

*Tapestry Community
Development District*

Agenda

March 25, 2025

AGENDA

Tapestry

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

March 17, 2025

Board of Supervisors Tapestry Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of **Tapestry Community Development District** will be held **Tuesday, March 25, 2025 at 9:15 AM** 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/87844381310>

Dial In Number: 305-224-1968

Webinar ID: 878 4438 1310

Following is the advance agenda for the meetings:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 24, 2025 Meeting
4. Tally of Audit Committee Member Rankings and Selection of an Auditor
 - A. DiBartolomeo, McBee, Hartley & Barnes, P.A.
 - B. Grau & Associates
5. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individual(s) to Fulfill Vacancy in GE Seats #3, #4 & #5
 - B. Administration of Oath(s) of Office to Newly Appointed Supervisor(s)
 - C. Election of Officers
 - D. Consideration of Resolution 2025-01 Electing Officers
4. Approval of Minutes of the June 24, 2024 Meeting
5. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for the Fiscal Year 2024
6. Consideration of Resolution 2025-02 Approving the Proposed Fiscal Year 2026 Budget and Relating to the Annual Appropriations
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Hourly Rate Increase Request

- C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
- D. Field Manager's Report
- 8. Supervisor's Requests
- 9. General Audience Comments
- 10. 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

AUDIT COMMITTEE MEETING

MINUTES

MINUTES OF MEETING
TAPESTRY
COMMUNITY DEVELOPMENT DISTRICT

The audit committee meeting of the Tapestry Community Development District was held Wednesday, June 26, 2024 at 12:35 p.m. in the Hart Memorial Central Library, 211 E. Dakin Avenue, Room 120, Kissimmee, Florida.

Present and were:

Robert Price
Raymond Sanchez
Anderson Moran
Duane Owen
Tom Franklin
Tricia Adams
Lindsay Whelan
Bennett Davenport
Jarett Wright

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the audit committee meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Audit Services

A. Approval of Request for Proposals and Selection Criteria

Ms. Adams stated included in the agenda package are the notice of request for proposals and selection criteria.

B. Approval of Notice of Request for Proposals for Audit Services

C. Public Announcement of Opportunity to Provide Audit Services

On MOTION by Mr. Price seconded by Mr. Sanchez with all in favor the notice of the request for proposals for audit services and the selection criteria was approved.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Moran seconded by Mr. Sanchez with all in favor the Audit Committee meeting adjourned at 12: 09 p.m.

Attest

Chairman

SECTION IV

Tapestry CDD Auditor Selection							
	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understading of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
DiBartolomeo, McBee, Hartley & Barnes, P.A.					FY2024 - \$3,450 FY2025 - \$3,560 FY2026 - \$3,700 FY2027 - \$3,850 FY2028 - \$4,000		
Grau & Associates					FY2024 - \$3,600 FY2025 - \$3,700 FY2026 - \$3,800 FY2027 - \$3,900 FY2028 - \$4,000		

SECTION A

Tapestry Community Development District

Proposer

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants

**2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833**

**591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952**

Contact:

**Jim Hartley, CPA
Principal**

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Tapestry
Community Development District
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Tapestry Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

Proven Track Record—Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

Experience—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

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591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

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Member AICPA Division for CPA Firms
Private Company Practice Section

Member AICPA

WWW.DMHBPCPA.NET

Timeliness – In order to meet the Districts needs, we will perform interim internal control testing by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

Communication and Knowledge Sharing— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

A handwritten signature in black ink that reads "DiBartolomeo, McBee, Hartley & Barnes". The signature is written in a cursive, flowing style.

DiBartolomeo, McBee, Hartley & Barnes, P.A.

PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

➤ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

Professional Staff Classification	Number of Professionals
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria
- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Professional Staff Resources (Continued)*

- Audits of franchise fees received from outside franchisees
- Preparation of annual reports to the State Department of Banking and Finance
- Audits of Internal Controls – Governmental Special Project
- Assistance with Implementation of current GASB pronouncements

➤ *Current and Near Future Workload*

In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

➤ *Identification of Audit Team*

The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

Jim Hartley, CPA – Engagement Partner (resume attached)
Will assist in the field as main contact

Jay McBee, CPA – Technical Reviewer (resume attached)

Theresa Goldstein - Senior (resume attached)

Christine Kenny, CPA – Senior (resume attached)

Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall’s Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

Theresa Goldstein

Supervisor – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Theresa has over 25 years of public accounting experience and would serve as the supervisor for the Constitutional Officers. Her experience and training include:

- 25 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Theresa has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Theresa currently provides internal audit and consulting services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Engagements include City of Port St. Lucie, St. Lucie County Fire District, Town of Sewall’s Point, Town of Jupiter Island, Multiple CDD audits, Tradition CDD #1-10, Southern Groves CDD #1-6 and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Finance – University of Central Florida
- Masters of Business Administration with concentration in Accounting – Bryant College

Professional Affiliations

- Associate Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Christine M. Kenny, CPA

Senior Staff – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures.

Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall’s Point, and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ ***Governmental Audit Experience***

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

ADDITIONAL DATA

➤ *Procedures for Ensuring Quality Control & Confidentiality*

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

➤ *Independence*

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

ADDITIONAL DATA (CONTINUED)

➤ *Independence (Continued)*

- Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
- ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
- Chapter 21A-21, Florida Administrative Code
- Section 473.315, Florida Statutes
- Government Auditing Standards, issued by the Comptroller General of the United States

➤ *Computer Auditing Capabilities*

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

This evaluation includes:

- System hardware and software
- Organization and administration
- Access

Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	Jim Hartley			√	250-300
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	Mark Barnes		√	√	800
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	Jim Hartley	√	√	√	600
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	Jim Hartley			√	100
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	Jay McBee				60
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	Jay McBee				60
Tradition Community Development District 1-10 Alan Mishlove, District Finance Manager (407)382-3256	2002 - current	√	Jim Hartley			√	350
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50

TECHNICAL APPROACH

a. *An Express Agreement to Meet or Exceed the Performance Specifications.*

1. The audit will be conducted in compliance with the following requirements:
 - a. Rules of the Auditor General for form and content of governmental audits
 - b. Regulations of the State Department of Banking and Finance
 - c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.
2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1st of the following year. In order to ensure this we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.

b. A Tentative Schedule for Performing the Key phases of the Audit

Audit Phase and Tasks	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
<i>I. Planning Phase:</i>							
Meetings and discussions with Tapestry Community Development District personnel regarding operating, accounting and reporting matters							
Discuss management expectations, strategies and objectives							
Review operations							
Develop engagement plan							
Study and evaluate internal controls							
Conduct preliminary analytical review							
<i>II. Detailed Audit Phase:</i>							
Conduct final risk assessment							
Finalize audit approach plan							
Perform substantive tests of account balances							
Perform single audit procedures (if applicable)							
Perform statutory compliance testing							
<i>III. Closing Phase:</i>							
Review subsequent events, contingencies and commitments							
Complete audit work and obtain management representations							
Review proposed audit adjustments with client							
<i>IV. Reporting Phase:</i>							
Review or assist in preparation of financial statement for Creek Tapestry Community Development District							
Prepare management letter and other special reports							
Exit conference with Tapestry Community Development District officials and management							
Delivery of final reports							

b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Tapestry Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

Perform Statutory Compliance Testing

We have developed audit programs for Tapestry Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

PROPOSED AUDIT FEE FOR EACH YEAR OF THE FIVE YEARS

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Tapestry Community Development District for the five years as follows:

September 30, 2024	\$ 3,450
September 30, 2025	\$ 3,560
September 30, 2026	\$ 3,700
September 30, 2027	\$ 3,850
September 30, 2028	\$ 4,000

In years of new debt issuance fees may be adjusted based on review with management.

