

*Remington Community  
Development District*

*Agenda*

*July 30, 2019*

# AGENDA

# *Remington*

## *Community Development District*

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135 W. Central Blvd., Suite 320, Orlando, FL 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

July 23, 2019

Board of Supervisors  
Remington Community  
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, July 30, 2019 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Blvd., Kissimmee, FL 34744.** Following is the advance agenda for the meeting:

### **Audit Committee Meeting**

- I. Roll Call
- II. Public Comment Period
- III. Approval of Minutes of April 30, 2019 Meeting
- IV. Tally of Audit Committee Members Rankings and Selection of an Auditor
- V. Adjournment

### **Board of Supervisors Meeting**

- I. Roll Call
- II. Modifications to Agenda
- III. Public Comment Period
- IV. Approval of Minutes of the June 25, 2019 Meeting
- V. Public Hearings
  - A. Consideration of Resolution 2019-07 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2019-08 Imposing Special Assessments and Certifying an Assessment Roll
- VI. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for Fiscal Year 2019
- VII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    1. Approval of Check Register
    2. Balance Sheet and Income Statement
    3. Approval of Fiscal Year 2020 Meeting Schedule
    4. Field Manager's Report
    5. Presentation of OCSO Detail Reports
    6. Security
- VIII. Supervisor's Requests
- IX. Next Meeting Date – August 27, 2019
- X. Adjournment

The second order of business of the Audit Committee Meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. The third order of business is the approval of the minutes from the April 30, 2019 meeting. The minutes are enclosed for your review. The fourth order of business is the tally of the audit committee members rankings and selection of an auditor. Rankings from all audit committee members will be tallied at the meeting to develop an overall audit committee ranking. The RFP responses have been provided separately and the tally sheet has been enclosed in your agenda package.

The second order of business of the Board of Supervisors meeting is Modifications to the Agenda. Any modifications will be announced under this section.

The third order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The fourth order of business is the approval of minutes from the June 25, 2019 meeting. The minutes are enclosed for your review.

The fifth order of business opens the public hearings. Section A is the consideration of Resolution 2019-07 adopting the Fiscal Year 2020 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget are enclosed for your review. Section B is the consideration of Resolution 2019-08 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for reference.

The sixth order of business is acceptance of the Audit Committee recommendation and selection of #1 ranked firm to provide auditing services for Fiscal Year 2019. There is no back-up material.

The seventh order of business is the Staff Reports. Section C is the District Manager's Report. Section 1 includes the check register being submitted for approval and Section 2 is the balance sheet and income statement for your review. Section 3 is the approval of the Fiscal Year 2020 meeting schedule. A sample notice is enclosed for your review. Section 4 is the Field Manager's Report that will update you on the status of any field or maintenance issues around the community. The Field Manager's Report will be provided under separate cover. Section 5 is the presentation of OCSO detail reports. Copies of the reports are enclosed for your review. Section 6 is the security report from Universal Protection Service.

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

Sincerely,



Jason Showe  
District Manager

Cc: Scott Clark, District Counsel  
Mark Vincutonis, District Engineer  
Darrin Mossing, GMS



# AUDIT COMMITTEE MEETING

## SECTION III

MINUTES OF MEETING  
REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, April 30, 2019 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Brian (Ken) Brown	Chairman
Kenneth Soukup	Vice Chairman
Carl Thilburg	Assistant Secretary
Barbara Kirk	Assistant Secretary
Tim Mehrlich	Assistant Secretary

Also present were:

Jill Burns	District Manager
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 6:00 p.m. All Committee Members were present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There not being any, the next item as followed.

**THIRD ORDER OF BUSINESS**

**Audit Services**

- A. Approval 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 Auditing Services**

Ms. Burns: The Request for Proposals (RFP) is in your agenda package behind Tab A. The due date to receive proposals is June 28<sup>th</sup>, which means the Board could consider them at the July meeting at the same time as the budget hearing. The selection criteria are attached with 20 points allocated to *Ability of Personnel, Proposer's Experience, Understanding of Scope of*

*Work, Ability to Furnish the Required Services and Price.* That is the standard selection criteria. The notice we will place to solicit those proposals is in your agenda behind Tab B. So, unless anyone has any changes to these standard forms, we would be looking for a motion to approve both the selection criteria and the notice to proposers.

Mr. Soukup MOVED to approve the selection criteria and Request for Proposals and authorizing Staff to issue as presented and Ms. Kirk seconded the motion.

Mr. Brown: Before we do that, we will get them before the July meeting so we can do our rankings.

Ms. Burns: Correct. They would be due to our office the last week of June. We will email those out to everybody along with your scoring sheet so you can look at it and fill in your points. When we get to the July meeting, we will tally all of the points and select an auditor based on the individual rankings of each Board Member.

Mr. Brown: In the past we had a three-year contract.

Ms. Burns: Do they have a three-year proposal in here?

Mr. Scheerer: Yes. Item D says, "The District intends to enter into three (3) separate one-year agreements." So, it would be for 2019, 2020 and 2021.

On VOICE VOTE with all in favor approving the selection criteria and Request for Proposals and authorization for Staff to issue as presented was approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Adjournment**

Mr. Brown: If there's nothing further, the meeting will be adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

**Remington CDD Auditor Selection**

	<b>Ability of Personnel (20 pts)</b>	<b>Proposer's Experience (20 pts)</b>	<b>Understanding of Scope of Work (20 pts)</b>	<b>Ability to Furnish the Required Services (20 pts)</b>	<b>Price (20 pts)</b>	<b>Total Points Earned</b>	<b>Ranking (1 being highest)</b>
<b>Grau &amp; Associates</b>					<b>20 pts</b> <hr/> 2019 - \$3,400 2020 - \$3,500 2021 - \$3,600		
<b>Berger, Toombs, Elam, Gaines &amp; Frank</b>					<b>19 pts</b> <hr/> 2019 - \$3,700 2020 - \$3,700 2021 - \$3,700		

**BOARD OF SUPERVISORS  
MEETING**

## SECTION IV



MINUTES OF MEETING  
REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, June 25, 2019 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Brian (Ken) Brown	Chairman
Kenneth Soukup	Vice Chairman
Carl Thilburg	Assistant Secretary
Barbara Kirk	Assistant Secretary
Tim Mehrlich	Assistant Secretary

Also present were:

Jason Showe	District Manager
Alan Scheerer	Field Manager
Ryan Leneweaver	Universal Protection Service
Scott Newman	Universal Protection Service
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Brown called the meeting to order at 6:00 p.m. and Mr. Showe called the roll. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

Mr. Showe: We have none.

