

*Tapestry Community
Development District*

Agenda

January 29, 2026

AGENDA

Tapestry

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

January 22, 2026

**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 **Thursday, January 29, 2026 at 10:00 AM** at the Offices of Hanson, Walter & Associates, 8 Broadway, Suite 104, Kissimmee, FL 34741.

The Zoom webinar information is as follows:

Zoom Webinar Link: <https://us06web.zoom.us/j/89211260282>

Dial In Number: 305-224-1968

Webinar ID: 892 1126 0282

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 24, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2026-01 General Election Qualifying Period and Procedure
5. Consideration of Resolution 2026-02 Authorizing Spending Limits
6. Ratification of Fiscal Year 2025 Audit Engagement Letter with DiBartolomeo, McBee, Hartley & Barnes
7. Ratification of Data Sharing & Usage Agreement with Osceola County Property Appraiser
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
9. Supervisor's Requests
10. General Audience Comments
11. Adjournment

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

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager

CC: Bennett Davenport, District Counsel
Mark Vincuntonis, District Engineer
Darrin Mossing, GMS

Enclosures

MINUTES

**MINUTES OF MEETING
TAPESTRY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tapestry Community Development District was held Friday, **June 24, 2025** at 9:16 a.m. in Hart Memorial Central Library, 211 E. Dakin Avenue, Room 120, Kissimmee, Florida.

Present and constituting a quorum were:

Raymond Sanchez	Chairman
Duane Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Bennett Davenport <i>by Zoom</i>	Kutak, Rock
Mark Vincutonis	District Engineer
Jarett Wright	Field Manager
Ashley Hilyard	Field Services

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 9:16 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual(s) to Fill Vacancy in GE Seats 3 and 4**
- B. Administration of Oath of Office to Newly Appointed Supervisors**
- C. Consideration of Resolution 2025-03 Electing Officers**

Items A through C were tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 25, 2025 Board Meeting and Acceptance of the March 25, 2025 Minutes of the Audit Committee

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor the Minutes of the March 25, 2025 Board Meeting were approved as presented and the Minutes of the May 25, 2025 Audit Committee Meeting were accepted.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2024 Audit Report

Ms. Adams stated in the letter to management you will see that this is a clean audit, no findings or recommendations, no conditions that would constitute a financial emergency.

On MOTION by Mr. Sanchez seconded by Mr. Franklin with all in favor the Fiscal Year 2024 Audit was accepted.

SIXTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

On MOTION Mr. Franklin seconded by Mr. Owen with all in favor Opening the Public Hearing was approved.

There were no members of the public present in person or via Zoom.

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor Closing the Public Hearing was approved.

On MOTION by Mr. Sanchez seconded by Mr. Owen with all in favor Resolution 2025-04 Adopting the Fiscal Year 2026 Budget with no increase in assessments was approved.

B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Owen seconded by Mr. Sanchez with all in favor Resolution 2025-05 was approved.

SEVENTH ORDER OF BUSINESS Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals and Objectives

Ms. Adams stated there is a relatively new statutory requirement. CDDs are required to adopt goals and objectives for certain categories and the goals the Board is being asked to approve are processes and tasks that we are already engaged in. This is an efficient way to meet a new requirement. This will be posted on the District’s website and then report on the results the following December.

Mr. Davenport stated one of the goals is that we will hold at least three meetings per year and I believe we have only been holding two per year.

Ms. Adams stated we can change that.

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the Fiscal Year 2026 Goals and Objectives were approved as amended.

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing the Chair to Execute

Ms. Adams stated in fiscal year 2025 you approved the annual goals and objectives and this is an update to let you know we are on track to meet the goals and objectives. I’m asking for a motion to authorize the chairman to execute the final form of the report to be able to post it on the District’s website by December 1st. We will go through and complete the report then present it to the chair for signature and then post it on the website.

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor the Chair was Authorized to Execute the Final Form of the Fiscal Year 2025 Report.

EIGHTH ORDER OF BUSINESS

Ratification of Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services for Fiscal Year 2024 with four Optional Renewals

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the Engagement Letter with DiBartolomeo, McBee, Hartley & Barnes was ratified.

NINTH ORDER OF BUSINESS

Consideration of 2025-26 Midge Service Agreement with Clarke Environmental Mosquito Management, Inc.