SECTION B



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

TAPESTRY

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: July 31, 2024
2:00PM

Submitted to:

Tapestry
Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

July 31, 2024

Tapestry Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2024, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Tapestry Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

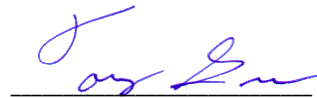
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



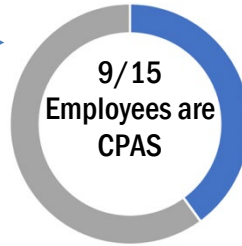
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
11 Professional Staff
2 Administrative Professionals



2005

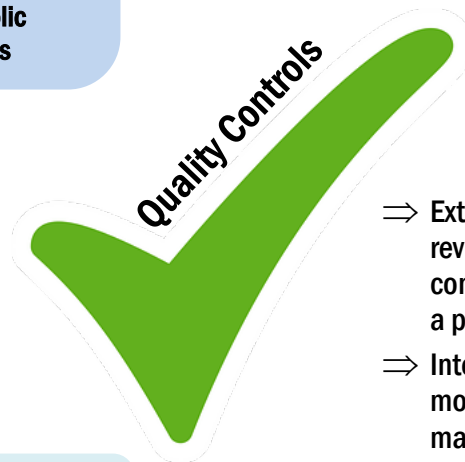
Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

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

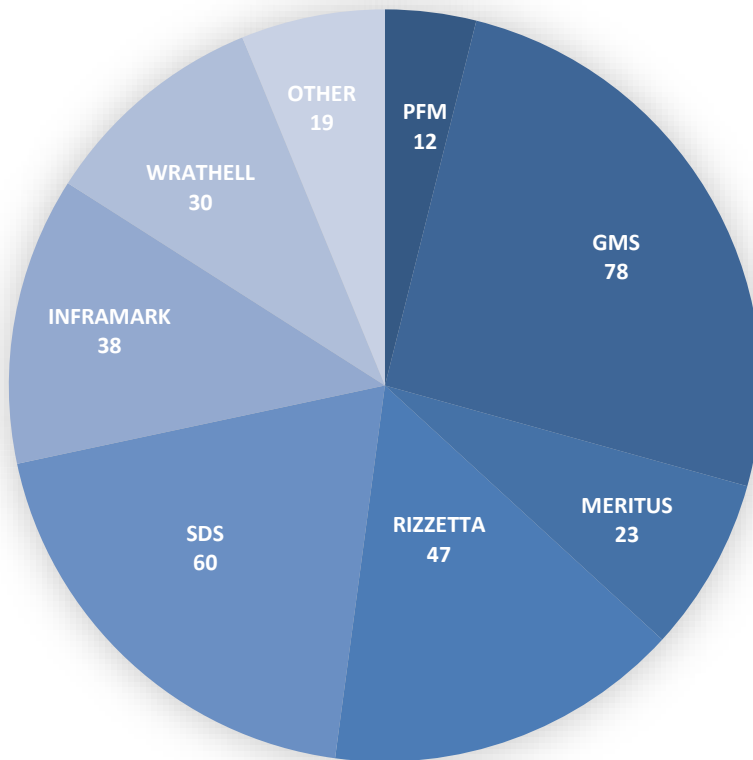
Review Number: 594791

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)

Years Performing Audits: 13+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

64 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I,II,IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	80 (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
Master of Accounting
Nova Southeastern University (2002)
Bachelor of Science
Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
AICPA Certified Information Technology Professional (2018)
AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderhill GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	88 (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2024-2028 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2024	\$3600
2025	\$3700
2026	\$3800
2027	\$3900
2028	<u>\$4000</u>
TOTAL (2024-2028)	<u>\$19000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Independent District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	490	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Tapestry Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

BOARD OF SUPERVISORS MEETING

SECTION III

SECTION D

RESOLUTION 2025-01

**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 25th day of March, 2025.

ATTEST:

**TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
TAPESTRY
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tapestry Community Development District was held Wednesday, June 26, 2024 at 11:30 a.m. in the Hart Memorial Central Library, 211 E. Dakin Avenue, Room 120, Kissimmee, Florida.

Present and constituting a quorum were:

Robert Price	Chairman
Raymond Sanchez	Vice Chairman
Anderson Moran	Assistant Secretary
Duane “Rocky” Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Lindsay Whelan	District Counsel <i>via Zoom</i>
Bennett Davenport	Kutak Rock <i>via Zoom</i>
Jarett Wright	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:30 a.m., called the roll and stated Supervisor Sanchez was appointed at the last Board meeting in March and before this meeting started, he was administered his Oath of Office.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fill Vacancy in GE Seat 4**
- B. Oath of Office to Newly Appointed Supervisor(s)**
- C. Consideration of Resolution 2024-05 Electing Officers**

On MOTION by Mr. Moran seconded by Mr. Sanchez Mr. Price was appointed Chairman.

On MOTION by Mr. Price seconded by Mr. Moran with all in favor Mr. Sanchez was appointed vice Chairman and the remaining Supervisors as Assistant Secretaries.

On MOTION by Mr. Moran seconded by Mr. Sanchez with all in favor Resolution 2024-05 was approved reflecting Robert Price as Chairman, Raymond Sanchez Vice Chair, Mr. Moran, Mr. Owen and Mr. Franklin Assistant Secretaries, with the balance of officers remaining the same.

Mr. Davenport gave an overview of the Sunshine Law, public records law, Florida code of ethics for public officers, Form 1, Form 1f, Form 8b, and the necessity to complete four hours of ethics training.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 7, 2024 Meeting

On MOTION by Mr. Moran seconded by Mr. Sanchez with all in favor the minutes of the March 7, 2024 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Sanchez seconded by Mr. Moran with all in favor the public hearing was opened.

There being no public present to comment,

On MOTION by Mr. Sanchez seconded by Mr. Moran with all in favor the public hearing was closed.

A. Consideration of Resolution 2024-06 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations

Ms. Adams gave an overview of Resolution 2024-06 and reviewed each section of the proposed Fiscal Year 2025 budget.

On MOTION by Mr. Moran seconded by Mr. Sanchez with all in favor Resolution 2024-06 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2024-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams gave an overview of Resolution 2024-07.

On MOTION by Mr. Sanchez seconded by Mr. Price with all in favor Resolution 2024-07 Imposing Special Assessments and Certifying an Assessment Roll was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2024-08
Declaring a Board Vacancy**

Ms. Adams stated after a CDD has been in existence for five years and there are 250 registered voters the election transitions from a landowner election to the general election format. This year there was a qualifying period with the Osceola County elections office and no qualified electors from the District went to the office and qualified. We do have vacancies that will be effective November 19, 2024. This resolution was prepared by District counsel.

Mr. Davenport stated seats 3, 4, and 5 were up for general election, the qualifying period is over, no one qualified for these seats so as of right now the supervisors sitting in those seats will remain until we can appoint qualified electors to take their place.

On MOTION by Mr. Moran seconded by Mr. Price with all in favor Resolution 2024-08 Declaring a Board Vacancy was approved.

SEVENTH ORDER OF BUSINESS**Appointment of Audit Committee and
Chairman**

Ms. Adams stated Community Development Districts are required to have an annual independent audit conducted and there is a process whereby the Board appoints an audit committee and the audit committee approves the solicitation for audit services. Immediately after this meeting, we will have an Audit Committee meeting.

On MOTION by Mr. Price seconded by Mr. Sanchez with all in favor the Board members were appointed to serve as the Audit Committee.

EIGHTH ORDER OF BUSINESS**Presentation of Fiscal Year 2023 Audit Report**

Ms. Adams stated this audit goes through the financial records and in the management letter there are no current year or prior year findings or recommendations and we are in compliance with the rules of the auditor general for the State of Florida. This is a clean audit.

