stocking	\$ 4,500	\$ 1,500	\$ -	\$ 1,500
Shoreline Plantings	\$ 7,000	\$ 7,000	\$ 6,233	\$ 767
Contingency	\$ 5,000	\$ 1,667	\$ 86	\$ 1,580
<b>Total Operations and Maintenance Expenses</b>	<b>\$ 179,983</b>	<b>\$ 71,328</b>	<b>\$ 54,625</b>	<b>\$ 16,703</b>
<b>Total Expenditures</b>	<b>\$ 278,812</b>	<b>\$ 108,420</b>	<b>\$ 81,651</b>	<b>\$ 26,769</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (75,458)</b>		<b>\$ 109,834</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 75,458</b>		<b>\$ 919,875</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,029,709</b>	

**Tapestry**  
**Community Development District**  
**Debt Service Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Revenues</b>				
Special Assessments	\$ 464,000	\$ 438,136	\$ 438,136	\$ -
Interest	\$ -	\$ -	\$ 11,074	\$ 11,074
<b>Total Revenues</b>	<b>\$ 464,000</b>	<b>\$ 438,136</b>	<b>\$ 449,210</b>	<b>\$ 11,074</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Interest Payment - 11/1	\$ 154,456	\$ 154,456	\$ 154,456	\$ -
Principal Payment - 5/1	\$ 155,000	\$ -	\$ -	\$ -
Interest Payment - 5/1	\$ 154,456	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 463,913</b>	<b>\$ 154,456</b>	<b>\$ 154,456</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 88</b>		<b>\$ 294,754</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 221,446</b>		<b>\$ 699,072</b>	
<b>Fund Balance - Ending</b>	<b>\$ 221,533</b>		<b>\$ 993,825</b>	

**Tapestry**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Non-Ad Valorem Assessments	\$ -	\$ 18,471	\$ 170,310	\$ 2,669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 191,450
Interest	\$ 8	\$ 8	\$ 11	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35
<b>Total Revenues</b>	<b>\$ 8</b>	<b>\$ 18,478</b>	<b>\$ 170,321</b>	<b>\$ 2,678</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 191,485</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ 804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 804
Attorney	\$ -	\$ -	\$ 215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 2,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,650
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,167
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,444	\$ 3,444	\$ 3,444	\$ 3,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,776
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Website Administration	\$ 67	\$ 67	\$ 67	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 267
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 70	\$ 28	\$ 3	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131
Insurance	\$ 7,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,160
Printing & Binding	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 68	\$ 70	\$ 72	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 14,026</b>	<b>\$ 4,001</b>	<b>\$ 4,996</b>	<b>\$ 4,002</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 27,026</b>
<b>Operations and Maintenance Expenses</b>													
<b>Field Expenses</b>													
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Property Insurance	\$ 1,861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,861
Landscape Maintenance	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,000
Landscape Contingency	\$ -	\$ 8,309	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,309
Lake Maintenance	\$ 631	\$ 1,011	\$ 631	\$ 631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,904
Stormwater Maintenance	\$ 1,271	\$ -	\$ 523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,794
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Midge Management	\$ 3,110	\$ 3,110	\$ 3,110	\$ 3,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,438
Fish Stocking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shoreline Plantings	\$ -	\$ 6,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,233
Contingency	\$ -	\$ -	\$ 86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86
<b>Total Operations and Maintenance Expenses</b>	<b>\$ 12,123</b>	<b>\$ 23,912</b>	<b>\$ 9,600</b>	<b>\$ 8,991</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 54,625</b>
<b>Total Expenditures</b>	<b>\$ 26,149</b>	<b>\$ 27,914</b>	<b>\$ 14,596</b>	<b>\$ 12,993</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 81,651</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (26,141)</b>	<b>\$ (9,435)</b>	<b>\$ 155,725</b>	<b>\$ (10,315)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 109,834</b>

# Tapestry

## Community Development District

### Long Term Debt Report

<b>SERIES 2016, SPECIAL ASSESSMENT REVENUE BONDS</b>	
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	\$472,238
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,340,000</b>

