

REMINGTON

Community Development District

Adopted Budget

Fiscal Year 2010

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REMINGTON
Community Development District
General Fund Budget, Fiscal Year 2010

Description	Adopted Fiscal Year 2009	Actual 7/31/2009	Projected Next 2 Months	Total 9/30/2009	Adopted Fiscal Year 2010
REVENUES					
Maintenance Assessment	\$ 1,137,222	\$1,159,899	\$ -	\$ 1,159,899	\$ 1,137,222
Miscellaneous Income	\$ 5,000	\$1,989	\$ 398	\$ 2,387	\$ 4,000
Interest Income	\$ 5,000	\$4,573	\$ 250	\$ 4,823	\$ 2,500
TOTAL REVENUES	\$ 1,147,222	\$ 1,166,461	\$ 648	\$ 1,167,109	\$ 1,143,722
EXPENDITURES					
<i>Administrative</i>					
Supervisors Fees	\$ 12,000	\$9,400	\$ 2,000	\$ 11,400	\$ 12,000
FICA Expense	\$ 918	\$612	\$ 154	\$ 766	\$ 918
Engineering	\$ 9,000	\$7,150	\$ 1,430	\$ 8,579	\$ 9,000
Attorney	\$ 20,000	\$20,897	\$ 4,179	\$ 25,077	\$ 20,000
Annual Audit	\$ 12,600	\$10,500	\$ -	\$ 10,500	\$ 11,000
Assessment Administration	\$ 5,000	\$5,000	\$ 1,000	\$ 6,000	\$ 5,000
Management Fees	\$ 52,093	\$43,411	\$ 8,682	\$ 52,093	\$ 54,698
Website Administration	\$ 1,100	\$833	\$ 167	\$ 1,000	\$ 600
Computer Services	\$ 1,000	\$917	\$ 183	\$ 1,100	\$ 1,000
Trustee Fees	\$ 13,200	\$3,771	\$ 754	\$ 4,526	\$ 5,000
Dissemination Agreement	\$ 2,000	\$1,000	\$ -	\$ 1,000	\$ 2,000
Arbitrage Rebate	\$ 4,000	\$3,750	\$ -	\$ 3,750	\$ 1,000
Telephone	\$ 200	\$0	\$ -	\$ -	\$ 200
Postage	\$ 4,800	\$1,807	\$ 361	\$ 2,169	\$ 3,500
Insurance	\$ 11,131	\$9,120	\$ 1,824	\$ 10,944	\$ 11,491
Printing and Binding	\$ 7,200	\$2,859	\$ 572	\$ 3,430	\$ 5,000
Newsletter	\$ 2,500	\$2,752	\$ 550	\$ 3,302	\$ 2,700
Legal Advertising	\$ 1,500	\$21	\$ 4	\$ 25	\$ 2,000
Office Supplies	\$ 500	\$222	\$ 44	\$ 267	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 2,000	\$2,668	\$ 534	\$ 3,201	\$ 2,000
SUBTOTAL ADMINISTRATIVE	\$ 162,917	\$ 126,865	\$ 22,440	\$ 149,304	\$ 149,782
<i>Operations and Maintenance</i>					
<u>Environmental</u>					
Lake Maintenance	\$ 12,883	\$9,740	\$ 1,948	\$ 11,688	\$ 14,548
<u>Utilities</u>					
KUA	\$ 42,190	\$33,526	\$ 6,705	\$ 40,231	\$ 44,255
City of St. Cloud	\$ 18,097	\$12,117	\$ 2,423	\$ 14,540	\$ 15,994
Embarq	\$ 4,973	\$3,891	\$ 778	\$ 4,669	\$ 5,135
Bright House Network	\$ 1,583	\$1,200	\$ 240	\$ 1,439	\$ 5,040
<u>Roadways</u>					
Street Sweeping	\$ 17,005	\$12,700	\$ 2,540	\$ 15,240	\$ 17,342
Drainage	\$ 5,000	\$7,918	\$ 1,584	\$ 9,502	\$ 10,000
Sidewalk & Roadway Repairs	\$ 5,000	\$250	\$ 50	\$ 300	\$ 5,000
Signage	\$ 2,000	\$4,935	\$ 987	\$ 5,922	\$ 4,000
<u>Common Area</u>					
Landscaping	\$ 240,000	\$210,556	\$ 42,111	\$ 252,668	\$ 258,300
Feature Lighting	\$ 2,500	\$2,147	\$ 429	\$ 2,577	\$ 2,500
Irrigation	\$ 25,000	\$28,136	\$ 5,627	\$ 33,764	\$ 30,000
Trash Receptacles & Benches	\$ 1,000	\$681	\$ 136	\$ 817	\$ 1,000
Plant Replacement and Bed Enhancements	\$ 5,000	\$6,505	\$ 1,301	\$ 7,806	\$ 5,000
Miscellaneous Common Area Services	\$ 5,000	\$3,484	\$ 697	\$ 4,180	\$ 5,000
Soccer/Ball Field Maintenance	\$ 2,500	\$500	\$ 100	\$ 600	\$ 1,000
<u>Recreation Center</u>					
Pool Maintenance	\$ 10,000	\$9,576	\$ 1,915	\$ 11,491	\$ 10,000
Pool Cleaning	\$ 7,680	\$7,030	\$ 1,406	\$ 8,435	\$ 8,364
Pool Permits	\$ 350	\$525	\$ 105	\$ 630	\$ 350
Recreation Center Cleaning	\$ 18,912	\$11,098	\$ 2,220	\$ 13,318	\$ 15,116
Recreation Center Repairs & Maintenance	\$ 11,000	\$8,826	\$ 1,765	\$ 10,591	\$ 10,500
Pest Control	\$ 660	\$546	\$ 109	\$ 655	\$ 684
Parking Lot Lighting Agreement	\$ -	\$0	\$ 500	\$ 500	\$ 3,084