On MOTION by Mr. Price seconded by Mr. Sanchez with all in favor the Fiscal Year 2023 Audit was accepted and staff was authorized to transmit the final report to the State of Florida.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney****i. Memorandum Regarding Public Records Designation and Appointments**

Mr. Davenport stated this memo clarifies some confusion my firm has seen recently regarding the maintenance of District records. The two main persons that are going to be associated with records retention and maintenance are going to be your records custodian and custodian management liaison. The records custodian is an appointed officer that is in charge of these responsibilities and the various responsibilities of the records management liaison are listed in the memo. The designations for each of these positions are listed in Exhibit A.

ii. Memorandum Regarding CDD Goals and Objectives

Mr. Davenport stated there were a number of changes to statutes affecting special Districts this past legislative session. One affects CDDs specifically, HB 7103 requires that the CDD adopt goals and performance measures every year and to determine whether the CDD met the goals. We must complete this by October 1st and then on December 1, 2025 we will consider whether the Board accomplished these fiscal year goals. We have a set of goals and performance measures for your consideration a little further in the agenda.

B. Engineer

There being no comments, the next item followed.

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

Ms. Adams presented the check register from March 16, 2024 through May 31, 2024 in the amount of \$49,005.95.

On MOTION by Mr. Moran seconded by Mr. Sanchez 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. Presentation of Series 2016 Arbitrage Rebate Calculation Report

Ms. Adams stated your 2016 bond was a tax-exempt bond and the IRS asserts that the District cannot be earning more interest than it is paying on the bonds. Each year these arbitrage reports are run to determine whether we are earning more interest than we are paying and this report is asserting that there is no arbitrage rebate liability.

On MOTION by Mr. Sanchez seconded by Mr. Price with all in favor the Arbitrage Rebate Calculation Report for the Series 2016 Bonds was accepted.

iv. Adoption of District Goals and Objectives

Ms. Adams stated when our firm became aware of this new State law and prepared a memorandum that we are presenting to be in compliance and to ensure that we meet the October 1st deadline. This is something we will present annually. In the future if the Board wants to tailor this specific to Tapestry, we will take direction from the Board. We prepared goals and objections that meet the statutory requirements without a lot of onerous steps: community communication and engagement, infrastructure and facilities maintenance and financial transparency and accountability. We identified quantifiable goals that can be answered with a yes or no.

On MOTION by Mr. Moran seconded by Mr. Price with all in favor the District's Goals and Objectives was approved.

v. Presentation of Registered Voters 1,192

A copy of the letter from the supervisor of elections indicating there are 1,192 registered voters residing in the District was included in the agenda package.

vi. Approval of Fiscal Year 2025 Meeting Schedule

On MOTION by Mr. Moran seconded by Mr. Price with all in favor the notice that the Board will meet on an as needed basis in Fiscal Year 2025 was approved.

vii. Form 1 Filing Reminder – Due July 1st

Ms. Adams stated this is just to remind you to file the Form 1 by July 1st.

D. Field Manager's Report

Mr. Wright stated on the field side everything is standard right now, just routine maintenance with our landscaper and aquatics contracts. Our landscapers will pick up any trash on the pond banks and mow and trim to the water's edge. Anything in the water is not under contract for cleaning. We have issues trying to set an appropriate price for an aquatics vendor to come out and pick up trash because it may be eight hours one week and five minutes the next. GMS staff will go out on a as needed basis and pick up everything. This way the aquatics people are only there to treat aquatics. The plants that were recently installed are established and healthy, the only issue is we lost about 20 dwarf ixoras due to the drought but they will be replaced.

TENTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Owen stated as a harbinger on my being on many Boards I must emphasize that forms be filed timely otherwise there is a penalty for every day you do not file. I know a lady whose daughter contracted leukemia she didn't file and she got fined \$3,000. Also do not talk to each other about what goes on out there. Also do not comingle your private records with District records.

ELEVENTH ORDER OF BUSINESS**General Audience Comments**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Moran seconded by Mr. Price with all in favor the meeting adjourned at 12:35 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAPESTRY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Tapestry Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: June 24, 2025
TIME: 9:15 A.M.
LOCATION: Hart Memorial Central Library
211 E. Dakin Avenue
Kissimmee, Florida 34741

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

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

PASSED AND ADOPTED THIS 25TH DAY OF MARCH, 2025.

ATTEST:

**TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Proposed Budget

Tapestry

Community Development District

***Proposed Budget
FY 2026***

Presented by:



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1-2	<u>General Fund</u>
3-4	<u>Narratives</u>
5	<u>Debt Service Fund Series 2016</u>
6	<u>Amortization Schedule</u>
7	<u>Assessment Comparison</u>

Tapestry

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$203,354	\$195,153	\$8,201	\$203,354	\$203,354
Interest income	\$54	\$29	\$40	\$69	\$37
Carry Forward Surplus	\$80,870	\$80,870	\$0	\$80,870	\$84,237

TOTAL REVENUES	\$284,279	\$276,052	\$8,241	\$284,293	\$287,627
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EXPENDITURES:

Administrative

Supervisor Fees	\$4,000	\$0	\$1,000	\$1,000	\$4,000
FICA Taxes	\$153	\$0	\$65	\$65	\$153
Engineering	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Attorney	\$12,000	\$623	\$872	\$1,495	\$12,000
Annual Audit	\$3,800	\$0	\$3,800	\$3,800	\$3,800
Assessment Administration	\$2,783	\$2,783	\$0	\$2,783	\$2,783
Arbitrage Rebate	\$450	\$0	\$450	\$450	\$450
Dissemination Agent	\$3,675	\$1,531	\$2,144	\$3,675	\$3,785
Trustee Fees	\$3,500	\$0	\$3,500	\$3,500	\$3,850
Management Fees	\$45,000	\$18,750	\$26,250	\$45,000	\$45,000
Information Technology	\$1,260	\$525	\$735	\$1,260	\$1,298
Website Maintenance	\$840	\$350	\$490	\$840	\$865
Telephone	\$300	\$0	\$150	\$150	\$300
Postage & Delivery	\$800	\$248	\$348	\$596	\$800
Insurance General Liability	\$8,710	\$7,662	\$0	\$7,662	\$10,017
Printing & Binding	\$500	\$0	\$200	\$200	\$200
Legal Advertising	\$2,500	\$0	\$500	\$500	\$2,500
Other Current Charges	\$2,000	\$418	\$586	\$1,004	\$2,000
Office Supplies	\$500	\$0	\$150	\$150	\$500
Property Appraiser	\$600	\$348	\$0	\$348	\$600
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

TOTAL ADMINISTRATIVE	\$103,546	\$33,415	\$46,239	\$79,654	\$105,075
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Tapestry

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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Operations & Maintenance

Field Expenditures

Field Management	\$15,750	\$6,563	\$9,188	\$15,750	\$16,223
Property Insurance	\$10,000	\$1,916	\$0	\$1,916	\$4,000
Landscape Maintenance	\$48,000	\$20,000	\$28,000	\$48,000	\$50,400
Landscape Contingency	\$17,000	\$0	\$2,500	\$2,500	\$17,000
Lake Maintenance	\$8,883	\$2,676	\$3,746	\$6,422	\$9,327
Stormwater Maintenance	\$20,000	\$0	\$2,500	\$2,500	\$20,000
Wetland Maintenance	\$4,600	\$0	\$1,000	\$1,000	\$4,600
General Repairs & Maintenance	\$11,000	\$0	\$2,500	\$2,500	\$11,000
Midge Management	\$37,500	\$15,548	\$21,767	\$37,314	\$39,375
Contingency	\$8,000	\$0	\$2,500	\$2,500	\$10,628
TOTAL FIELD EXPENDITURES	\$180,733	\$46,702	\$73,700	\$120,403	\$182,552
TOTAL EXPENDITURES	\$284,279	\$80,117	\$119,940	\$200,056	\$287,627
EXCESS REVENUES (EXPENDITURES)	\$0	\$195,936	(\$111,699)	\$84,237	\$0

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	\$200.50	\$188.47
Single-Family 45'	101	1.0	101	\$222.78	\$209.41
Single-Family 50'	249	1.1	274	\$245.05	\$230.35
Single-Family 60'	85	1.3	111	\$289.61	\$272.23
	1076		971		

Tapestry
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments- Tax Roll

The District will levy a Non-Ad Valorem assessment on platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Expenditures - Administrative

Supervisors 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.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

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 Roll 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 Rebate

The District has contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on the Series 2016 Special Assessment Revenue Bonds.