**Tapestry**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

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%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>Series 2016 Debt Service</i>	<i>Total</i>
11/10/23	ACH	\$5,207.90	(\$99.10)	(\$252.98)	\$0.00	\$4,855.82	\$1,476.60	\$3,379.22	\$4,855.82
11/24/23	ACH	\$59,402.30	(\$1,140.52)	(\$2,376.13)	\$0.00	\$55,885.65	\$16,994.19	\$38,891.46	\$55,885.65
12/11/23	ACH	\$586,673.69	(\$11,264.12)	(\$23,467.84)	\$0.00	\$551,941.73	\$167,839.18	\$384,102.55	\$551,941.73
12/11/23	ACH	\$445.13	(\$8.76)	(\$6.67)	\$0.00	\$429.70	\$130.67	\$299.03	\$429.70
12/22/23	ACH	\$8,130.71	(\$157.04)	(\$278.33)	\$0.00	\$7,695.34	\$2,340.07	\$5,355.27	\$7,695.34
01/10/24	ACH	\$2,170.28	(\$42.10)	(\$65.10)	\$0.00	\$2,063.08	\$627.36	\$1,435.72	\$2,063.08
01/10/24	ACH	\$6,446.64	(\$125.09)	(\$193.40)	\$0.00	\$6,128.15	\$1,863.50	\$4,264.65	\$6,128.15
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$585.81	\$585.81	\$178.14	\$407.67	\$585.81
<b>TOTAL</b>		<b>\$ 668,476.65</b>	<b>\$ (12,836.73)</b>	<b>\$ (26,640.45)</b>	<b>\$ 585.81</b>	<b>\$ 629,585.28</b>	<b>\$ 191,449.71</b>	<b>\$ 438,135.57</b>	<b>\$ 629,585.28</b>

94%	<b>Net Percent Collected</b>
<b>\$ 39,010.84</b>	<b>Balance Remaining to Collect</b>



# SECTION 3

# **REBATE REPORT**

**\$7,285,000**

**Tapestry Community Development District**

**(City of Kissimmee, Florida)**

**Special Assessment Revenue Bonds,**

**Series 2016**

**Dated: April 18, 2016**

**Delivered: April 18, 2016**

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**Rebate Report to the Computation Date**

**May 1, 2025**

**Reflecting Activity Through**

**September 30, 2023**



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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

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

[www.amteccorp.com](http://www.amteccorp.com)

October 19, 2023

Tapestry Community Development District  
c/o Ms. Katie Costa  
Director of Operations – Accounting Division  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

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

Dear Ms. Costa:

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

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

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

We have scheduled the next Report as of April 30, 2024. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

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

For the May 1, 2025 Computation Date  
Reflecting Activity from April 18, 2016 through September 30, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Fund	0.351460%	21,979.81	(419,583.24)
Capitalized Interest Fund	0.257105%	255.29	(6,893.17)
Debt Service Reserve Fund	1.352805%	47,490.64	(158,071.02)
Cost of Issuance Fund	0.405522%	39.20	(636.00)
<b>Totals</b>	<b>0.701475%</b>	<b>\$69,764.94</b>	<b>\$(585,183.43)</b>
<b>Bond Yield</b>	<b>4.866432%</b>		
Rebate Computation Credits			(18,353.18)
<b>Net Rebatable Arbitrage</b>			<b>\$(603,536.61)</b>

## SUMMARY OF YIELD RESTRICTION COMPUTATIONS

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

For the May 1, 2025 Computation Date  
Reflecting Activity from April 18, 2019 through September 30, 2023

Fund Description	Taxable Inv Yield	Yield Restriction Liability
Project Fund	0.970239%	(1,502.45)
<b>Totals</b>	<b>0.970239%</b>	<b>\$(1,502.45)</b>
<b>Bond Yield (+0.125%)*</b>	<b>4.991432%</b>	

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

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

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For the purpose of computing Rebatable Arbitrage and Yield Restriction Liability, investment activity is reflected from April 18, 2016, the date of the closing, through September 30, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of May 1, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 18, 2016 and September 30, 2023, the District made periodic payments into the Principal and Interest Accounts that were used, along with the interest earned, to provide the required debt service payments.

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

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

## **DEFINITIONS**

### **6. Computation Date**

May 1, 2025.

### **7. Computation Period**

The period beginning on April 18, 2016, the date of the closing, and ending on September 30, 2023.

### **8. Temporary Period**

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

## **9. Yield Restriction Period**

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

## **10. Bond Year**

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

## **11. Bond Yield**

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

## **12. Taxable Investment Yield**

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

## **13. Issue Price**

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

## **14. Rebatable Arbitrage**

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

## **15. Yield Restriction Liability**

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

## 16. Funds and Accounts

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

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

## METHODOLOGY

### Bond Yield

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

### Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of September 30, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 1, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 1, 2025, is the Rebateable Arbitrage.