**THIRD ORDER OF BUSINESS**

**Public Comment Period**

Mr. Brown: If you have any comments, please raise your hand, provide your name and address and keep your comments to three minutes.

Pam Zaresk, Club Villas: I just wanted to publicly thank the landscapers for thinning out and cleaning the bushes around our front gates. We had some complaints out there. I think it was

because of the growth. They did a good job of cleaning it up so I just wanted to thank them for taking care of that. We are still looking at the lights. Correct?

Mr. Scheerer: Yes.

Ms. Zaresk: There's no timeframe on those?

Mr. Scheerer: We are just finishing the projects as we are getting them. We are going to change those to LEDs. Thank you.

Mr. Brown: Is there anyone else? Sal.

Sal Perillo, Club Villas: To add on to what Pam said, the hedges are growing all over the wall and are taller than the wall by Club Villas. So maybe you could trim them.

Mr. Scheerer: We can have them shape it like they normally do.

Mr. Brown: Larry?

Larry Hurley, Keswick Court: There are parking signs that say no parking on the grass or the sidewalk. We put them up at the entrance to all the subdivisions and a couple of intersections like Somerset Place Drive. Other than that, I noticed that the no soliciting signs at both gates look old, bent and discolored. I suggest that the Board have some new signs made and put them up. Would we own them?

Mr. Scheerer: The HOA would own them.

Mr. Showe: It's an HOA regulation.

Mr. Scheerer: I think that was the last set and we went ahead and put them up.

Mr. Hurley: There's one by the school that needs to be painted. The one by the front gate is always facing the bushes. So, you will take care of that. We've had a lot of people coming to our meeting and complaining about people parking their cars on the roads over and over and over again. It's the same people. There is one resident in my community, right across the street, that has three cars at the curb every single night. I don't know how they get away with it. It's always the same cars.

Mr. Showe: If you want to hold on for one second, the security team is in the office.

Mr. Brown: My suspicion is with Eric gone, we are going to get some of that until these guys get acclimated because they brought in some new people.

Mr. Hurley: They moved in two years ago and it's been happening ever since them. Sometime after dark, they thin out and stick their regular cars in the driveway. Maybe they have a church there. I don't know.

Mr. Leneweaver: There is a process, but there are certain time periods when there are no guards.

Mr. Showe: We have management from the security company as well as the new patrols.

Ms. Zaresk: They have been waving people through the gates.

Diego Valdes, Berry James Court: They leave the gates open.

Mr. Showe: We received an email on Friday night and addressed that with security.

Mr. Valdes: Every month I bring something up. I understand that we are bringing issues to security, but it's time to take action again on what is not being done. I understand that there is a process so they need to follow it.

Ericka Valdes, Berry James Court: I have not been on the property long, but the gates malfunction at times. I'm not saying that in cases where he had been through. Maybe it was an employee not doing their job, but we have had problems with the gates and the clickers. I wasn't sure if you were aware of that.

Mr. Perillo: As part of their service, they should stop every car and ask them where they are going and the guard should let them through. So, the gate not working is not the problem. The problem is the people working for you. You have to talk to them.

Ms. Valdes: Can you advise who they work for because some of them address the HOA. It's the CDD that they work for.

Mr. Leneweaver: We are going to re-educate the guards. We had to change out a lot of the guards recently and a supervisor. The new supervisor trained for about a week with Eric and will be back this week. We are adding that to the report that the Board will receive on a regular basis. So, when traffic gets backed up, that's the only time the process will allow us to open the gates to clear traffic. There should still be a count for the number of vehicles that go through during an instance like that. We will include that in an incident report or something like that so we know when those happen or those exceptions happen and are reportable events. As a way of introduction, this is our new Site Supervisor that is responsible for your community. I'm the General Manager for all of Central Florida. Scott is the Client Manager, specifically responsible for your site. I am not a mediator, but I'm here to address those concerns and make sure the re-training and re-staffing was being addressed.

Chassidy Bowles, Westmoreland Circle: I still have the same issues I had before with people in the same cars continuing night after night parking on the street.

Mr. Leneweaver: I think we addressed some of that through ticketing. We are looking to start towing. We ticket and then they call and say, "Well I called it in as a guest."

Ms. Bowles: If it's the same car night after night, they are not a guest.

Mr. Valdes: If it's an owner, they are not a guest. The question is how do we know if they are an owner? Usually my neighbor has three cars parked right in front of my driveway.

Resident (Not Identified): The owners of 114 and 115 rotate their vehicles. The red Taurus at 114 was ticketed.

Mr. Leneweaver: It's been ticketed twice. They live there. I'm surprised that the car didn't get towed.

Resident (Not Identified): It's been ticketed three times.

Mr. Valdes: If the ticket doesn't get paid, do we follow up or is it all manual.

Mr. Leneweaver: It's all manual right now.

Ms. Zaresk: I meant to ask earlier. Does our security provide security for the golf course?

Mr. Scheerer: No.

Ms. Zaresk: I did not think so, but I know for a fact that somebody contacted the golf course and asked about parking up there. They made arrangements. They were told to contact the security people. If it was okay with the security people, it was okay with us. My sense is if we are not paying for them to offer security to the golf course, that should not be happening.