Mr. Wright gave an overview of the services that Clarke Environmental Mosquito Management, Inc. will provide in Fiscal Year 2026.

Ms. Adams stated approval of this proposal also authorizes District counsel to prepare an agreement with all the protections for this District that will be presented to the chair for execution.

On MOTION by Mr. Sanchez seconded by Mr. Franklin with all in favor the Agreement with Clarke Environmental Mosquito Management, Inc. was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

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

iii. Presentation of Number of Registered Voters – 1,298

A copy of the letter from the supervisor of elections indicating there are 1,298 registered voters residing in the District was included in the agenda package.

iv. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Franklin asked can we change the time of the meetings to 10:00 a.m. Mr. Sanchez asked can you check to see if there is meeting space in city hall?

On MOTION by Mr. Sanchez seconded by Mr. Owen with all in favor the Board will meet on an as needed basis in Fiscal Year 2026 at 10:00 a.m.

v. Presentation of Arbitrage Rebate Calculation Report for the Series 2016 Bonds

A copy of the arbitrage rebate calculation report for the series 2016 bonds was included in the agenda package.

On MOTION by Mr. Owen seconded by Mr. Sanchez with all in favor the arbitrage rebate calculation report for the series 2016 bonds was accepted.

vi. 2024 Form 1 Filing Reminder – Due July 1st

The form 1 statement of financial interest is due by July 1st.

D. Field Manager’s Report

Mr. Wright reviewed the field management report, copy of which was included in the agenda package.

Mr. Sanchez asked how are we tightening up communication with the HOA to avoid them doing something on District property without notifying us?

Mr. Wright stated I think there was some confusion on their part of ownership. I went over ownership with them a few years ago in detail.

Ms. Adams stated Jarett immediately reached out to the HOA manager to make them aware of this issue. In addition to that we will have a formal letter that goes out identifying all the issues,

the encroachment, the unauthorized access and appeal for better communication and cooperation moving forward.

Mr. Sanchez asked is there anything from the CDD standpoint we need to do for hurricane prep?

Mr. Wright stated the last couple years we were able to adjust what we were doing knowing some areas get backed up. We went out there with both engineers and the environmental approval authority and we are doing additional spray treatments on the outflows and shouldn't have any problems on the CDD side as long as we stay up with basic routine maintenance. We know the pipes are clear and don't have any issues currently.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Sanchez stated since we do meet on an as needed basis if there is any way we as Board members can get communication monthly, quarterly, keeping up with progress would be appreciated.

Ms. Adams asked is the field report you see in the agenda package is the type of communication you are looking for? Mr. Sanchez stated yes. Ms. Adams stated we can do that.

Mr. Sanchez stated at the last meeting I said, whatever we do that it goes to the HOA, that way it can go out in the newsletter.

Ms. Adams stated that went out probably within 10 days of the meeting. We review the status of items between meetings internally. Once all those items are complete, we can do an update for the community and touch base on storm preparations.

TWELFTH ORDER OF BUSINESS General Audience Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the meeting adjourned at 9:50 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

RESOLUTION 2026-01

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

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

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

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

1. **GENERAL ELECTION SEATS.** Seat 1 currently held Anderson Moran, and Seat 2 currently held by Raymond Sanchez are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

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

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

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

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District’s Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

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

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

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

PASSED AND ADOPTED this 29th day of January, 2026.

**TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

ATTEST:

Secretary / Assistant Secretary




EXHIBIT A

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Tapestry Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 East Irlo Bronson Memorial Highway, Kissimmee Florida, 34744, Ph: (407) 742-6000. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Tapestry Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

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

Publish on or before May 25, 2026.

SECTION 5

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TAPESTRY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board") typically meets monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish monthly, bi-monthly, quarterly or other meeting dates not on weekly or more frequent basis, and may cancel regularly scheduled meetings from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, establishing meeting schedules outside of monthly meetings may interfere with the timely approval of disbursements and payment of expenses; and

WHEREAS, the Board determines this resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

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

Section 1. Continuing Expenses: The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
2. The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.

3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.
4. The invoice amount will not cause payments to exceed the adopted budget of the District.

Section 2. Non-Continuing Expenses: The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding \$2,500 - with approval of the District Manager;
2. Non-Continuing Expenses Not Exceeding \$10,000 - with approval of the Chair; and
3. Non-Continuing Expenses Not Exceeding \$25,000 - with approval of the District Manager and Chairman of the Board of Supervisors.