REMINGTON
Community Development District
General Fund Budget, Fiscal Year 2010

Description	Adopted Fiscal Year 2009	Actual 7/31/2009	Projected Next 2 Months	Total 9/30/2009	Adopted Fiscal Year 2010
<i>Security</i>					
Recreation Center Access	\$ 2,000	\$263	\$ 53	\$ 315	\$ 2,000
Security Guard	\$ 230,254	\$200,477	\$ 40,270	\$ 240,747	\$ 252,330
Gate Repairs	\$ 12,000	\$428	\$ 500	\$ 928	\$ 9,000
Guard House Cleaning	\$ 2,400	\$2,622	\$ 500	\$ 3,122	\$ 3,356
Guard House Repairs and Maintenance	\$ 3,000	\$3,726	\$ 800	\$ 4,526	\$ 4,300
Gate Maintenance Agreement	\$ 5,000	\$960	\$ -	\$ 960	\$ 5,000
<i>Other</i>					
Contingency	\$ 5,000	\$3,245	\$ -	\$ 3,245	\$ 5,000
Maintenance Reserves	\$ 10,000	\$0	\$ -	\$ 3,058	\$ 10,068
Field Management Services	\$ 20,258	\$16,882	\$ 3,376	\$ 20,258	\$ 21,271
SUBTOTAL MAINTENANCE	\$ 728,245	\$ 604,488	\$ 121,176	\$ 728,722	\$ 784,537
TOTAL EXPENDITURES	\$ 891,162	\$ 731,353	\$ 143,615	\$ 878,026	\$ 934,319
<i>Other Sources/ (Uses)</i>					
Capital Outlay	\$ (106,060)	(\$72,868)	\$ (45,383)	\$ (118,250)	\$ (59,403)
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Pavement Management	\$ (150,000)	\$ -	\$ -	\$ -	\$ (150,000)
SUBTOTAL OTHER SOURCES/(USES)	\$ (256,060)	\$ (72,868)	\$ (45,383)	\$ (118,250)	\$ (209,403)
TOTAL EXPENDITURES / OTHER SOURCES/(USES)	\$ 1,147,222	\$ 804,221	\$ 188,998	\$ 996,276	\$ 1,143,722
EXCESS REVENUES/(EXPENDITURES)	\$ 0	\$ 362,240	\$ (188,350)	\$ 170,832	\$ 0

	FY 2009	FY 2010
Net Assessments	\$ 1,137,222.00	\$ 1,137,222.00
Add: Discounts & Collections	\$ 72,588.64	\$ 72,588.64
Gross Assessments	\$ 1,209,810.64	\$ 1,209,810.64
	1,783	1,783
	\$ 678.53	\$ 678.53