Mr. Showe: Correct.

Mr. Brown: Our contract doesn't include the golf course, except to the extent that the golf course is in the CDD. If someone parks in front of the golf course on the road, they still get the same service as everyone else, but they are not getting special service for their private property.

Ms. Zaresk: But we are not expecting our security people to go through the parking lot and say, "That car doesn't belong there."

Mr. Scheerer: They shouldn't be in the parking lot.

Mr. Brown: No.

Mr. Hurley: What's the roving patrols phone number for the guards? Because there was an old one and a new one. I want to make sure the newsletter has the right one.

Mr. Scheerer: It's on the guardhouse. We will get you the number.

Mr. Brown: The last time I called, it just went to some strange number.

Mr. Hurley: Actually, I think it was on the window over here at one time.

Mr. Scheerer: We will get it to you.

Mr. Hurley: Is that a permanent or temporary one.

Mr. Scheerer: It's temporary until they change phones.

Ms. Bowles: Is it the same number that Eric had?

Mr. Showe: No, it's a different number.

Mr. Brown: Sal?

Mr. Perillo: If it's possible, maybe you should contact the attorney to see if he will go along with it legally. After one month, if you are on the street, whether a bidder or homeowner, they will get towed. I will tell you, after one month of that, it won't matter. We have been talking about this problem for 15 years and it's the same old problem. So, you are going to have to be drastic with something that will get them in line. Because what we talk about this month won't happen again.

Mr. Brown: To the ladies that just came in, we are taking public comments. Did you come for anything in particular?

Resident (Not Identified): No, we wanted information about the parking. The phone numbers are always changing and the voicemail is full. We are afraid of where we can't park and what we do if someone is parked illegally.

Mr. Perillo: I read the e-blast that comes to all of our computers. There is someone roaming around looking at other parking areas. Are you aware of that? They are roving around and people are complaining. They call security, but they never answer. I tried to get her to find out what she's doing.

Mr. Brown: I don't know. If there are no other public comments, we will close the public comment period.

#### **FOURTH ORDER OF BUSINESS**

#### **Approval of Minutes of the May 21, 2019 Meeting**

Mr. Brown: Does anyone have any changes?

Ms. Kirk: I think there's just one change. On Page 1, Dennis Essing said the blinds look beautiful, not the flowers.

On MOTION by Ms. Kirk seconded by Mr. Soukup with all in favor the minutes of the May 21, 2019 meeting were approved, as amended.

**FIFTH ORDER OF BUSINESS****Review and Acceptance of Fiscal Year 2018 Audit Report**

Mr. Showe: We provided the audit report in the Board's agenda package. I will direct you to Pages 32 and 33, which is the Management Letter. This is the statement where the auditors are required to look at certain things pursuant to Florida Statutes. There were no prior audit year findings, we did not meet any financial condition triggers and no recommendations from the auditor so essentially, it's a clean audit. The attorney already reviewed it and we incorporated their comments. So, unless the Board has any specific questions, it would be our recommendation to entertain a motion to accept the audit and transmit it to the State of Florida for compliance.

On MOTION by Mr. Soukup seconded by Mr. Thilburg with all in favor acceptance of the Fiscal Year 2018 Audit Report and authorization of staff to transmit to the State of Florida, was approved.

Mr. Brown: On a side note, for the two Supervisors that weren't here last month, you are on an Audit Selection Committee which is next month.

Mr. Showe: I believe so. It takes 30 days to get the bids back so because of the timing, we wouldn't have it for this meeting, but it should be here next month.

Mr. Brown: Next month we will actually have two meetings; this meeting and the auditor selection meeting.

**SIXTH ORDER OF BUSINESS****Discussion of Request for Pet Waste Stations in Windsor Park**

Mr. Showe: We received a request from the Windsor Park HOA to install some pet waste stations. They included a map of the locations, a sample of the station and indicated that they will do all of the maintenance cleanup and everything associated with these pet waste stations.

Mr. Soukup: Will they replace them too?

Mr. Showe: Yes. That's what they told us. The CDD wouldn't have any responsibility for them, but they will go on CDD property, if the Board is amenable.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the request from Windsor Park for pet waste stations, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Mr. Showe: We will let the District Engineer know about the depression in Windsor Park.

Mr. Scheerer: Yes. Between Windsor Park and Oakview, there's a depression in the road. Mark went out and looked at it. We videotaped it by TV and it turns out there's a sanitary sewer line that runs underneath the CDD stormwater line. Jean Alexander with Tetra Tech, the engineering firm that oversaw the reconstruction of the sanitary sewer lines, was contacted and they are taking a look at it

Mr. Brown: Where is it?

Mr. Scheerer: Between Windsor Park and Chadbury/Stonewyk.

Mr. Showe: Its right at that intersection. They have been contacted. We are waiting for them to follow up.

**C. District Manager's Report**

**1. Approval of Check Register**

Mr. Showe: For the General Fund, we have Checks 5934 through 5958 in the amount of \$83,016.49. In the Capital Projects Fund, we have Check 65 in the amount of \$3,693.90 and May payroll in the amount of \$534.10, for a total amount of \$87,244.49. Alan and I can answer any questions.

On MOTION by Ms. Kirk seconded by Mr. Soukup with all in favor the Check Register for May 14, 2019 to June 17, 2019 totaling \$87,244.49, was approved.

## **2. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. On your assessments, we are over 100% collected so we are in great shape.

## **3. Field Manager's Report**

Mr. Scheerer: The cameras are working fine. A new front door was installed. It's a little noisy so some adjustments must be made. The roof work is complete and if I'm not mistaken, we received our final certification already. So, we are good to go. We have the gutters that the Board approved at the last meeting. The contractor is looking at somewhere between July 9<sup>th</sup> and the July 22<sup>nd</sup> for installation. They will encompass the entire building so people won't get soaking wet coming into the front door anymore.

Mr. Brown: Will we have to close the clubhouse for that?