Section 3. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

Section 4. This resolution supersedes any prior Board action or resolution relative to the grant of spending authority to the District's officers and staff.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 29TH DAY OF JANUARY 2026.

**TAPESTRY COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

SECTION 6

DMHB**DiBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.**
CERTIFIED PUBLIC ACCOUNTANTS

October 27, 2025

Tapestry Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Tapestry Community Development District, ("the District") for the fiscal year ended September 30, 2025 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

2222 Colonial Road, Suite 200 • Fort Pierce, Florida 34950 • 772-461-8833 • Fax: 772-461-8872
591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

Member AICPA

Member AICPA Division for CPA Firms
Private Company Practice Section

Member FICPA

WWW.DMHB CPA.NET

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

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

Other Services

We will also prepare the financial statements of Tapestry Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

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

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

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

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

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

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

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$3,560. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District’s custodian of public records, in a format that is compatible with the information technology systems of the District.
- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Tapestry Community Development District’s financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor’s report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

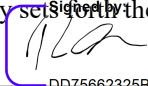
We appreciate the opportunity to be of service to Tapestry Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes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

DiBartolomeo, McBee, Hartley & Barnes

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

RESPONSE:

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

Signature:  _____
DD75662325B5480...

Title: _____Chairman_____

Date: _____2025-11-04_____

SECTION 7



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

Tapestry CDD

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

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

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

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

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

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Tapestry CDD

Signature: Tricia L. Adams

Print: Tricia L. Adams

Title: District manager

Date: 01/07/2026

Please return this signed **original copy** no later than **January 31, 2026**

SECTION 8

SECTION C

SECTION i

Tapestry

Community Development District

Summary of Check Register

June 18, 2025 to December 31, 2025

Bank	Date	Check No.'s	Amount
General Fund			
	6/25/25	711-713	\$ 4,554.51
	7/1/25	714	\$ 669.00
	7/10/25	715	\$ 4,000.00
	7/17/25	716-720	\$ 12,631.61
	7/21/25	721-722	\$ 5,235.00
	7/28/25	723-724	\$ 3,778.51
	8/19/25	725	\$ 5,598.72
	9/2/25	726-727	\$ 4,699.52
	9/8/25	728	\$ 3,109.51
	9/19/25	729-731	\$ 10,234.69
	9/22/25	732	\$ 9,495.00
	9/29/25	733-735	\$ 7,606.43
	10/10/25	736	\$ 2,783.00
	10/15/25	737	\$ 4,000.00
	10/20/25	738-739	\$ 5,982.96
	11/13/25	740-742	\$ 5,846.41
	12/4/25	743-746	\$ 16,844.47
	12/22/25	747-751	\$ 439,706.75
Total Amount			\$ 546,776.09