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

<b>Sources of Funds</b>	
-------------------------	--

<b>Par Amount</b>	<b>\$7,285,000.00</b>
<b>Total</b>	<b>\$7,285,000.00</b>

<b>Uses of Funds</b>	
----------------------	--

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

## PROOF OF ARBITRAGE YIELD

\$7,285,000

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

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

## PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

## BOND DEBT SERVICE

\$7,285,000

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

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

## BOND DEBT SERVICE

\$7,285,000

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

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

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.866432%)
04/18/16	Beg Bal	-6,318,334.97	-9,756,436.86
08/05/16		2,182.95	3,322.97
09/07/16		1,233.13	1,869.11
11/07/16		497.00	747.31
01/26/17		1,409.50	2,097.14
01/26/17		1,398.50	2,080.78
01/26/17		4,893.60	7,281.01
02/21/17		4,307,563.04	6,387,705.34
04/28/17		3,500.00	5,143.93
07/31/17		2,013,072.16	2,922,468.66
08/01/17		2,642.11	3,835.16
08/01/17		475.43	690.11
08/22/17		961.25	1,391.40
01/29/18		-475.43	-673.90
02/02/18		-4,289.06	-6,077.09
03/06/18		2,783.50	3,926.02
04/13/18		475.43	667.27
05/01/18		-5,284.82	-7,399.49
10/24/18		-3,869.25	-5,293.75
04/30/19		-4,908.26	-6,550.51
10/29/19		-5,269.09	-6,865.95
11/01/19		3,500.00	4,559.50
02/28/20		1,036.50	1,329.33
04/15/20		-3,803.90	-4,848.03
09/15/20		1,463.50	1,828.22
10/14/20		-500.64	-622.99
12/10/20		19,627.26	24,241.79
04/15/21		-23.01	-27.95
06/02/21		23.38	28.22
-----			
05/01/25	TOTALS:	21,979.81	-419,583.24
-----			

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

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.866432%)
04/18/16	Beg Bal	-184,965.03	-285,613.16
11/01/16		184,965.04	278,344.97
05/01/17		255.16	374.86
02/02/18		0.12	0.17
-----			
05/01/25	TOTALS:	255.29	-6,893.17
-----			

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

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.866432%)
04/18/16	Beg Bal	-464,000.00	-716,484.13
05/01/18		5,284.82	7,399.49
10/24/18		3,869.25	5,293.75
04/30/19		4,908.26	6,550.51
10/29/19		5,269.09	6,865.95
04/15/20		3,803.90	4,848.03
10/14/20		500.64	622.99
04/15/21		23.01	27.95
10/22/21		23.38	27.70
04/20/22		27.64	31.98
10/21/22		1,995.70	2,253.61
04/03/23		8,116.68	8,969.45
09/30/23	MMkt Bal	475,624.49	513,315.96
09/30/23	MMkt Acc	2,043.78	2,205.74
-----			
05/01/25	TOTALS:	47,490.64	-158,071.02
-----			

ISSUE DATE:	04/18/16	REBATABLE ARBITRAGE:	-158,071.02
COMP DATE:	05/01/25	NET INCOME:	47,490.64
BOND YIELD:	4.866432%	TAX INV YIELD:	1.352805%



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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.866432%)
04/18/16	Beg Bal	-172,000.00	-265,593.25
04/18/16		5,000.00	7,720.73
04/18/16		27,500.00	42,464.04
04/18/16		35,000.00	54,045.14
04/18/16		45,000.00	69,486.61
04/19/16		5,000.00	7,719.70
04/27/16		1,250.00	1,927.86
04/29/16		5,000.00	7,709.40
05/03/16		44,000.00	67,806.48
02/02/18		4,289.06	6,077.09
10/24/18		0.14	0.19
-----			
05/01/25	TOTALS:	39.20	-636.00
-----			

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

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.866432%)
05/01/16		-1,650.00	-2,543.42
05/01/17		-1,670.00	-2,453.41
05/01/18		-1,700.00	-2,380.24
05/01/19		-1,730.00	-2,308.53
05/01/20		-1,760.00	-2,238.31
05/01/21		-1,780.00	-2,157.48
05/01/22		-1,830.00	-2,113.96
05/01/23		-1,960.00	-2,157.84
-----			
05/01/25	TOTALS:	-14,080.00	-18,353.18
-----			