Dissemination Agent

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,

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.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies.

Printing and Binding

Copies used in the preparation of required mailings and other special projects.

Tapestry
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

Legal Advertising

The District is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Property Appraiser

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Field

Field Management

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

Property Insurance

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

Landscape Maintenance

The District has contracted with Blade Runners Commercial Landscaping to provide monthly landscape services to common areas overseen by the District.

Description	Monthly	Annual
Landscaping Maintenance	\$4,200	\$50,400

Landscape Contingency

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

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	\$740	\$8,883
Contingency		\$444
Total		\$9,327

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

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

Plant Replacement

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

General Repairs & Maintenance

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

Midge Management

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

Description	Monthly	Annual
Midge Maintenance	\$3,266	\$39,186
Contingency		\$189
Total		\$39,375

Expenditures - Field (continued)

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 FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$465,237	\$446,527	\$18,711	\$465,237	\$465,237
Interest Earnings	\$22,158	\$10,578	\$14,810	\$25,388	\$12,694
Carry Forward Surplus ⁽¹⁾	\$235,116	\$275,981	\$0	\$275,981	\$303,346
TOTAL REVENUES	\$722,511	\$733,086	\$33,520	\$766,606	\$781,278

EXPENDITURES:

Interest - 11/1	\$151,630	\$151,630	\$0	\$151,630	\$148,230
Interest - 5/1	\$151,630	\$0	\$151,630	\$151,630	\$148,230
Principal - 5/1	\$160,000	\$0	\$160,000	\$160,000	\$170,000
TOTAL EXPENDITURES	\$463,260	\$151,630	\$311,630	\$463,260	\$466,460
EXCESS REVENUES (EXPENDITURES)	\$259,251	\$581,456	(\$278,109.56)	\$303,346	\$314,818

Interest 11/1/26 \$144,150

Net Assessments	\$	465,237
Add: Discounts & Collection	\$	29,696
Gross Assessments	\$	494,933

Product Type	Units	ERU	Total ERU	Gross Debt Per Unit	Net Debt Per Unit
Townhouse	304	0.6	182	\$307	\$287
Single-Family 40'	337	0.9	303	\$460	\$431
Single-Family 45'	101	1.0	101	\$511	\$479
Single-Family 50'	249	1.1	274	\$562	\$527
Single-Family 60'	85	1.3	111	\$664	\$623
	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
Total			\$6,185,000	\$4,118,240	\$10,303,240

Tapestry

Community Development District

Non-Ad Valorem Assessments Comparison

2025-2026

Neighborhood	O&M Units	Bonds 2016 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
Townhouse	304	304	\$133.66	\$133.66	\$0.00	\$305.80	\$305.80	\$0.00	\$439.46	\$439.46	\$0.00
Single-Family 40'	337	337	\$200.49	\$200.49	\$0.00	\$458.70	\$458.70	\$0.00	\$659.19	\$659.19	\$0.00
Single-Family 45'	101	101	\$222.77	\$222.77	\$0.00	\$509.66	\$509.66	\$0.00	\$732.43	\$732.43	\$0.00
Single-Family 50'	249	249	\$245.05	\$245.05	\$0.00	\$560.63	\$560.63	\$0.00	\$805.68	\$805.68	\$0.00
Single-Family 60'	85	85	\$289.60	\$289.60	\$0.00	\$662.56	\$662.56	\$0.00	\$952.17	\$952.17	\$0.00
Total	1076	1076									
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
	1076	1076									
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
Net Assessments			\$203,354.00	\$203,354.00	\$0.00	\$465,237.33	\$465,237.33	\$0.00	\$668,591.34	\$668,591.34	\$0.00

SECTION VII

SECTION B

SECTION 1



HANSON, WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

March 19, 2025

Tapestry Community Development District
Attn: Ms. Tricia Adams, District Manager
219 E. Livingston St.
Orlando, FL 32801

**Re: Tapestry CDD Hourly Rate Increase Request
HWA Job # 5042**

Dear Ms. Adams,

It has been a pleasure and an honor to be with the firm serving as District Engineer since 2014 and look forward to being able to continue serving the District in the future. We have successfully assisted with and completed numerous projects over the past 11 years and hope that the District has been satisfied with all aspects of our services and personnel over an extraordinary length of time. Our firm prides itself in servicing all of our clients as a partner to the best of our ability to achieve the successful outcome expected, and the Tapestry Community Development District is no exception.

That being said, there does come a time when we have to evaluate our firm's compensation in providing engineering and surveying services on an ongoing basis. We have been pleased to be able to provide our services for the past 11 years at the same hourly rate since day one and just like any industry or profession out there, our costs increase annually in the normal course of a growing economy and with inflation. Admittedly, we have been behind on this request, especially considering the last four to five years in which the cost of labor, materials, and equipment has risen dramatically.

At this time, we would like to present our firm's current hourly rate schedule, which has been in effect for the past couple of years to the District. Attached is a summary of our current rates with the District which have been in effect since 2014 and our new rates for the Board of Supervisor's review, consideration and approval and would ask they become effective June 1, 2025.

If you have any questions, comments, or concerns we would be happy to discuss them with you in an effort to continue being able to move forward in serving as your District Engineer.

Sincerely,

Mark Vincutonis

Mark Vincutonis, P.E.

Tapestry CDD Hourly Fee Rates

	Current Hourly Rate Since 2014	New Hourly Rate
Position / Employee / Labor		
Principal	\$200.00	\$330.00
Principal Land Surveyor	\$105.00	\$200.00
Project Manager	\$125.00	\$200.00
Associate Land Surveyor	\$95.00	\$175.00
GPS Survey Crew	\$135.00	\$175.00
Engineer	\$85.00	\$165.00
Survey Field Crew	\$125.00	\$155.00
Inspector	\$75.00	\$150.00
Land Planner	\$75.00	\$150.00
Constuction Manager	\$75.00	\$150.00
Senior Design Technician (CAD)	\$70.00	\$140.00
Design Technician (CAD)	\$65.00	\$125.00
Project Coordinator	\$50.00	\$100.00
Accounting Services	\$50.00	\$90.00
Secretarial Services	\$37.00	\$75.00
Expenses (% Markup)		
Prints 24"x36" / 30"x42"	2.00 / 3.00	2.00 / 3.00
Sub-Consultant Services	15%	15%
Overnight/Courier Services (UPS)	20%	20%
Permit/Application Fees	10%	10%
Printing/Graphics/Postage	20%	20%
Out of Town Expenses	30%	30%