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/25/25	00015	4/30/25	227814	202504	320-53800	46400		POND MAINTENANCE-APR25 APPLIED AQUATIC MANAGEMENT, INC.	*	669.00	669.00	000711
6/25/25	00023	5/15/25	00103624	202505	320-53800	46800		MOSQUITO MAINT-MAY25 CLARKE ENVIRONMENTAL MOSQUITO	*	3,109.51	3,109.51	000712
6/25/25	00018	6/16/25	3581600	202504	310-51300	31500		ATTORNEY SVCS-APR25 KUTAK ROCK LLP	*	776.00	776.00	000713
7/01/25	00015	5/15/25	228345	202505	320-53800	46400		POND MAINTENANCE-MAY25 APPLIED AQUATIC MANAGEMENT, INC.	*	669.00	669.00	000714
7/10/25	00022	7/16/25	158255	202507	320-53800	46200		LANDSCAPE MAINT-JUL25 BLADE RUNNERS COMMERCIAL LANDSCAPIN	*	4,000.00	4,000.00	000715
7/17/25	00015	6/15/25	228722	202506	320-53800	46400		POND MAINTENANCE-JUN25 APPLIED AQUATIC MANAGEMENT, INC.	*	669.00	669.00	000716
7/17/25	00022	6/19/25	156568	202506	320-53800	46700		RPLCD DECLINING PLANTS BLADE RUNNERS COMMERCIAL LANDSCAPIN	*	1,790.46	1,790.46	000717
7/17/25	00023	6/16/25	00103678	202506	320-53800	46800		MOSQUITO MAINT-JUN25 CLARKE ENVIRONMENTAL MOSQUITO	*	3,109.51	3,109.51	000718
7/17/25	00001	5/31/25	371	202505	320-53800	48000		STORMWATER RPR	*	445.00		
		7/01/25	372	202507	320-53800	12000		FIELD MANAGEMENT-JUL25	*	1,312.50		
		7/01/25	373	202507	310-51300	34000		MANAGEMENT FEES-JUL25	*	3,750.00		
		7/01/25	373	202507	310-51300	35200		WEBSITE MANAGEMENT-JUL5	*	70.00		
		7/01/25	373	202507	310-51300	35100		INFORMATION TECH-JUL25	*	105.00		
		7/01/25	373	202507	310-51300	31300		DISSEMINATION SVCS-JUL25	*	306.25		
		7/01/25	373	202507	310-51300	51000		OFFICE SUPPLIES	*	.03		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/01/25		373	POSTAGE	202507	310-51300-42000					*	33.36		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			6,022.14	000719
7/17/25	00018	7/14/25	3595840	202506	310-51300-31500				ATTORNEY SVCS-JUN25	*	1,040.50		
									KUTAK ROCK LLP			1,040.50	000720
7/21/25	00026	7/17/25	90111414	202507	310-51300-32200				AUDIT SERVICES-FY24	*	3,450.00		
									DIBARTOLOMEO,MCBEE,HARTLEY & BARNES			3,450.00	000721
7/21/25	00009	7/15/25	5294377	202506	310-51300-31100				ENGINEERING SVCS-JUN25	*	1,785.00		
									HANSON, WALTER & ASSOCIATES, INC.			1,785.00	000722
7/28/25	00023	7/15/25	00103738	202507	320-53800-46800				MOSQUITO MAINT-JUL25	*	3,109.51		
									CLARKE ENVIRONMENTAL MOSQUITO			3,109.51	000723
7/28/25	00015	7/15/25	229409	202507	320-53800-46400				POND MAINTENANCE-JUL25	*	669.00		
									APPLIED AQUATIC MANAGEMENT, INC.			669.00	000724
8/19/25	00001	8/01/25	374	202508	320-53800-12000				FIELD MANAGEMENT-AUG25	*	1,312.50		
		8/01/25	375	202508	310-51300-34000				MANAGEMENT FEES-AUG25	*	3,750.00		
		8/01/25	375	202508	310-51300-35200				WEBSITE MANAGEMENT-AUG25	*	70.00		
		8/01/25	375	202508	310-51300-35100				INFORMATION TECH-AUG25	*	105.00		
		8/01/25	375	202508	310-51300-31300				DISSEMINATION SVCS-AUG25	*	306.25		
		8/01/25	375	202508	310-51300-51000				OFFICE SUPPLIES	*	.48		
		8/01/25	375	202508	310-51300-42000				POSTAGE	*	54.49		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,598.72	000725
9/02/25	00006	6/30/25	11944415	202506	310-51300-48000				NOT BUDGET ADOPT MTG FY26	*	699.52		
									TRIBUNE PUBLISHING COMPANY LLC DBA			699.52	000726
9/08/25	00022	8/01/25	163024	202508	320-53800-46200				LANDSCAPE MAINT-AUG25	*	4,000.00		
									BLADE RUNNERS COMMERCIAL LANDSCAPIN			4,000.00	000727