REMINGTON CAPITAL PROJECTS FY 2010	
PROJECT	PROJECTED COSTS
Landscaping Improvements	
Partin Settlement Entrance	\$ 2,830.00
Lakeshore Entrance	\$ 8,675.00
Remington Blvd (Upgrades)	\$ 5,185.00
Remington Blvd (Plants)	\$ 3,300.00
Remington Blvd (Median)	\$ 1,467.50
Hawks Nest	\$ 1,600.00
Sod Removal/Replacement	\$ 24,600.00
Replace Fitness Equipment	\$ 5,745.00
Pool Furniture Replacement	\$ 6,000.00
TOTAL CAPITAL PROJECTS	<u>\$ 59,402.50</u>

REMINGTON
Community Development District

Exhibit " A "

Allocation of Operating Reserve

Estimated Funds Available

Beginning Fund Balance	\$ 673,108
Estimated Excess Revenues over Expenditures	\$ 170,832
Total Estimated Funds Available - 9/30/2009	<u>\$ 843,940</u>

Allocation of Funds Available

Funding of First Quarter Operating Expenses	\$ 233,580
Pavement Management Reserve Carryforward (FY 08 and FY 09)	\$ 300,000
Reserved Renew and Replacement	\$ 310,360
Total Operating Reserves	<u>\$ 843,940</u>
<u>Undesignated Cash</u>	<u>\$ 0</u>

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Adopted General Fund Budget, Fiscal Year 2010

REVENUES

Maintenance Assessment

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Miscellaneous Income

The District will receive rental fees for renting the recreation facility.

Interest Income

The District will invest surplus funds with the US Bank.

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. The District anticipates 12 meetings per year, with all Board members receiving payment for their attendance at each meeting.

FICA Expense

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

Engineering

The District's Engineer, Hanson & Walter, will be providing general engineering services to the District, e.g., attendance and preparation for the monthly Board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's Attorney, Clark & Albaugh, LLP., will be providing general legal services to the District, e.g., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to have an independent audit of its financial records on an annual basis. The District's auditing firm is Keefe McCullough & Co. The fees are based on the previous fiscal year.

Assessment Administration

Expenses related to administering the Annual Assessments on the tax roll with the Osceola County Tax Collector.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide management, accounting, and recording secretary services. These services include, but are not limited to,

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advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

Website Administration

Costs for the updates and revisions to the Remington CDD website.

Computer Services

All of the District's financial records, e.g., accounts payable, income statements, are on a computer leased by Governmental Management Services-Central Florida, LLC. The District will be charged for computer services not to exceed \$1,000.

Trustee Fees

The District will pay annual trustee fees for the Series 2008-1 and 2008-2 special assessments bonds held with the trustee at US Bank.

Dissemination Agreement

The District's bondholder has requested special annual reports on the District's development activity. The District has contracted with Prager, Sealy & Co. to provide these reports. The amount is based upon the contract amount.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2008-1 and 2008-2 special assessment bonds. The District has contracted with Amtec, an independent public accounting firm, to calculate the arbitrage rebate liability and submit a report to the District.

Telephone

The District incurs charges for telephone and facsimile services.

Postage

The District incurs charges for mailing Board meeting agenda packages, invoices to third parties, checks for vendors, and other required correspondence.

Insurance

The District's general liability, public official's liability and property insurance coverage is provided by the Preferred Governmental Insurance Trust (PGIT).

Printing and Binding

The District incurs charges for printing and binding agenda packages and printing computerized checks, correspondence, stationery, envelopes, photocopies and other printed material.

Newsletter

The District incurs charges for delivering of the community newsletter.

Legal Advertising

Board meetings and other services are required to be advertised, such as public bidding advertisements and meeting notices, and any other advertising that may be required. The District publishes all of its legal advertising in the Orlando Sentinel.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

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Dues, Licenses, & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only anticipated expenditure for this category.

Administrative Contingency

This represents any additional expenditure that may not have been provided for in the budget.

EXPENDITURES – Operations and Maintenance

ENVIRONMENTAL

Lake Maintenance

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD lakes. Herbiciding will consist of chemical treatments. Algae control will include hand removal and chemical treatments.

Vendor: Applied Aquatic Management, Inc.