SECTION C

SECTION 1

Tapestry

Community Development District

Summary of Check Register

June 1, 2024 to February 28, 2025

Bank	Date	Check No.'s		Amount
General Fund				
	6/4/24	634-635	\$	7,109.51
	6/11/24	636	\$	450.00
	6/18/24	637	\$	3,800.00
	6/25/24	638-640	\$	7,033.33
	7/2/24	641	\$	4,000.00
	7/11/24	642-643	\$	6,184.14
	7/18/24	644-645	\$	2,759.50
	7/25/24	646-647	\$	5,078.26
	8/1/24	648-650	\$	9,823.26
	8/15/24	651-652	\$	5,427.65
	8/22/24	653	\$	3,109.51
	8/30/24	654	\$	1,250.00
	9/5/24	655-656	\$	13,578.00
	9/12/24	657-658	\$	5,786.14
	9/27/24	659-661	\$	12,618.80
	10/1/24	662-663	\$	4,126.50
	10/14/24	664-665	\$	5,740.84
	10/24/24	666-668	\$	1,294.17
	10/31/24	669-670	\$	5,444.49
	11/7/24	671	\$	4,000.00
	11/14/24	672	\$	5,546.14
	11/21/24	673	\$	669.00
	12/6/24	674-676	\$	804,265.00
	12/12/24	677	\$	5,628.91
	12/19/24	678	\$	6,219.02
	1/9/25	679-681	\$	12,701.41
	1/21/25	682-685	\$	434,559.95
	2/10/25	686-687	\$	4,348.01
	2/26/25	688	\$	5,634.84
Total Amount			\$	1,388,186.38

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/04/24	00022	6/01/24 4059271	202406 320-53800-46200	LANDSCAPE MAINT-JUN24	*	4,000.00	
				BLADE RUNNERS COMMERCIAL LANDSCAPIN			4,000.00 000634
6/04/24	00023	5/15/24 00103245	202405 320-53800-46800	MOSQUITO MAINT-MAY24	*	3,109.51	
				CLARKE ENVIRONMENTAL MOSQUITO			3,109.51 000635
6/11/24	00016	6/06/24 6606-06-	202406 310-51300-31200	ARBITRAGE S2016 FY24	*	450.00	
				AMTEC			450.00 000636
6/18/24	00010	2/05/24 25176	202402 310-51300-32200	AUDIT FYE 09/30/2023	*	3,800.00	
				GRAU AND ASSOCIATES			3,800.00 000637
6/25/24	00015	5/31/24 220066	202405 320-53800-46400	POND MAINTENANCE-MAY24	*	631.00	
				APPLIED AQUATIC MANAGEMENT, INC.			631.00 000638
6/25/24	00023	6/17/24 00103323	202406 320-53800-46800	MOSQUITO MAINT-JUN24	*	3,109.51	
				CLARKE ENVIRONMENTAL MOSQUITO			3,109.51 000639
6/25/24	00012	6/20/24 06202024	202406 300-20700-10200	ASSESSMENT TSFR S2016	*	3,292.82	
				TAPESTRY CDD C/O REGIONS BANK			3,292.82 000640
7/02/24	00022	7/16/24 4059380	202407 320-53800-46200	LANDSCAPE MAINT-JUL24	*	4,000.00	
				BLADE RUNNERS COMMERCIAL LANDSCAPIN			4,000.00 000641
7/11/24	00001	7/01/24 341	202407 310-51300-34000	MANAGEMENT FEES-JUL24	*	3,443.92	
		7/01/24 341	202407 310-51300-35200	WEBSITE ADMIN-JUL24	*	66.67	
		7/01/24 341	202407 310-51300-35100	INFORMATION TECH-JUL24	*	100.00	
		7/01/24 341	202407 310-51300-31300	DISSEMINATION SVCS-JUL24	*	291.67	
		7/01/24 341	202407 310-51300-42000	POSTAGE-JUL24	*	83.48	
		7/01/24 341	202407 310-51300-42500	COPIES-JUL24	*	36.90	
		7/01/24 342	202407 320-53800-12000	FIELD MANAGEMENT-JUL24	*	1,250.00	

TAP2 TAPESTRY HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/01/24 342	202407 310-51300-48000		*	197.00	
		ORLANDO SENTINEL-JUL24		GOVERNMENTAL MANAGEMENT SERVICES-CF			5,469.64 000642
7/11/24 00006		6/30/24 09573411	202406 310-51300-48000		*	714.50	
		NOT OF BUDGET/BOS MEETING		TRIBUNE PUBLISHING COMPANY LLC DBA			714.50 000643
7/18/24 00015		6/30/24 220873	202406 320-53800-46400		*	631.00	
		POND MAINTENANCE-JUN24		APPLIED AQUATIC MANAGEMENT, INC.			631.00 000644
7/18/24 00018		7/17/24 3423668	202406 310-51300-31500		*	2,128.50	
		GEN COUNSEL-5/6-6/27/24		KUTAK ROCK LLP			2,128.50 000645
7/25/24 00023		7/15/24 00103409	202407 320-53800-46800		*	3,109.51	
		MOSQUITO MAINT-JUL24		CLARKE ENVIRONMENTAL MOSQUITO			3,109.51 000646
7/25/24 00009		7/18/24 5291462	202406 310-51300-31100		*	1,968.75	
		ENGINEERING SVCS-JUN24		HANSON, WALTER & ASSOCIATES, INC.			1,968.75 000647
8/01/24 00015		7/15/24 221212	202407 320-53800-46400		*	631.00	
		POND MAINTENANCE-JUL24		APPLIED AQUATIC MANAGEMENT, INC.			631.00 000648
8/01/24 00022		8/01/24 4059453	202408 320-53800-46200		*	4,000.00	
		LANDSCAPE MAINT-AUG24		BLADE RUNNERS COMMERCIAL LANDSCAPIN			4,000.00 000649
8/01/24 00001		6/01/24 339	202406 310-51300-34000		*	3,443.92	
		MANAGEMENT FEES-JUN24			*	66.67	
		6/01/24 339	202406 310-51300-35200		*	100.00	
		WEBSITE ADMIN-JUN24			*	291.67	
		6/01/24 339	202406 310-51300-35100		*	1,290.00	
		INFORMATION TECH-JUN24			*		
		6/01/24 339	202406 310-51300-31300		*		
		DISSEMINATION SVCS-JUN24			*		
		6/30/24 346	202406 320-53800-46500		*		
		POND TRASH REMOVAL		GOVERNMENTAL MANAGEMENT SERVICES-CF			5,192.26 000650
8/15/24 00001		8/01/24 343	202408 310-51300-34000		*	3,443.92	
		MANAGEMENT FEES-AUG24					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		8/01/24	343 202408 310-51300-35200 WEBSITE ADMIN-AUG24		*	66.67	
		8/01/24	343 202408 310-51300-35100 INFORMATION TECH-AUG24		*	100.00	
		8/01/24	343 202408 310-51300-31300 DISSEMINATION SVCS-AUG24		*	291.67	
		8/01/24	343 202408 310-51300-51000 OFFICE SUPPLIES-AUG24		*	.09	
		8/01/24	343 202408 310-51300-42000 POSTAGE-AUG24		*	48.30	
		8/01/24	345 202408 320-53800-12000 FIELD MANAGEMENT-AUG24		*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES-CF							5,200.65 000651
8/15/24	00006	7/31/24	09732111 202407 310-51300-48000 REQ FOR PROP FOR AUDIT		*	227.00	
TRIBUNE PUBLISHING COMPANY LLC DBA							227.00 000652
8/22/24	00023	8/15/24	00103483 202408 320-53800-46800 MOSQUITO MAINT-AUG24		*	3,109.51	
CLARKE ENVIRONMENTAL MOSQUITO							3,109.51 000653
8/30/24	00001	6/01/24	340 202406 320-53800-12000 FIELD MANAGEMENT-JUN24		*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES-CF							1,250.00 000654
9/05/24	00022	9/01/24	4059531 202409 320-53800-46200 LANDSCAPE MAINT-SEP24		*	4,000.00	
BLADE RUNNERS COMMERCIAL LANDSCAPIN							4,000.00 000655
9/05/24	00003	8/30/24	08302024 202409 300-15500-10000 FY25 INSURANCE POLICY		*	9,578.00	
EGIS INSURANCE ADVISORS, LLC							9,578.00 000656
9/12/24	00015	8/31/24	222229 202408 320-53800-46400 LAKE MAINTENANCE-AUG24		*	631.00	
APPLIED AQUATIC MANAGEMENT, INC.							631.00 000657
9/12/24	00001	9/01/24	347 202409 310-51300-34000 MANAGEMENT FEE-SEPT24		*	3,443.92	
		9/01/24	347 202409 310-51300-35200 WEBSITE ADMIN-SEPT24		*	66.67	
		9/01/24	347 202409 310-51300-35100 INFORMATION TECH-SEPT24		*	100.00	
		9/01/24	347 202409 310-51300-31300 DISSEMINATION SVCS-SEPT24		*	291.67	