Mr. Scheerer: No, not at all. We are here a lot of times for work going on out here such as the installation of the roof, so I will be here periodically for the gutter installation. We installed new locks. As you know, security and staff have a hard key to get into the building in the event the door fails. So, we can move that to the side door and security staff will only have a hard key to get into the building in the event we have a failure with the new door system. The fitness equipment is in good shape. The cameras are working. We just received our up-to-date permits for the pool and wading pool. We had Spies out to work on the handicapped lift to make sure that we had a backup battery and the system was working fine. The gates are working with minor repairs. I know that security touched base. On Friday night, we had an issue with the Partin Settlement Road gate. I came out briefly, but I called ACT. They came out and as far as I know, they resolved the problem with the resident and visitor gates. I understand they need some clickers and batteries. I thought I gave Eric new ones before he left, but whatever we can do to assist with that, we will. Internet was installed at the Partin Settlement Road Gate. I actually have those cameras now on my phone. They had the wrong modem at the E. Lakeshore Boulevard Gate and hopefully we will get that changed out and we can remote view all of the gates in the Rec Center soon. We are having issues with the ponds. Applied Aquatic was out a couple of days ago and sprayed all of the ponds. Warm weather and rain are causing algae blooms throughout the community. We still meet with REW each week. New annuals are scheduled to go in. I'm proud to say that the old flowers were removed and potting soil was put in place. We are also expecting Palm tree trimming in advance of hurricane



season. We are still repairing sidewalks. The letter "N" came off of the Remington sign at Partin Settlement Road. At the last meeting, we were asked to look at the storm drains in Westmoreland. We had staff out here to rake all of the debris out at the mouth of the inlets. The inlets are still in good shape. We received a request from Windsor Park to install an additional two no fishing signs on the large pond over there. So, we will be doing that for them. The water fountain by the tennis court has been repaired and is now operational. We repaired the fencing on the baseball field as well as the gates that go out to the large pool and the outfield by the baseball field. That's all I have.

Mr. Brown: Does anyone have any questions? Hearing none.

#### **4. Presentation of OCSO Detail Reports**

Mr. Showe: The off-duty officers have been preparing detailed reports for you. We included the ones we received so far. We have service scheduled through the middle of July so we will keep including those and then you can determine, maybe in August, if you want to do more training or rotations.

Ms. Kirk: What is this costing us now?

Mr. Showe: I believe it's about \$35 an hour.

#### **5. Security**

Mr. Leneweaver: Officer Barnes is in charge of the account for the E. Lakeshore Boulevard Gate. We have a new supervisor. The gates had 16,456 visitors, 52 tickets were issued and there were no tows. Moving forward, we will be separating day and night tickets. We have random patrols twice a week.

Mr. Thilburg: How often do we have roving patrols? Is it just at night?

Mr. Leneweaver: Right now its two times during the week for six days and are random. Then its every night from 6 p.m. to 6 a.m. seven days a week.

Ms. Kirk: Is there any information on the walkie talkies?

Mr. Leneweaver: We reviewed the quotes and are waiting for approval. Once we receive it, we will order them.

Mr. Mehrlich: What are you recording?

Mr. Leneweaver: Visitor requests.

Mr. Mehrlich: What are you recording it on? I noticed there was a legal pad that you couldn't read.

Mr. Leneweaver: They put it into the voice mailboxes. The preferred method is that they call the gatehouse. The officers first patrol is up to the gatehouse, they go through the voicemail at one gatehouse and take down the information. As they make their way through the community, they should be checking on the cars that are parked because once again cars can stay parked for 30 minutes on the road and as they make their way to the next gate, they can clear the visitor log from the day, if there was a day shift officer there. Tickets are generally tracked on an Excel sheet. It's a smaller number. The calls you receive daily are relatively minor as we experienced in some of the public comments, but you do have what appears to be residents taking advantage of it. As we receive calls, we try to challenge the callers by asking who they are visiting, whether it is a family member and if the resident is at that location. Funny enough, we are actually getting people to say, "Yes" and our response is, "Okay, they are not an authorized visitor." If you need tree parking, you need to contact the District during business hours to receive a guest pass.

Mr. Showe: It's a special exception, but there has to be an extenuating circumstance for those to be issued. We have not issued any of those.

Mr. Leneweaver: I think they continue to do well in June, but the issues are large families with teenagers at the driving age and what they do with their vehicles. I think that would be a question because that is definitely what is happening.

Mr. Mehrlich: I think somehow you need to categorize the houses between a particular house that has several pages of requests and 99% of the other houses that have zero requests.

Mr. Leneweaver: It might make sense to limit it by different communities.

Mr. Soukup: All you have to do is filter them.

Mr. Leneweaver: Right, but not the number of requests coming in.

Mr. Soukup: That's one of our issues. We can't just say, "Now that you requested it too many times, that's excessive to that house." Someone has to point that out so the guards can say, "Okay, that's it. No more."

Ms. Kirk: They never clean out their garage to fit the cars because they can fit five cars.

Mr. Soukup: We have people that have multiple bedroom houses that rent rooms and have tons of people in there. The perfect person that can manage this information is the guard that's

here in the daytime that just sits there. They could be entering this information on an Excel spreadsheet and make the \$150,000 that we pay them annually worthwhile.

Mr. Perillo: How many miles does the tow company go?

Mr. Scheerer: Less than 15 miles.

Mr. Showe: That is required by the Florida Statutes.

Mr. Perillo: They have a second office further than that and they are always in that office.

Mr. Brown: Because they have calls. When we call them, they are not sitting there waiting for us to call them.

Mr. Perillo: In the past they never responded. So, if you called them for a tow job at the office that was 10 to 15 miles away, forget it. You are wasting a phone call.

Ms. Kirk: Wasn't there an agreement with Poinciana Towing?

Mr. Brown: We had one from Poinciana at one point, but I don't remember who the current tow company is.