	<i>Annual Costs</i>
○ <i>Lake Maintenance: Contract cost of \$974 monthly</i>	<i>\$11,688</i>
○ <i>Estimated 3% Inflationary Increase of \$30 monthly</i>	<i>\$360</i>
○ <i>Estimated Unanticipated Lake Maintenance Needs</i>	<i><u>\$2,500</u></i>
○ <i>Total Annual Costs</i>	<i>\$14,548</i>

UTILITIES

Kissimmee Utility Authority

This fee includes the District's electrical costs for the recreation center and pool lighting. *[Fee is based on historical figures.]*

City of St. Cloud/OUC

This fee includes the District's electrical costs for street lights. *[Fee is based on historical figures.]*

Embarq

This is for telephone service for the gatehouse and recreation center modem lines. *[Fee is based on historical figures.]*

Bright House Network

This is for internet service at the recreation center and both guard houses for the DVR security system. *[Fee is based on historical figures.]*

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ROADWAYS

Street Sweeping

Scheduled maintenance of roadways and alleys consists of sweeping pavement, curb and gutter, and alley areas. Unscheduled maintenance consists of pavement section and pavement marking repairs. Private roadways will be maintained by the Owners Association.

Vendor: USA Services

	<i>Annual Costs</i>
○ <i>Street Sweeping Contract Cost \$635 bi-weekly</i>	<i>\$16,510</i>
○ <i>Estimated 5% Inflationary Increase of \$32 bi-weekly</i>	<i>\$832</i>
○ <i>Total Annual Costs</i>	<i>\$17,342</i>

Drainage

Unscheduled maintenance consists of repair of drainage system in conjunction with roadway system.

Sidewalk & Roadway Repairs

Unscheduled maintenance of repair of sidewalks, curb and roadways

Signage

Unscheduled maintenance of signage consists of cleaning and general maintenance

COMMON AREA

Landscaping

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control chemicals, and transplanting annuals four times per year. Unscheduled maintenance consists of replacing damaged sod and adding new sod. Unscheduled maintenance of annuals consists of replacing damaged plant material.

Vendor: REW Landscape LLC

	<i>Annual Costs</i>
○ <i>Landscape Contract cost of \$20,500 monthly</i>	<i>\$246,000</i>
○ <i>Estimated 5% Inflationary Increase of \$1,025 monthly</i>	<i>\$12,300</i>
○ <i>Total Annual Costs</i>	<i>\$258,300</i>

Feature Lighting

Unscheduled maintenance consists of replacing damaged fixtures or inoperable fixtures.

Irrigation

Scheduled maintenance consists of regular inspections, adjustments to controller and irrigation heads, minor system repairs, and purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components.

Trash Receptacles & Benches

Scheduled maintenance consists of purchase of trash cans and benches. Unscheduled maintenance consists of replacement of damaged trash cans.

Plant Replacement & Bed Enhancements

Unscheduled maintenance consists of tree, shrub and other plant material replacements as well as annual bed enhancements.

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Adopted General Fund Budget, Fiscal Year 2010

Miscellaneous Common Area Services

Unscheduled maintenance for other areas not listed in the above categories.

Soccer/Ball Field Maintenance

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod. Unscheduled maintenance consists of replacing damaged sod and adding new sod.

RECREATION CENTER

Pool Maintenance

Unscheduled maintenance consists of repairing damages and any unscheduled treatment of the pool.

Pool Cleaning

Scheduled maintenance consists of regular cleaning and treatments to pool chemical levels as follows: January thru May 3 time a week and June thru December 5 times a week.

Vendor: J & J Pool Company

	<i>Annual Costs</i>
○ <i>Contract for \$480 monthly for 6 Months (3 Days per week)</i>	\$2,880
○ <i>Contract for \$800 monthly for 6 Months (5 Days per week)</i>	\$4,800
○ <i>Estimated 5% Inflationary Increase</i>	\$384
○ <i>Special Cleanings</i>	<u>\$300</u>
○ <i>Total Annual Costs</i>	<i>\$8,364</i>

Pool Permits

Permit fees for required occupational and pool permits.

Recreation Center Cleaning

Scheduled maintenance consists of regular cleaning service.

Vendor: Builder Services, Inc.

	<i>Annual Costs</i>
○ <i>Contract for \$250 weekly</i>	\$13,000
○ <i>Estimated 5% Inflationary Increase \$13 weekly</i>	\$676
○ <i>Supplies for Recreation Center</i>	<u>\$1,440</u>
○ <i>Total Annual Costs</i>	<i>\$15,116</i>

Recreation Center Repairs & Maintenance

Unscheduled maintenance consists of repairs and replacement of damaged areas.

Pest Control

Pest control of CDD facilities. Additional costs added for inflationary increases.