TAP2 TAPESTRY HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/08/25	00023	8/15/25	00103795	202508	320-53800		46800	MOSQUITO MAINT-AUG25 CLARKE ENVIRONMENTAL MOSQUITO	*	3,109.51	3,109.51	000728
9/19/25	00015	8/15/25	230282	202508	320-53800		46400	POND MAINTENANCE-AUG25 APPLIED AQUATIC MANAGEMENT, INC.	*	669.00	669.00	000729
9/19/25	00022	9/01/25	168475	202509	320-53800		46200	LANDSCAPE MAINT-SEP25 BLADE RUNNERS COMMERCIAL LANDSCAPIN	*	4,000.00	4,000.00	000730
9/19/25	00001	9/01/25	378	202509	320-53800		12000	FIELD MANAGEMENT-SEP25	*	1,312.50		
		9/01/25	379	202509	310-51300		34000	MANAGEMENT FEES-SEP25	*	3,750.00		
		9/01/25	379	202509	310-51300		35200	WEBSITE MANAGEMENT-SEP25	*	70.00		
		9/01/25	379	202509	310-51300		35100	INFORMATION TECH-SEP25	*	105.00		
		9/01/25	379	202509	310-51300		31300	DISSEMINATION SVCS-SEP25	*	306.25		
		9/01/25	379	202509	310-51300		42000	POSTAGE	*	21.94		
								GOVERNMENTAL MANAGEMENT SERVICES-CF			5,565.69	000731
9/22/25	00003	9/19/25	29730	202509	300-15500		10000	FY26 INSURANCE POLICY EGIS INSURANCE ADVISORS, LLC	*	9,495.00	9,495.00	000732
9/29/25	00023	9/15/25	00103825	202509	320-53800		46800	MOSQUITO MAINT-SEP25 CLARKE ENVIRONMENTAL MOSQUITO	*	3,109.51	3,109.51	000733
9/29/25	00001	8/31/25	380	202508	320-53800		48000	GEN MAINT-POND CLEANING GOVERNMENTAL MANAGEMENT SERVICES-CF	*	946.15	946.15	000734
9/29/25	00012	9/29/25	09292025	202509	300-20700		10200	FY25 DEBT SER ASSESSMENT TAPESTRY CDD C/O REGIONS BANK	*	3,550.77	3,550.77	000735
10/10/25	00001	9/15/25	381	202510	310-51300		31700	ASSESSMENT ROLL-FY26 GOVERNMENTAL MANAGEMENT SERVICES-CF	*	2,783.00	2,783.00	000736

TAP2 TAPESTRY HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/15/25	00022	10/01/25	173308	202510	320	53800	46200		LANDSCAPE MAINT-OCT25	*	4,000.00		
									BLADE RUNNERS COMMERCIAL LANDSCAPIN			4,000.00	000737
10/20/25	00001	10/01/25	382	202510	310	51300	34000		MANAGEMENT FEES-OCT25	*	3,750.00		
		10/01/25	382	202510	310	51300	35200		WEBSITE MANAGEMENT-OCT25	*	72.08		
		10/01/25	382	202510	310	51300	35100		INFORMATION TECH-OCT25	*	108.17		
		10/01/25	382	202510	310	51300	31300		DISSEMINATION SVCS-OCT25	*	315.42		
		10/01/25	382	202510	310	51300	51000		OFFICE SUPPLIE MGMT	*	.18		
		10/01/25	382	202510	310	51300	42000		POSTAGE	*	207.02		
		10/01/25	383	202510	320	53800	12000		FIELD MANAGEMENT-OCT25	*	1,351.92		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,804.79	000738
10/20/25	00006	9/30/25	12478182	202509	310	51300	48000		NOT OF BOS MTG 9/3/25	*	178.17		
									TRIBUNE PUBLISHING COMPANY LLC DBA			178.17	000739
11/13/25	00005	10/01/25	93244	202510	310	51300	54000		2025-2026 SPECIAL FEE	*	175.00		
									FLORIDA DEPARTMENT OF COMMERCE			175.00	000740
11/13/25	00001	11/01/25	386	202511	310	51300	34000		NOV25 MANAGEMENT FEES	*	3,750.00		
		11/01/25	386	202511	310	51300	35200		NOV25 WEBSITE MAINT	*	72.08		
		11/01/25	386	202511	310	51300	35100		NOV25 INFORMATION TECH	*	108.17		
		11/01/25	386	202511	310	51300	31300		NOV25 DISSEMINATION	*	315.42		
		11/01/25	386	202511	310	51300	51000		NOV25 OFFICE SUPPLIES	*	.09		
		11/01/25	386	202511	310	51300	42000		NOV25 POSTAGE	*	73.73		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			4,319.49	000741
11/13/25	00001	11/01/25	385	202511	320	53800	12000		NOV25 FIELD MANAGEMENT	*	1,351.92		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			1,351.92	000742