Mr. Scheerer: It was Poinciana Towing.

Mr. Perillo: They close their office at Midnight.

Mr. Scheerer: Well they don't stop towing.

Mr. Showe: The requirement is that the lot they tow the car to has to be less than 15 miles.

Mr. Scheerer: Correct.

Mr. Showe: It doesn't matter where the tow truck is when we make the call.

Mr. Thilburg: I thought it had to be active because at Midnight they would have nobody there. In the past few weeks, we have been calling and never get a response. Is there a policy where we can only have one company and not multiple ones?

Mr. Showe: Yes. We must have a contract with a towing company. They must have their signs posted so if residents get towed, the sign has the towing company's name on it so they know who to contact. That is according to the Florida Statutes so we don't have a lot of flexibility.

Mr. Thilburg: A lot of times when you call, they are out on other calls and we are at their mercy. The other question I have for security is when the roving patrol is out, are they looking at a paper or electronic list? If they go by a house and there is a car there, can they look it up on the computer?

Mr. Leneweaver: If they are looking it up to see if the vehicle was ticketed before, it's on the Excel list.

Mr. Thilburg: Do they have a laptop in the car?

Mr. Leneweaver: Yes.

Mr. Valdes: How much is a towing?

Mr. Showe: I think it ranges about \$200 depending on how long the vehicle is there.

Mr. Valdes: How much does it cost if you stop them at the corner?

Mr. Perillo: They have to negotiate that.

Mr. Scheerer: That's between the homeowner and the tow truck driver.

Mr. Valdes: There should be a price here. The tow truck driver may charge \$500.

Mr. Showe: There are Florida Statutes governing what they can charge and we just don't know what that is.

Mr. Valdes: So who makes them tow?

Mr. Showe: The CDD. We have no control over the Florida Statutes. The tow company is responsible to tow in accordance with the Florida Statutes.

Mr. Valdes: So basically, we have a tow company and they come down here and tow and nobody gets to say anything?

Mr. Brown: They don't just come in and do whatever they want. We call them to come.

Mr. Valdes: If you call them, they will tell you, "Look, we are going to try to provide you with a tow truck, but it will cost you 'x' amount." They are a repo.

Mr. Brown: They don't charge us anything. They come and tow the vehicle and charge the owner of the vehicle.

Mr. Perillo: This is how it works. They warn the owner the first time and they tow the second time. If you see them and say, "Don't go, we'll negotiate," it's between you and the tow company. We don't get involved with that. So, if they charge the owner \$1,000, then it's his problem. If they tow and take their car away, it's \$100 for the first tow.

Mr. Brown: It's somewhere in that ballpark.

Mr. Valdes: So you do nothing.

Mr. Perillo: We are not involved.

Mr. Valdes: Don't use that excuse. You are going to make a business for that company and you don't know how much they are going to charge you. Do you represent the community?

Mr. Brown: Sir, we have a contract with them to tow cars. They charge according to the Florida Statutes. We don't set their prices.

Mr. Valdes: What are the Florida Statutes?

Mr. Showe: It changes annually.

Mr. Brown: I'm sure that you can go on the statutes page and look it up.

Mr. Valdes: When you make an agreement with a tow company, you have to be clear about how much you are supposed to be charging for the people you represent because you represent the entire community.

Resident (Not Identified): If they tell you it's \$200, if you want to negotiate, then its whatever they ask for.

Mr. Valdes: Okay, so now we are going back to \$200.

Mr. Brown: So its \$200. I don't know. My suspicion is that the Florida Statutes probably tell them that they can charge a maximum price.

Mr. Showe: Yes.

Mr. Brown: Most of them probably don't charge the maximum price because they have issues with that. I would guess, but it's up to them what they charge. It's not up to us. We don't have a contract with them that says, "You are only going to charge this." We have a contract with them that says, "You are going to come and tow" and that's it. So, if it says, "You can charge up to \$400" and they want to charge you \$400, that's their prerogative. If they want to charge \$235, they can charge \$235.

Mr. Soukup: I have a solution. The solution is not to park on the street illegally. If you don't park in the street, they are not going to tow you.

Ms. Kirk: Exactly.

Mr. Valdes: We are talking about the cost of the towing. I don't care whether they park on the street or not. When you work for a company like this one, you represent the people that you are there for.

Mr. Brown: It's in the Statutes. We can probably look it up, but we don't know so we are going to move on.

Resident (Not Identified): There is a sign right in the lot that says, "This organization has the right to have a car towed when it is not in the right place. The amount is \$x." There must be signs on the premises indicating it's a tow-away zone prior to the vehicle being towed. So that's what the contract is for. If you are caught in the act, then you have to negotiate with the tow truck driver for a reasonable fee. The Statutes did address what a reasonable fee is.

Resident (Not Identified): Do they have specific hours of towing?

Mr. Showe: The no parking policy in the community is 24 hours.

Ms. Valdes: We are a big family and always have visitors. What is my guarantee that if I made the call and the tow truck comes by, he won't take my car?

Mr. Showe: There are limits to what you are allowed to qualify as a visitor. If a car is here more than six days in a row or more than seven days in 30 days, those are limitations. If security through their patrols feels like you are circumventing the visitor policy by calling in too many visits, we can revoke your visitor privileges. Other than those two conditions, if you call in as a visitor, they should not be towing or ticketing your vehicle.

Mr. Brown: Yes, because the tow truck driver will only come if they call him and tell him to tow a specific car. He won't just come in and tow your car. It is in the agreement for them to tow a car that gets more than two tickets because they are a repeat offender. So, a tow truck driver can come in with a repeat offender list. If someone had three tickets and one tow, the car can be towed without notice.

Mr. Showe: They have the ability to do it, but they won't.

Mr. Brown: They will only do that if this was a hunting hole and they were taking a lot of cars, but they come through here and don't get very many cars, so they just don't do it.

Ms. Bowles: What happens when we call the phone number and the answering machine is full because a car is parked in front of my house?