Vendor: Terminex

	<i>Annual Costs</i>
○ <i>Contract cost of \$54 monthly</i>	\$648
○ <i>Estimated 5% Inflationary Increase \$3 monthly</i>	\$36
○ <i>Total Annual Costs</i>	<i>\$684</i>

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Community Development District
Adopted General Fund Budget, Fiscal Year 2010

Parking Lot Lighting Agreement

Agreement with OUC for lights in the Recreation Center Parking Lot

<i>Vendor: Orlando Utilities Commission</i>	<i>Annual Costs</i>
○ <i>Contract cost of \$249 monthly</i>	<i>\$2,988</i>
○ <i>Estimated 3% Inflationary Increase \$8 monthly</i>	<i><u>\$96</u></i>
○ <i>Total Annual Costs</i>	<i>\$3,084</i>

SECURITY

Recreation Center Access

This item includes maintenance for accessibility to the recreation center and the purchase of swipe access cards for the recreation center.

Security Guard

Security services throughout the Community facilities.

<i>Vendor: The Budd Group</i>	<i>Annual Costs</i>
○ <i>Contract Cost of \$14.17 per hour for Guard Houses</i>	<i>\$120,424</i>
○ <i>Contract Cost of \$14.17 per hour for Recreation Center</i>	<i>\$43,360</i>
○ <i>Contract Cost of \$17.26 per hour for Roving Patrol</i>	<i>\$76,531</i>
○ <i>Estimated 5% Inflationary Increase</i>	<i><u>\$12,015</u></i>
○ <i>Total Annual Costs</i>	<i>\$252,330</i>

Gate Repairs (Front and Back Access)

Unscheduled maintenance consists of repairing damages.

Guard House Cleaning

Scheduled maintenance consists of regular cleaning service.

<i>Vendor: Builder Services, Inc.</i>	<i>Annual Costs</i>
○ <i>Contract for \$50 weekly</i>	<i>\$2,600</i>
○ <i>Estimated 5% Inflationary Increase \$3 weekly</i>	<i>\$156</i>
○ <i>Supplies for Guard Houses Center</i>	<i><u>\$600</u></i>
○ <i>Total Annual Costs</i>	<i>\$3,356</i>

Guard House Repairs & Maintenance

Unscheduled maintenance consists of repairs and replacement of damaged areas.

Gate Maintenance Agreement

Scheduled maintenance with ACT.

OTHER

Contingency

The current year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Maintenance Reserves

Includes a specific amount of funds allocated annually for future maintenance operations.

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Adopted General Fund Budget, Fiscal Year 2010

Field Management Services

Includes overhead costs associated with the services being provided under a management consulting contract with Governmental Management Services-Central Florida, LLC. This includes employees utilized in the field and office management of all District assets.

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Community Development District

Proposed Budget
Debt Service Fund - Series 2008-1
Fiscal Year 2010

DESCRIPTION	ADOPTED BUDGET FY 2009	ACTUAL THRU 7/31/2009	PROJECTED NEXT 2 MONTHS	TOTAL PROJECTED @ 9/30/2009	ADOPTED BUDGET FY 2010
REVENUES:					
FUND BALANCE	\$38,223	\$38,299	\$0	\$38,299	\$45,562
INTEREST	\$1,000	\$639	\$172	\$811	\$800
SPECIAL ASSESSMENT	\$138,200	\$145,852	\$0	\$145,852	\$138,200
TOTAL REVENUES	\$177,423	\$184,790	\$172	\$184,962	\$184,562
EXPENSES:					
INTEREST DUE-11/1	\$14,700	\$14,700	\$0	\$14,700	\$12,500
PRINCIPAL-5/1	\$110,000	\$110,000	\$0	\$110,000	\$115,000
INTEREST DUE-5/1	\$14,700	\$14,700	\$0	\$14,700	\$12,500
TOTAL EXPENSES	\$139,400	\$139,400	\$0	\$139,400	\$140,000
EXCESS REVENUES(EXPENDITURES)	\$38,023	\$45,390	\$172	\$45,562	\$44,562

November 1, 2010 \$10,200

REMINGTON
Community Development District
Series 2008-1 Special Assessment Bonds
Debt Service Schedule