TAP2 TAPESTRY HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/04/25	00015	10/15/25	231791	202510	320	53800	46400			*	689.00		
			OCT25 AQUATIC MAINTENANCE										
		11/15/25	232469	202511	320	53800	46400			*	689.00		
			NOV25 AQUATIC MAINTENANCE										
									APPLIED AQUATIC MANAGEMENT, INC.			1,378.00	000743
12/04/25	00022	11/01/25	178293	202511	320	53800	46200			*	4,000.00		
			NOV25 LANDSCAPE MAINT										
		11/14/25	180062	202511	320	53800	46300			*	6,244.10		
			SOD-DIRT-RETAINING WALL										
									BLADE RUNNERS COMMERCIAL LANDSCAPIN			10,244.10	000744
12/04/25	00023	10/15/25	1038450	202510	320	53800	46600			*	3,242.37		
			OCT25 WETLAND MAINT										
									CLARKE ENVIRONMENTAL MOSQUITO			3,242.37	000745
12/04/25	00001	9/30/25	384	202509	320	53800	48000			*	1,980.00		
			STORM DRAIN CLEANING										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			1,980.00	000746
12/22/25	00022	12/01/25	182237	202512	320	53800	46200			*	4,000.00		
			DEC25 LANDSCAPE MAINT										
									BLADE RUNNERS COMMERCIAL LANDSCAPIN			4,000.00	000747
12/22/25	00001	12/01/25	387	202512	320	53800	12000			*	1,351.92		
			FIELD MANAGEMENT DEC25										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			1,351.92	000748
12/22/25	00018	12/11/25	3671747	202511	310	51300	31500			*	287.00		
			ATTORNEY FEES THRU 11.30										
									KUTAK ROCK LLP			287.00	000749
12/22/25	00012	12/23/25	ASSMTS	202512	300	20700	10200			*	429,822.16		
			DEBT ASSMTS THRU 12.22.25										
									TAPESTRY CDD C/O REGIONS BANK			429,822.16	000750
12/22/25	00001	12/01/25	388	202512	310	51300	34000			*	3,750.00		
			MANAGEMENT FEES DEC25										
		12/01/25	388	202512	310	51300	35200			*	72.08		
			WEBSITE ADMIN DEC25										
		12/01/25	388	202512	310	51300	35100			*	108.17		
			INFORMATION TECH DEC25										
		12/01/25	388	202512	310	51300	31300			*	315.42		
			DISSIMINATION DEC25										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			4,245.67	000751
									TOTAL FOR BANK A		546,776.09		
									TAP2 TAPESTRY				
									HHENRY				

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER							546,776.09	

TAP2 TAPESTRY HHENRY

SECTION ii

Tapestry
Community Development District

Unaudited Financial Reporting
December 31, 2025



Table of Contents

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

Tapestry
Community Development District
Combined Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash	\$ 262,619	\$ -	\$ 262,619
Investments			
Series 2016			
Reserve	\$ -	\$ 468,689	\$ 468,689
Revenue	\$ -	\$ 608,105	\$ 608,105
Interest	\$ -	\$ 67	\$ 67
Principal	\$ -	\$ 21	\$ 21
Redemption	\$ -	\$ 27	\$ 27
Investments:			
State Board Administration	\$ 835,104	\$ -	\$ 835,104
Prepaid Expenses	\$ -	\$ -	\$ -
Due From General Fund	\$ -	\$ -	\$ -
Total Assets	\$ 1,097,723	\$ 1,076,909	\$ 2,174,631
Liabilities:			
Accounts Payable	\$ 6,485	\$ -	\$ 6,485
Due To Debt Service	\$ -	\$ -	\$ -
Total Liabilities	\$ 6,485	\$ -	\$ 6,485
Fund Balances:			
Restricted for:			
Debt Service Series 2016	\$ -	\$ 1,076,909	\$ 1,076,909
Unassigned	\$ 1,091,238	\$ -	\$ 1,091,238
Total Fund Balances	\$ 1,091,238	\$ 1,076,909	\$ 2,168,147
Total Liabilities & Fund Balance	\$ 1,097,723	\$ 1,076,909	\$ 2,174,631