Mr. Perillo: Call the rover.

Mr. Newman: Regardless, the tickets are posted on the vehicle, so even if we say that was your second offense, we still ticket before we tow.

Mr. Showe: Right.

Mr. Newman: At that point, you have an opportunity to intervene depending on whether we ticketed that vehicle already. If that vehicle got ticketed again and it's in violation, we could ticket them a second time. That ticket will be on the vehicle before the tow truck comes. So, at the point where the tow truck yard was within 15 miles, there is still time, even after a second ticket, to correct your parking scenario, but once again, this is what we are trying to do. This is what we are working with staff on because so many visitors are calling in and we have to make sure that residents are not abusing the parking policy. That has been difficult for us to do, but it is important. We revoke tickets if you feel that you are ticketed incorrectly or if there is relevant proof that the

visitor was called in and that is a legitimate visitor. I fielded a call personally last week where somebody called in and said, "We have a visitor." It turned out not to be a visitor, but by the time we did the challenge questions, it was a resident that they called in as a visitor. That car was then ticketed appropriately. So, it is a stringent policy. If you have questions or need exceptions, the District can provide those answers, but we are just here to enforce the policy as approved by the CDD.

Mr. Brown: I will say that they have had their voicemail filled up before and had phone problems before where it was full and they couldn't fix it. When they did that, they stopped taking it so if they had major problems, no one could get a hold of them. I think that went on for a week one time.

Mr. Showe: It's the same scenario with the change in the phone number. When we received those calls, we discovered you can still leave a number on the old message machine because it says the voicemail is for Remington. We revoked some of those tickets that we previously issued for somebody that was called in as a visitor. We try to be as cooperative as we can with the policy.

Mr. Perillo: They are making preparations, not when they get there, but before they get there.

Mr. Soukup: You have repeated guests more seven days in a 30-day period.

Mr. Showe: But that's where we depend on security to let us know, "Hey this vehicle is triggered."

Mr. Soukup: If there's an excessive amount, if you call every seven days in a month, that's considered excessive.

Mr. Newman: Residents aren't allowed to park on the street. They are only allowed to park in the street for 30 minutes if they live in that home. So, a lot of owners are parking on the street and will have their guests park on their driveway. That's not legal either.

Mr. Valdes: I had the problem with the phone number. I received a ticket, but I spoke to the guards.

Mr. Soukup: That's one ticket. The second ticket triggers the towing in a 30-day period. We made no money off of the tows.

Mr. Valdes: That is what they say, but The Duda Company makes money.

Mr. Brown: No, we don't make money. We are not allowed to make money.

Mr. Valdes: Nobody said you are making money.

Mr. Brown: Let's move on.

Ms. Kirk: At one time we talked about people getting tablets at the gate. Do they have computers?

Mr. Newman: They have one computer that is connected, which they use to track the tickets.

Ms. Kirk: We talked about getting tablets.

Mr. Showe: We had a lot of discussions about different technologies. The one thing I will let you know is that we actually met up here with them and saw a demonstration of software that they have. Maybe in the future, once we get some of these issues cleared and we get the staff working to get some of these challenges that we have been having, we might look to the future as far as something that would help give better tracking dollars. At this stage, we want to make sure that we re-engage the security team to help us perform the duties out here and we want to partner with them to give them the time they need to learn the policies and then start looking at technology that might improve that.

Mr. Brown: There has been a mass exodus of people.

Mr. Showe: There's been a lot of transition in their company so we are trying to give them the benefit of the doubt. I know with Ryan here, they are trying to move forward.

Mr. Leneweaver: We rotated a lot of staff with a large number of flex officers, which are officers that we may have profiled for the contracts. I helped train Field Supervisors onsite every night. So, we are investing in our staff. We do a lot of work in Osceola County and this is a great site for us. So, we are working on our staff and are partnering with Cassandra to make sure she understands the policy so she can better enforce the policy.

Mr. Thilburg: She's good.

## **EIGHTH ORDER OF BUSINESS**

## **Supervisor's Requests**

Mr. Brown: Mr. Thilburg?

Mr. Thilburg: Nothing.

Mr. Soukup: Nothing.

Mr. Brown: The only thing I would say is REW has the place looking good.

Mr. Scheerer: New flowers are going in soon.



Mr. Brown: I'm glad to see that we are working on the ponds. Did somebody clean all of the inlets in preparation for hurricanes?

Mr. Scheerer: Yes.

Mr. Brown: Not just Westmoreland.

Mr. Showe: Westmoreland had leaves on the top of inlets. We have already done the cleaning.

Mr. Scheerer: Yes sir. That's correct. We did it before June 1st.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Brown adjourned the meeting.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

# SECTION A

## **RESOLUTION 2019-07**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2019, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Remington Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

**WHEREAS**, the Board set July 30, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF REMINGTON COMMUNITY DEVELOPMENT DISTRICT;**

#### **Section 1. Budget**

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

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2019 and/or revised projections for Fiscal Year 2020.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Remington Community Development District for the Fiscal Year Ending September 30, 2020," as adopted by the Board of Supervisors on July 30, 2019.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Remington Community Development District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$ 1,209,819 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>1,209,819</u>
DEBT SERVICE FUND(S) – SERIES 2008-1	\$ <u>0</u>
DEBT SERVICE FUND(S) – SERIES 2008-2	\$ <u>0</u>
TOTAL ALL FUNDS	\$ <u>1,209,819</u>

## **Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more

than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 30<sup>th</sup> day of July, 2019.