TAP2 TAPESTRY HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/01/24	347 202409 310-51300-51000	OFFICE SUPPLIES-SEPT24	*	.12	
		9/01/24	347 202409 310-51300-42000	POSTAGE-SEPT24	*	2.76	
		9/01/24	348 202409 320-53800-12000	FIELD MANAGEMENT-SEP24	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,155.14 000658
9/27/24	00023	9/16/24	00103527 202409 320-53800-46800	MOSQUITO MAINT-SEP24	*	3,109.51	
				CLARKE ENVIRONMENTAL MOSQUITO			3,109.51 000659
9/27/24	00001	9/15/24	349 202409 300-15500-10000	ASSESSMENT ROLL-FY25	*	2,783.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			2,783.00 000660
9/27/24	00012	9/25/24	09252024 202409 300-20700-10200	DEBT ASSESS TSFR-S2016	*	6,726.29	
				TAPESTRY CDD C/O REGIONS BANK			6,726.29 000661
10/01/24	00022	10/01/24	4059604 202410 320-53800-46200	LANDSCAPE MAINT-OCT24	*	4,000.00	
				BLADE RUNNERS COMMERCIAL LANDSCAPIN			4,000.00 000662
10/01/24	00018	9/30/24	3454792A 202408 310-51300-31500	ATTORNEY SVCS-AUG24	*	96.00	
		9/30/24	3454792J 202407 310-51300-31500	ATTORNEY SVCS-JUL24	*	120.50	
				KUTAK ROCK LLP			216.50 000663
10/14/24	00005	10/01/24	91159 202410 310-51300-54000	SPECIAL DISTRICT FEE FY25	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000664
10/14/24	00001	10/01/24	351 202410 310-51300-34000	MANAGEMENT FEE-OCT24	*	3,750.00	
		10/01/24	351 202410 310-51300-35200	WEBSITE ADMIN-OCT24	*	70.00	
		10/01/24	351 202410 310-51300-35100	INFORMATION TECH-OCT24	*	105.00	
		10/01/24	351 202410 310-51300-31300	DISSEMINATION SVCS-OCT24	*	306.25	
		10/01/24	351 202410 310-51300-51000	OFFICE SUPPLIES-OCT24	*	.09	
		10/01/24	351 202410 310-51300-42000	POSTAGE-OCT24	*	22.00	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/01/24 352	202410 320-53800-12000		*	1,312.50	
			FIELD MANAGEMENT-OCT24				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,565.84 000665
10/24/24 00015		9/30/24 222876	202409 320-53800-46400		*	631.00	
			POND MAINTENANCE-SEP24				
				APPLIED AQUATIC MANAGEMENT, INC.			631.00 000666
10/24/24 00001		8/31/24 350	202408 320-53800-46500		*	500.00	
			DRAIN INSPECT/TRASH CLEAN				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			500.00 000667
10/24/24 00006		9/30/24 10118942	202409 310-51300-48000		*	163.17	
			NOTICE OF MEETINGS-FY25				
				TRIBUNE PUBLISHING COMPANY LLC DBA			163.17 000668
10/31/24 00001		9/30/24 353	202409 320-53800-46500		*	965.00	
			CLEAN TRASH AROUND PONDS				
		9/30/24 354	202409 320-53800-47100		*	4,451.99	
			INSTALL GAMBUSIA/SHRIMPS				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,416.99 000669
10/31/24 00018		10/25/24 3468617	202409 310-51300-31500		*	27.50	
			ATTORNEY SVCS-SEP24				
				KUTAK ROCK LLP			27.50 000670
11/07/24 00022		11/01/24 4059676	202411 320-53800-46200		*	4,000.00	
			LANDSCAPE MAINT-NOV24				
				BLADE RUNNERS COMMERCIAL LANDSCAPIN			4,000.00 000671
11/14/24 00001		11/01/24 355	202411 310-51300-34000		*	3,750.00	
			MANAGEMENT FEES-NOV24				
		11/01/24 355	202411 310-51300-35200		*	70.00	
			WEBSITE ADMIN-NOV24				
		11/01/24 355	202411 310-51300-35100		*	105.00	
			INFORMATION TECH-NOV24				
		11/01/24 355	202411 310-51300-31300		*	306.25	
			DISSEMINATION SVCS-NOV24				
		11/01/24 355	202411 310-51300-51000		*	.12	
			OFFICE SUPPLIES-NOV24				
		11/01/24 355	202411 310-51300-42000		*	2.27	
			POSTAGE-NOV24				
		11/01/24 356	202411 320-53800-12000		*	1,312.50	
			FIELD MANAGEMENT-NOV24				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,546.14 000672