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/1/2009	\$625,000.00	4.00%	\$0.00	\$12,500.00	\$137,200.00
5/1/2010	\$625,000.00	4.00%	\$115,000.00	\$12,500.00	
11/1/2010	\$510,000.00	4.00%	\$0.00	\$10,200.00	\$137,700.00
5/1/2011	\$510,000.00	4.00%	\$120,000.00	\$10,200.00	
11/1/2011	\$390,000.00	4.00%	\$0.00	\$7,800.00	\$138,000.00
5/1/2012	\$390,000.00	4.00%	\$130,000.00	\$7,800.00	
11/1/2012	\$260,000.00	4.00%	\$0.00	\$5,200.00	\$143,000.00
5/1/2013	\$260,000.00	4.00%	\$125,000.00	\$5,200.00	
11/1/2013	\$135,000.00	4.00%	\$0.00	\$2,700.00	\$132,900.00
5/1/2014	\$135,000.00	4.00%	\$135,000.00	\$2,700.00	\$137,700.00
			\$625,000.00	\$76,800.00	\$826,500.00

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Community Development District

Proposed Budget
Debt Service Fund - Series 2008-2
Fiscal Year 2010

DESCRIPTION	ADOPTED BUDGET FY 2009	ACTUAL THRU 7/31/2009	PROJECTED NEXT 2 MONTHS	TOTAL PROJECTED @ 9/30/2009	ADOPTED BUDGET FY 2010
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REVENUES:

FUND BALANCE	\$171,071	\$172,129	\$0	\$172,129	\$180,809
SPECIAL ASSESSMENTS	\$571,509	\$582,905	\$0	\$582,905	\$571,509
INTEREST INCOME	\$5,000	\$1,856	\$681	\$2,537	\$5,000
TOTAL REVENUES	\$747,580	\$756,890	\$681	\$757,571	\$757,318

EXPENSES:

INTEREST DUE-11/1	\$98,381	\$98,381	\$0	\$98,381	\$88,031
PRINCIPAL-5/1	\$380,000	\$380,000	\$0	\$380,000	\$395,000
INTEREST DUE-5/1	\$98,381	\$98,381	\$0	\$98,381	\$88,031

TOTAL EXPENSES	\$576,762	\$576,762	\$0	\$576,762	\$571,063
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EXCESS REVENUES(EXPENDITURES)	\$170,818	\$180,128	\$681	\$180,809	\$186,256
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November 1, 2010 \$80,625

REMINGTON
Community Development District
Series 2008-2 Special Assessment Bonds
Debt Service Schedule

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/1/2009	\$4,695,000.00	3.75%	\$0.00	\$88,031.25	\$563,187.50
5/1/2010	\$4,695,000.00	3.75%	\$395,000.00	\$88,031.25	
11/1/2010	\$4,300,000.00	3.75%	\$0.00	\$80,625.00	\$563,656.25
5/1/2011	\$4,300,000.00	3.75%	\$405,000.00	\$80,625.00	
11/1/2011	\$3,895,000.00	3.75%	\$0.00	\$73,031.25	\$558,656.25
5/1/2012	\$3,895,000.00	3.75%	\$420,000.00	\$73,031.25	
11/1/2012	\$3,475,000.00	3.75%	\$0.00	\$65,156.25	\$558,187.50
5/1/2013	\$3,475,000.00	3.75%	\$440,000.00	\$65,156.25	
11/1/2013	\$3,035,000.00	3.75%	\$0.00	\$56,906.25	\$562,062.50
5/1/2014	\$3,035,000.00	3.75%	\$455,000.00	\$56,906.25	
11/1/2014	\$2,580,000.00	4.00%	\$0.00	\$51,600.00	\$563,506.25
5/1/2015	\$2,580,000.00	4.00%	\$475,000.00	\$51,600.00	
11/1/2015	\$2,105,000.00	4.00%	\$0.00	\$42,100.00	\$568,700.00
5/1/2016	\$2,105,000.00	4.00%	\$495,000.00	\$42,100.00	
11/1/2016	\$1,610,000.00	4.00%	\$0.00	\$32,200.00	\$569,300.00
5/1/2017	\$1,610,000.00	4.00%	\$515,000.00	\$32,200.00	
11/1/2017	\$1,095,000.00	4.00%	\$0.00	\$21,900.00	\$569,100.00
5/1/2018	\$1,095,000.00	4.00%	\$535,000.00	\$21,900.00	
11/1/2018	\$560,000.00	4.00%	\$0.00	\$11,200.00	\$568,100.00
5/1/2019	\$560,000.00	4.00%	\$560,000.00	\$11,200.00	\$571,200.00
			\$4,695,000.00	\$1,045,500.00	\$6,215,656.25