ATTEST:

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

Its: \_\_\_\_\_

# Remington

*Community Development District*



## Proposed Budget Fiscal Year 2020

Presented by:



# Table of Contents

<b>1-10</b>	<u>General Fund</u>
<b>11</b>	<u>Pavement Management Fund</u>
<b>12</b>	<u>Capital Projects Fund</u>
<b>13</b>	<u>Debt Service Fund Series 2008-2</u>
<b>14</b>	<u>Amortization Schedule Series 2008-2</u>



**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND BUDGET  
Fiscal Year 2020**

DESCRIPTION	ADOPTED BUDGET FY 2019	ACTUAL THRU 6/30/19	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/19	PROPOSED BUDGET FY 2020
<b>REVENUES</b>					
Maintenance Assessment	\$ 1,137,222	\$ 1,143,818	\$ -	\$ 1,143,818	\$ 1,137,222
Miscellaneous Income	\$ 5,000	\$ 3,870	\$ 630	\$ 4,500	\$ 5,000
Interest Income	\$ 1,900	\$ 2,344	\$ 1,500	\$ 3,844	\$ 1,900
<b>TOTAL REVENUES</b>	<b>\$ 1,144,122</b>	<b>\$1,150,032</b>	<b>\$ 2,130</b>	<b>\$ 1,152,162</b>	<b>\$ 1,144,122</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Supervisors Fees	\$ 12,000	\$ 7,800	\$ 3,000	\$ 10,800	\$ 12,000
FICA	\$ 918	\$ 581	\$ 230	\$ 811	\$ 918
Engineer	\$ 10,000	\$ 18,728	\$ 3,272	\$ 22,000	\$ 10,000
Attorney	\$ 30,000	\$ 14,904	\$ 5,096	\$ 20,000	\$ 30,000
Annual Audit	\$ 3,715	\$ 3,715	\$ -	\$ 3,715	\$ 3,715
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Property Appraiser Fee	\$ 1,000	\$ 586	\$ -	\$ 586	\$ 1,000
Management Fees	\$ 68,580	\$ 51,435	\$ 17,145	\$ 68,580	\$ 68,580
Information Technology	\$ 1,600	\$ 3,700	\$ 133	\$ 3,833	\$ 1,600
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -	\$ -
Dissemination Agreement	\$ 1,000	\$ 750	\$ 250	\$ 1,000	\$ -
Arbitrage Rebate	\$ 450	\$ 900	\$ -	\$ 900	\$ -
Telephone	\$ 200	\$ -	\$ 25	\$ 25	\$ 200
Postage	\$ 1,000	\$ 437	\$ 138	\$ 575	\$ 1,000
Insurance	\$ 40,725	\$ 33,776	\$ -	\$ 33,776	\$ 35,500
Printing and Binding	\$ 1,500	\$ 554	\$ 246	\$ 800	\$ 1,500
Newsletter	\$ 3,300	\$ 2,161	\$ 1,080	\$ 3,241	\$ 3,300
Legal Advertising	\$ 1,500	\$ 796	\$ 704	\$ 1,500	\$ 1,500
Office Supplies	\$ 500	\$ 284	\$ 86	\$ 370	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 500	\$ 764	\$ 46	\$ 810	\$ 750
<b>SUBTOTAL ADMINISTRATIVE</b>	<b>\$ 188,163</b>	<b>\$ 147,045</b>	<b>\$ 31,451</b>	<b>\$ 178,496</b>	<b>\$ 177,238</b>
<i>Operations and Maintenance</i>					
<u>Environmental</u>					
Lake Maintenance	\$ 18,200	\$ 11,385	\$ 3,795	\$ 15,180	\$ 18,200
<u>Utilities</u>					
Kissimmee Utility Authority	\$ 8,500	\$ 4,711	\$ 1,524	\$ 6,235	\$ 8,500
Toho Water Authority	\$ 70,000	\$ 46,760	\$ 16,410	\$ 63,170	\$ 70,000
Orlando Utilities Commission	\$ 20,500	\$ 11,835	\$ 4,115	\$ 15,950	\$ 20,500
Centurylink	\$ 7,000	\$ 4,463	\$ 987	\$ 5,450	\$ 7,000
Bright House Network	\$ 1,600	\$ 1,676	\$ 1,200	\$ 2,876	\$ 5,000
<u>Roadways</u>					
Street Sweeping	\$ 17,250	\$ 5,715	\$ 2,540	\$ 8,255	\$ 17,250
Sidewalks/Roadways	\$ -	\$ 3,595	\$ -	\$ 3,595	\$ -
Drainage	\$ 5,000	\$ 7,900	\$ -	\$ 7,900	\$ 5,000
Signage	\$ 5,000	\$ 7,639	\$ 444	\$ 8,083	\$ 5,000
<u>Common Area</u>					
Landscaping	\$ 280,000	\$ 214,600	\$ 70,500	\$ 285,100	\$ 282,000
Feature Lighting	\$ 3,000	\$ 4,028	\$ 472	\$ 4,500	\$ 3,000
Irrigation	\$ 20,000	\$ 3,979	\$ 2,021	\$ 6,000	\$ 20,000
Trash Receptacles & Benches	\$ 5,000	\$ 500	\$ -	\$ 500	\$ 5,000
Plant Replacement and Bed Enhancements	\$ 10,000	\$ 8,546	\$ 1,454	\$ 10,000	\$ 15,000
Miscellaneous Common Area Services	\$ 10,000	\$ 11,205	\$ 2,295	\$ 13,500	\$ 10,000
Soccer/Ball Field Maintenance	\$ 1,000	\$ 900	\$ -	\$ 900	\$ 1,000
<u>Recreation Center</u>					
Pool Maintenance	\$ 20,000	\$ 14,409	\$ 3,591	\$ 18,000	\$ 20,000
Pool Cleaning	\$ 8,000	\$ 5,400	\$ 1,800	\$ 7,200	\$ 8,000
Pool Permits	\$ 550	\$ 525	\$ -	\$ 525	\$ 550
Recreation Center Cleaning	\$ 15,000	\$ 11,358	\$ 3,642	\$ 15,000	\$ 15,000
Recreation Center Repairs & Maintenance	\$ 10,000	\$ 8,474	\$ 1,526	\$ 10,000	\$ 10,000
Pest Control	\$ 700	\$ 652	\$ -	\$ 652	\$ 700
<b>SUBTOTAL MAINTENANCE</b>	<b>\$ 536,300</b>	<b>\$ 390,255</b>	<b>\$ 118,316</b>	<b>\$ 508,571</b>	<b>\$ 546,700</b>