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/21/24	00015	10/31/24 223672	202410 320-53800-46400	POND MAINTENANCE-OCT24	*	669.00	
				APPLIED AQUATIC MANAGEMENT, INC.			669.00 000673
12/06/24	00022	12/01/24 4059724	202412 320-53800-46200	LANDSCAPE MAINT-DEC24	*	4,000.00	
				BLADE RUNNERS COMMERCIAL LANDSCAPIN			4,000.00 000674
12/06/24	00018	11/26/24 3484898	202410 310-51300-31500	ATTORNEY SVCS-OCT24	*	265.00	
				KUTAK ROCK LLP			265.00 000675
12/06/24	00024	12/05/24 12052024	202412 300-15100-10000	TRANSFER EXCESS FUNDS	*	800,000.00	
				TAPESTRY CDD C/O SBA			800,000.00 000676
12/12/24	00001	12/01/24 357	202412 310-51300-34000	MANAGEMENT FEES-DEC24	*	3,750.00	
		12/01/24 357	202412 310-51300-35200	WEBSITE ADMIN-DEC24	*	70.00	
		12/01/24 357	202412 310-51300-35100	INFORMATION TECH-DEC24	*	105.00	
		12/01/24 357	202412 310-51300-31300	DISSEMINATION SVCS-DEC24	*	306.25	
		12/01/24 357	202412 310-51300-42000	POSTAGE-DEC24	*	85.16	
		12/01/24 358	202412 320-53800-12000	FIELD MANAGEMENT-DEC24	*	1,312.50	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,628.91 000677
12/19/24	00023	11/28/24 00103560	202410 320-53800-46800	MOSQUITO MAINT-OCT24	*	3,109.51	
		11/29/24 00103561	202411 320-53800-46800	MOSQUITO MAINT-NOV24	*	3,109.51	
				CLARKE ENVIRONMENTAL MOSQUITO			6,219.02 000678
1/09/25	00022	1/01/25 4059800	202501 320-53800-46200	LANDSCAPE MAINT-JAN24	*	4,000.00	
				BLADE RUNNERS COMMERCIAL LANDSCAPIN			4,000.00 000679
1/09/25	00023	12/16/24 00103565	202412 320-53800-46800	MOSQUITO MAINT-DEC24	*	3,109.51	
				CLARKE ENVIRONMENTAL MOSQUITO			3,109.51 000680
1/09/25	00001	1/01/25 359	202501 310-51300-34000	MANAGEMENT FEES-JAN25	*	3,750.00	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/01/25 359	202501 310-51300-35200		*	70.00	
		WEBSITE ADMIN-JAN25					
		1/01/25 359	202501 310-51300-35100		*	105.00	
		INFORMATION TECH-JAN25					
		1/01/25 359	202501 310-51300-31300		*	306.25	
		DISSEMINATION SVCS-JAN25					
		1/01/25 359	202501 310-51300-42000		*	48.15	
		POSTAGE-JAN25					
		1/01/25 360	202501 320-53800-12000		*	1,312.50	
		FIELD MANAGEMENT-JAN25					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,591.90 000681
1/21/25 00015		11/30/24 224530	202411 320-53800-46400		*	669.00	
		POND MAINTENANCE-NOV24					
		12/31/24 225155	202412 320-53800-46400		*	669.00	
		POND MAINTENANCE-DEC24					
				APPLIED AQUATIC MANAGEMENT, INC.			1,338.00 000682
1/21/25 00023		1/15/25 99990001	202501 320-53800-46800		*	3,109.51	
		MOSQUITO MAINT-JAN25					
				CLARKE ENVIRONMENTAL MOSQUITO			3,109.51 000683
1/21/25 00018		1/21/25 31513078	202412 310-51300-31500		*	213.50	
		ATTORNEY SVCS-DEC24					
		1/21/25 3513078-	202411 310-51300-31500		*	144.50	
		ATTORNEY SVCS-NOV24					
				KUTAK ROCK LLP			358.00 000684
1/21/25 00012		1/17/25 01172025	202501 300-20700-10200		*	429,664.44	
		FY25 DEBT SER ASSESSMENT					
				TAPESTRY CDD C/O REGIONS BANK			429,664.44 000685
2/10/25 00022		2/01/25 4059862	202502 320-53800-46200		*	4,000.00	
		LANDSCAPE MAINT-FEB25					
				BLADE RUNNERS COMMERCIAL LANDSCAPIN			4,000.00 000686
2/10/25 00011		1/23/25 2018873	202501 310-51300-49100		*	348.01	
		2024 TAX ROLL					
				OSCEOLA COUNTY PROPERTY APPRAISER			348.01 000687
2/26/25 00001		2/01/25 361	202502 310-51300-34000		*	3,750.00	
		MANAGEMENT FEES FEB25					
		2/01/25 361	202502 310-51300-35200		*	70.00	
		WEBSITE ADMIN FEB25					
		2/01/25 361	202502 310-51300-35100		*	105.00	
		INFORMATION TECH FEB25					

TAP2 TAPESTRY HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/01/25	361		202502 310-51300-31300	DISSEMINATION SVCS FEB25	*	306.25	
2/01/25	361		202502 310-51300-51000	OFFICE SUPPLIES FEB25	*	.27	
2/01/25	361		202502 310-51300-42000	POSTAGE FEB25	*	90.82	
2/01/25	362		202502 320-53800-12000	FIELD MANAGEMENT FEB25	*	1,312.50	
GOVERNMENTAL MANAGEMENT SERVICES-CF							5,634.84 000688
TOTAL FOR BANK A						1,388,186.38	
TOTAL FOR REGISTER						1,388,186.38	

SECTION 2

Tapestry
Community Development District

Unaudited Financial Reporting
February 28, 2025



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1	<u>Balance Sheet</u>
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Tapestry

Community Development District

Combined Balance Sheet

February 28, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash	\$ 253,668	\$ -	\$ 253,668
<u>Investments</u>			
Series 2016			
Reserve	\$ -	\$ 471,417	\$ 471,417
Revenue	\$ -	\$ 560,751	\$ 560,751
Interest	\$ -	\$ 81	\$ 81
Principal	\$ -	\$ 301	\$ 301
Redemption	\$ -	\$ 26	\$ 26
<u>Investments:</u>			
State Board Administration	\$ 800,000	\$ -	\$ 800,000
Prepaid Expenses	\$ -	\$ -	\$ -
Due From General Fund	\$ -	\$ 20,765	\$ 20,765
Total Assets	\$ 1,053,668	\$ 1,053,340	\$ 2,107,009
Liabilities:			
Accounts Payable	\$ 3,779	\$ -	\$ 3,779
Due To Debt Service	\$ 20,765	\$ -	\$ 20,765
Total Liabilities	\$ 24,544	\$ -	\$ 24,544
Fund Balances:			
Restricted for:			
Debt Service Series 2016	\$ -	\$ 1,053,340	\$ 1,053,340
Unassigned	\$ 1,029,125	\$ -	\$ 1,029,125
Total Fund Balances	\$ 1,029,125	\$ 1,053,340	\$ 2,082,465
Total Liabilities & Fund Balance	\$ 1,053,668	\$ 1,053,340	\$ 2,107,009

Tapestry
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Non-Ad Valorem Assessments	\$ 203,354	\$ 195,153	\$ 195,153	\$ -
Interest	\$ 54	\$ 23	\$ 29	\$ 6
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 203,408	\$ 195,176	\$ 195,182	\$ 6
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 4,000	\$ 1,667	\$ -	\$ 1,667
FICA Expense	\$ 153	\$ 64	\$ -	\$ 64
Engineering	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Attorney	\$ 12,000	\$ 5,000	\$ 623	\$ 4,377
Annual Audit	\$ 3,800	\$ 1,583	\$ -	\$ 1,583
Assessment Administration	\$ 2,783	\$ 2,783	\$ 2,783	\$ -
Arbitrage	\$ 450	\$ 188	\$ -	\$ 188
Dissemination	\$ 3,675	\$ 1,531	\$ 1,531	\$ -
Trustee Fees	\$ 3,500	\$ 1,458	\$ -	\$ 1,458
Management Fees	\$ 45,000	\$ 18,750	\$ 18,750	\$ -
Information Technology	\$ 1,260	\$ 525	\$ 525	\$ -
Website Administration	\$ 840	\$ 350	\$ 350	\$ -
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage	\$ 800	\$ 333	\$ 248	\$ 85
Insurance	\$ 8,710	\$ 8,710	\$ 7,662	\$ 1,048
Printing & Binding	\$ 500	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Other Current Charges	\$ 2,000	\$ 833	\$ 418	\$ 415
Office Supplies	\$ 500	\$ 208	\$ 0	\$ 208
Property Appraiser	\$ 600	\$ 250	\$ 348	\$ (98)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 103,546	\$ 49,951	\$ 33,415	\$ 16,536
<u>Operations and Maintenance Expenses</u>				
Field Expenses				
Field Management	\$ 15,750	\$ 6,563	\$ 6,563	\$ -
Property Insurance	\$ 10,000	\$ 10,000	\$ 1,916	\$ 8,084
Landscape Maintenance	\$ 48,000	\$ 20,000	\$ 20,000	\$ -
Landscape Contingency	\$ 17,000	\$ 7,083	\$ -	\$ 7,083
Lake Maintenance	\$ 8,883	\$ 3,701	\$ 2,676	\$ 1,025
Stormwater Maintenance	\$ 20,000	\$ 8,333	\$ -	\$ 8,333
Wetland Maintenance	\$ 4,600	\$ 1,917	\$ -	\$ 1,917
General Repairs & Maintenance	\$ 11,000	\$ 4,583	\$ -	\$ 4,583
Midge Management	\$ 37,500	\$ 15,625	\$ 15,548	\$ 77
Contingency	\$ 8,000	\$ 3,333	\$ -	\$ 3,333
Total Operations and Maintenance Expenses	\$ 180,733	\$ 81,139	\$ 46,702	\$ 34,437
Total Expenditures	\$ 284,279	\$ 131,089	\$ 80,117	\$ 50,973
Excess Revenues (Expenditures)	\$ (80,870)		\$ 115,066	
Fund Balance - Beginning	\$ 80,870		\$ 914,059	
Fund Balance - Ending	\$ -		\$ 1,029,125	