ISSUE DATE: 04/18/16      REBATABLE ARBITRAGE: -18,353.18  
COMP DATE: 05/01/25  
BOND YIELD: 4.866432%

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

YIELD RESTRICTION CALCULATION  
DETAIL REPORT

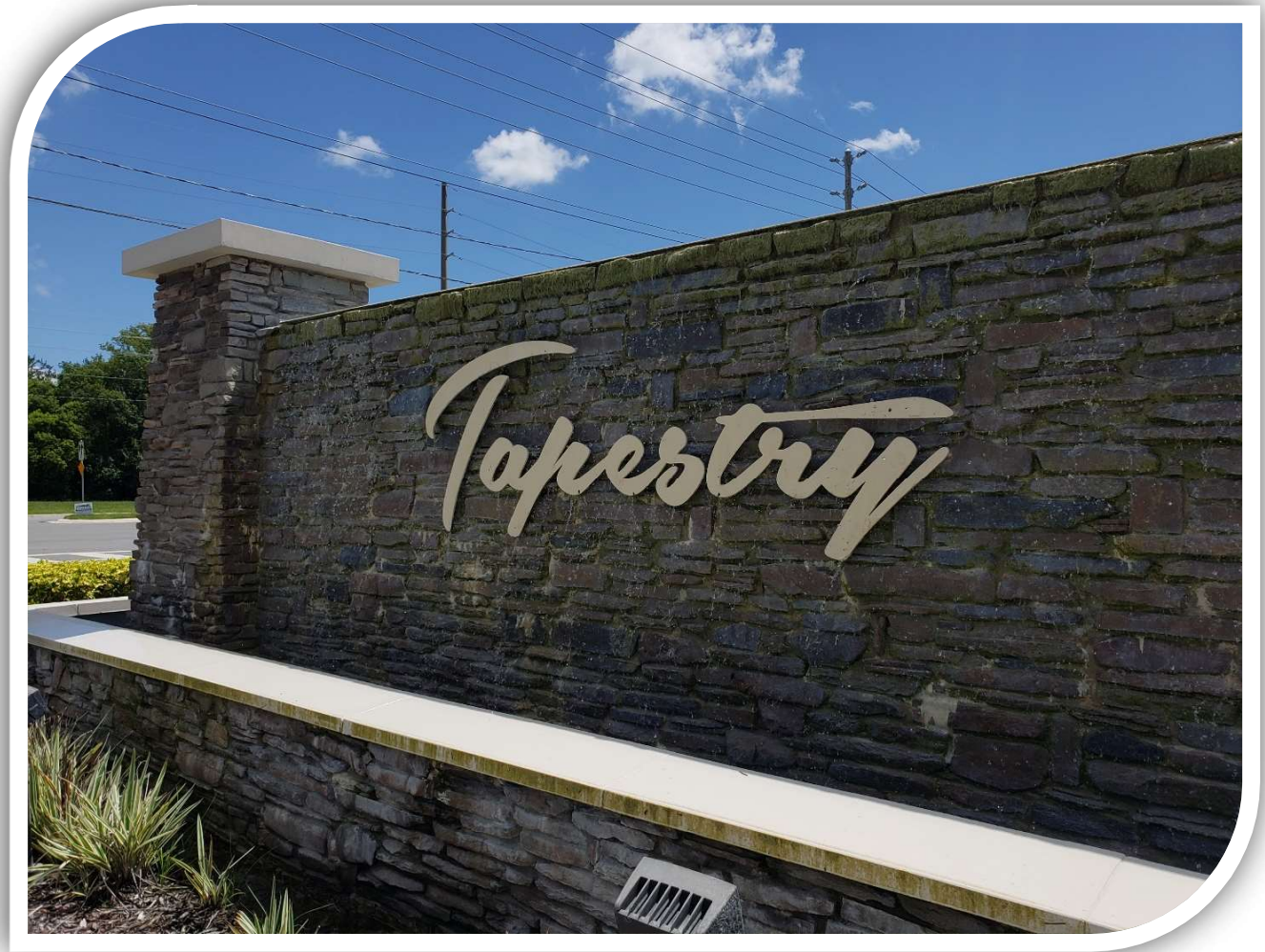
DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.991432%)
04/18/19	Balance	-10,861.32	-14,625.96
04/30/19		-4,908.26	-6,598.66
10/29/19		-5,269.09	-6,912.22
11/01/19		3,500.00	4,590.19
02/28/20		1,036.50	1,337.75
04/15/20		-3,803.90	-4,877.96
09/15/20		1,463.50	1,838.57
10/14/20		-500.64	-626.45
12/10/20		19,627.26	24,372.02
04/15/21		-23.01	-28.09
06/02/21		23.38	28.36
-----			
05/01/25	TOTALS:	284.42	-1,502.45
-----			

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

# SECTION D

# Tapestry CDD

## Field Management Report



March 27th, 2024

Jarett Wright

Field Manager

GMS

# Completed

## Pressure Washing / Debris Cleanup

- ✚ The overlook areas at ponds 1 and 5 were pressure washed.
- ✚ Debris in the ponds continues to build up and GMS staff addresses this on an as needed basis. All 5 ponds, and wetland areas were cleaned the week of March 11<sup>th</sup>.



# Contracted Services

## Landscaping / Aquatics / Midge Control

- ✚ Midge treatments have proven to be extremely effective for the community. No further complaints have been received. Fish stocking will be conducted in April.
- ✚ Plant enhancements for the pond overlook areas were completed.
- ✚ Applied Aquatics installed shoreline plantings to assist with the midge control program.
- ✚ Planning additional plant enhancements for FY25 to ensure all CDD property is following the same theme, as well as improve the aesthetics of the community.



# 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](mailto:JWright@gmscfl.com). Thank you.

Respectfully,  
Jarett Wright