Tapestry
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Non-Ad Valorem Assessments	\$ 203,354	\$ 187,853	\$ 187,853	\$ -
Interest	\$ 10,000	\$ 2,500	\$ 5,861	\$ 3,361
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 213,354	\$ 190,353	\$ 193,714	\$ 3,361
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 4,000	\$ 1,000	\$ -	\$ 1,000
FICA Expense	\$ 153	\$ 38	\$ -	\$ 38
Engineering	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Attorney	\$ 12,000	\$ 3,000	\$ 287	\$ 2,713
Annual Audit	\$ 3,800	\$ 950	\$ -	\$ 950
Assessment Administration	\$ 2,783	\$ 2,783	\$ 2,783	\$ (1)
Arbitrage	\$ 450	\$ 113	\$ -	\$ 113
Dissemination	\$ 3,785	\$ 946	\$ 946	\$ 0
Trustee Fees	\$ 3,850	\$ 963	\$ -	\$ 963
Management Fees	\$ 45,000	\$ 11,250	\$ 11,250	\$ -
Information Technology	\$ 1,298	\$ 324	\$ 325	\$ (0)
Website Administration	\$ 865	\$ 216	\$ 216	\$ 0
Telephone	\$ 300	\$ 75	\$ -	\$ 75
Postage	\$ 800	\$ 200	\$ 281	\$ (81)
Insurance	\$ 10,017	\$ 10,017	\$ 8,121	\$ 1,896
Printing & Binding	\$ 200	\$ 50	\$ -	\$ 50
Legal Advertising	\$ 2,500	\$ 625	\$ -	\$ 625
Other Current Charges	\$ 2,000	\$ 500	\$ 175	\$ 325
Office Supplies	\$ 500	\$ 125	\$ 0	\$ 125
Property Appraiser	\$ 600	\$ 150	\$ -	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 105,075	\$ 35,999	\$ 24,559	\$ 11,440
Operations and Maintenance Expenses				
Field Expenses				
Field Management	\$ 16,223	\$ 4,056	\$ 4,056	\$ (0)
Property Insurance	\$ 4,000	\$ 4,000	\$ 1,374	\$ 2,626
Landscape Maintenance	\$ 50,400	\$ 12,600	\$ 12,000	\$ 600
Landscape Contingency	\$ 17,000	\$ 4,250	\$ 6,244	\$ (1,994)
Lake Maintenance	\$ 9,327	\$ 2,332	\$ 1,378	\$ 954
Stormwater Maintenance	\$ 20,000	\$ 5,000	\$ -	\$ 5,000
Wetland Maintenance	\$ 4,600	\$ 1,150	\$ -	\$ 1,150
General Repairs & Maintenance	\$ 11,000	\$ 2,750	\$ -	\$ 2,750
Midge Management	\$ 39,375	\$ 9,844	\$ 9,727	\$ 117
Contingency	\$ 10,628	\$ 2,657	\$ -	\$ 2,657
Total Operations and Maintenance Expenses	\$ 182,553	\$ 48,638	\$ 34,779	\$ 13,859
Total Expenditures	\$ 287,628	\$ 84,637	\$ 59,338	\$ 25,299
Excess Revenues (Expenditures)	\$ (74,274)		\$ 134,376	
Fund Balance - Beginning	\$ 74,274		\$ 956,862	
Fund Balance - Ending	\$ -		\$ 1,091,238	

Tapestry

Community Development District

Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Special Assessments	\$ 465,237	\$ 429,822	\$ 429,822	\$ -
Interest	\$ 17,993	\$ 4,498	\$ 7,440	\$ 2,942
Total Revenues	\$ 483,230	\$ 434,320	\$ 437,262	\$ 2,942
Expenditures:				
<i>General & Administrative:</i>				
Interest Payment - 11/1	\$ 147,763	\$ 147,763	\$ 147,763	\$ -
Principal Payment - 5/1	\$ 170,000	\$ -	\$ -	\$ -
Interest Payment - 5/1	\$ 147,763	\$ -	\$ -	\$ -
Total Expenditures	\$ 465,525	\$ 147,763	\$ 147,763	\$ -
Excess Revenues (Expenditures)	\$ 17,705		\$ 289,500	
Fund Balance - Beginning	\$ 314,879		\$ 787,409	
Fund Balance - Ending	\$ 332,585		\$ 1,076,909	

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	\$468,689
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)
LESS: MAY 1, 2025 (MANDATORY)	(\$160,000)
CURRENT BONDS OUTSTANDING	\$6,025,000

SECTION D

*This item will be provided under
separate cover*