Tapestry
Community Development District
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues				
Special Assessments	\$ 464,000	\$ 446,527	\$ 446,527	\$ -
Interest	\$ -	\$ -	\$ 10,578	\$ 10,578
Total Revenues	\$ 464,000	\$ 446,527	\$ 457,105	\$ 10,578
Expenditures:				
<u>General & Administrative:</u>				
Interest Payment - 11/1	\$ 154,456	\$ 154,456	\$ 151,163	\$ 3,294
Principal Payment - 5/1	\$ 155,000	\$ -	\$ -	\$ -
Interest Payment - 5/1	\$ 154,456	\$ -	\$ -	\$ -
Total Expenditures	\$ 463,913	\$ 154,456	\$ 151,163	\$ 3,294
Excess Revenues (Expenditures)	\$ 88		\$ 305,942	
Fund Balance - Beginning	\$ 221,446		\$ 747,398	
Fund Balance - Ending	\$ 221,533		\$ 1,053,340	

Tapestry

Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Non-Ad Valorem Assessments	\$ -	\$ 18,769	\$ 168,939	\$ 4,095	\$ 3,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	195,153
Interest	\$ 8	\$ 8	\$ 7	\$ 5	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29
Total Revenues	\$ 8	\$ 18,777	\$ 168,946	\$ 4,100	\$ 3,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	195,182
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 265	\$ 145	\$ 214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	623
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 2,783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,783
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 306	\$ 306	\$ 306	\$ 306	\$ 306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,531
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,750
Information Technology	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	525
Website Administration	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	350
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 22	\$ 2	\$ 85	\$ 48	\$ 91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	248
Insurance	\$ 7,662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,662
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 80	\$ 81	\$ 82	\$ 88	\$ 87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	418
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
Property Appraiser	\$ -	\$ -	\$ -	\$ 348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	348
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 15,218	\$ 4,459	\$ 4,612	\$ 4,716	\$ 4,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,415
<u>Operations and Maintenance Expenses</u>													
Field Expenses													
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,563
Property Insurance	\$ 1,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,916
Landscape Maintenance	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,000
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 669	\$ 669	\$ 669	\$ 669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,676
Stormwater Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Midge Management	\$ 3,110	\$ 3,110	\$ 3,110	\$ 3,110	\$ 3,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,548
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations and Maintenance Expenses	\$ 11,007	\$ 9,091	\$ 9,091	\$ 9,091	\$ 8,422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46,702
Total Expenditures	\$ 26,225	\$ 13,550	\$ 13,703	\$ 13,807	\$ 12,832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	80,117
Excess Revenues (Expenditures)	\$ (26,217)	\$ 5,227	\$ 155,243	\$ (9,707)	\$ (9,480)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	115,066

Tapestry
Community Development District
Long Term Debt Report

SERIES 2016, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	3.625%, 4.250%, 4.800%, 5.000%	
MATURITY DATE:	5/1/2046	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$464,000	
RESERVE FUND BALANCE	\$471,417	
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)
LESS: MAY 1, 2024 (MANDATORY)		(\$155,000)
CURRENT BONDS OUTSTANDING		\$6,185,000

Tapestry

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

Gross Assessments	\$	216,330.99	\$	494,982.63	\$	711,313.62
Net Assessments	\$	203,351.13	\$	465,283.67	\$	668,634.80

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&M Portion</i>	<i>Series 2016 Debt Service</i>	<i>Total</i>
11/15/24	ACH	\$6,552.27	(\$124.53)	(\$325.85)	\$0.00	\$6,101.89	\$1,855.76	\$4,246.13	\$6,101.89
11/21/24	ACH	\$59,111.96	(\$1,134.95)	(\$2,364.63)	\$0.00	\$55,612.38	\$16,913.33	\$38,699.05	\$55,612.38
12/10/24	ACH	\$576,966.86	(\$11,539.34)	(\$22,618.37)	\$0.00	\$542,809.15	\$165,083.92	\$377,725.23	\$542,809.15
12/10/24	ACH	\$12,677.32	\$0.00	\$0.00	\$0.00	\$12,677.32	\$3,855.54	\$8,821.78	\$12,677.32
01/07/25	ACH	\$10,035.26	(\$200.68)	(\$295.05)	\$0.00	\$9,539.53	\$2,901.25	\$6,638.28	\$9,539.53
01/07/25	ACH	\$3,542.72	(\$70.85)	(\$86.55)	\$0.00	\$3,385.32	\$1,029.57	\$2,355.75	\$3,385.32
01/28/25	ACH	\$0.00	\$0.00	\$0.00	\$539.83	\$539.83	\$164.18	\$375.65	\$539.83
02/07/25	ACH	\$10,841.60	(\$216.83)	(\$212.49)	\$0.00	\$10,412.28	\$3,166.67	\$7,245.61	\$10,412.28
02/07/25	ACH	\$621.71	(\$12.42)	(\$7.14)	\$0.00	\$602.15	\$183.13	\$419.02	\$602.15
03/08/25	ACH	\$4,102.99	(\$82.06)	(\$40.22)	\$0.00	\$3,980.71	\$1,210.65	\$2,770.06	\$3,980.71
03/08/25	ACH	\$987.23	(\$19.74)	\$0.00	\$0.00	\$967.49	\$294.24	\$673.25	\$967.49
TOTAL							\$ 196,658.24	\$ 449,969.81	\$ 646,628.05

97%	Net Percent Collected
\$ 22,006.75	Balance Remaining to Collect

SECTION D

Tapestry CDD

Field Management Report



March 25th, 2025

Jarett Wright

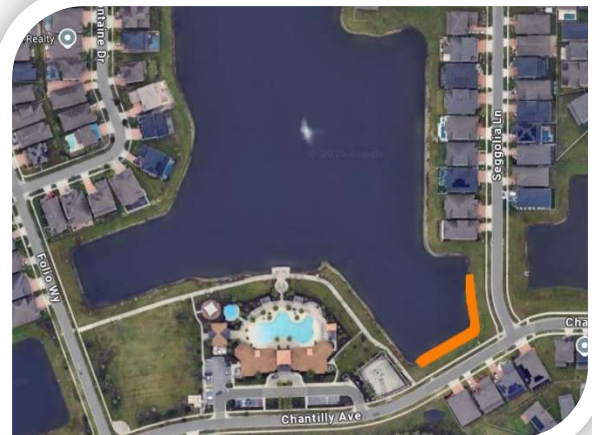
Field Manager

GMS

Site Items

Pond Erosion

- ✚ Tract L (Pond 1) has erosion on the southeast corner of the pond bank.
- ✚ GMS staff will coordinate with the District Engineer to review the area.
- ✚ Installing riprap on the shoreline in the effected areas should help to mitigate future erosion.



Site Items

Stormwater Structure Repairs

- ✚ The Pond 3 mitered end has cracked and needs to be repaired. Currently gathering quotes for this work.
- ✚ There is erosion around the Pond 1 mitered end on both sides of the structure. Recommend adding dirt fill and riprap around the structure.



Site Items

Pond Overlook Repairs

- ✚ Sinking pavers are being repaired by GMS maintenance staff.
- ✚ Gathering quotes to repair the damage sections of block in the retaining wall.
- ✚ Declining plant material is being replaced at both overlooks now that the dormancy period has ended.



Conclusion

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

Respectfully,
Jarett Wright