**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND BUDGET  
Fiscal Year 2020**

DESCRIPTION	ADOPTED BUDGET FY 2019	ACTUAL THRU 6/30/19	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/19	PROPOSED BUDGET FY 2020
<b>Security</b>					
Recreation Center Access	\$ 4,000	\$ 2,341	\$ -	\$ 2,341	\$ 4,000
Security Guard	\$ 275,500	\$ 189,319	\$ 60,856	\$ 250,175	\$ 275,500
Gate Repairs	\$ 11,000	\$ 4,855	\$ 5,145	\$ 10,000	\$ 11,000
Guard House Cleaning	\$ 3,300	\$ 1,950	\$ 650	\$ 2,600	\$ 3,300
Guard House Repairs and Maintenance	\$ 4,500	\$ 2,709	\$ 1,791	\$ 4,500	\$ 4,500
Gate Maintenance Agreement	\$ 1,100	\$ 1,100	\$ -	\$ 1,100	\$ 1,100
<b>Other</b>					
Contingency	\$ 500	\$ -	\$ -	\$ -	\$ 500
Field Management Services	\$ 26,671	\$ 20,003	\$ 6,668	\$ 26,671	\$ 26,671
<b>SUBTOTAL MAINTENANCE</b>	<b>\$ 326,571</b>	<b>\$ 222,278</b>	<b>\$ 75,110</b>	<b>\$ 297,387</b>	<b>\$ 326,571</b>
<b>TOTAL MAINTENANCE</b>	<b>\$ 862,871</b>	<b>\$ 612,533</b>	<b>\$ 193,426</b>	<b>\$ 805,958</b>	<b>\$ 873,271</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,051,034</b>	<b>\$ 759,578</b>	<b>\$ 224,877</b>	<b>\$ 984,454</b>	<b>\$ 1,050,509</b>
<b>Other Sources/ (Uses)</b>					
Transfer Out - Pavement Management	\$ (93,088)	\$ (93,088)	\$ -	\$ (93,088)	\$ (93,613)
Transfer Out - Capital Projects	\$ -	\$ (5,396)	\$ -	\$ (5,396)	\$ (91,942)
<b>SUBTOTAL OTHER SOURCES/(USES)</b>	<b>\$ (93,088)</b>	<b>\$ (98,484)</b>	<b>\$ -</b>	<b>\$ (98,484)</b>	<b>\$ (185,555)</b>
<b>TOTAL EXPENDITURES / OTHER SOURCES/(USES)</b>	<b>\$ 1,144,122</b>	<b>\$ 858,062</b>	<b>\$ 224,877</b>	<b>\$ 1,082,938</b>	<b>\$ 1,236,064</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$ (0)</b>	<b>\$ 291,970</b>	<b>\$ (222,747)</b>	<b>\$ 69,223</b>	<b>\$ (91,942)</b>
<b>BEGINNING FUND BALANCE</b>	<b>\$ -</b>	<b>\$ 285,346</b>	<b>\$ -</b>	<b>\$ (69,223)</b>	<b>\$ 91,942</b>
<b>ENDING FUND BALANCE</b>	<b>\$ (0)</b>	<b>\$ 577,316</b>	<b>\$ (222,747)</b>	<b>\$ 354,569</b>	<b>\$ 0</b>

\*Less 1st Quarter Operating

	FY 2019	FY 2020
Net Assessments	\$ 1,137,222	\$ 1,137,222
Add: Discounts & Collections	\$ 72,589	\$ 72,589
Gross Assessments	\$ 1,209,811	\$ 1,209,811
	1,783	1,783
	\$ 678.53	\$ 678.53

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

<b>REVENUES</b>
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**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.

**Interest Income**

The District will invest surplus funds with US Bank and State Board of Administration.

**Miscellaneous Income**

The District will receive fees for renting the recreation facility, purchase of gate entry barcodes and gym/pool cards.

<b>EXPENDITURES – Administrative</b>
--------------------------------------

**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 & Associates, 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.

**Assessment Administration**

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

**Property Appraiser Fee**

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

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

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

**Information Technology**

Represents costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

**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 coverages are provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**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.

**Dues, Licenses, & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity 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.

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

<b>EXPENDITURES – Operations and Maintenance</b>
--

**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. The District has contracted with Applied Aquatic Management, Inc. for this service.

Description	Monthly Amount	Annual Amount
Lake Maintenance	\$1,265	\$15,180
Estimated 3% Inflationary Increase	\$38	\$455
Contingency		\$2,565
<b>Total</b>		<b>\$18,200</b>

**UTILITIES**

**Kissimmee Utility Authority**

This fee includes the District's electrical, water & sewer and irrigation costs for the recreation center, pool and other areas within the District.

Account#	Address	Monthly Amount	Annual Amount
927130-652350	Master Acct-Remington CDD	\$500	\$6,000
	Contingency		\$2,500
<b>Total</b>			<b>\$8,500</b>

**Toho Water Authority**

This fee includes the District's water & sewer and irrigation costs for certain areas within the District.

Account#	Address	Monthly Amount	Annual Amount
927130-652350	Remington CDD - Master Account	\$5,000	\$60,000
1943950-775010	Rem. Blvd & Prestwick Ln Irr	\$317	\$3,800
1943950-784350	2706 Prestwick Ln	\$65	\$780
1943950-946850	2751 Partin Settlement Rd	\$63	\$750
1943950-946890	260 E Lakeshore Blvd	\$54	\$650
1943950-809250	456 Janice Kay Pl Rm	\$133	\$1,600
	Contingency		\$2,420
<b>Total</b>			<b>\$70,000</b>

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

**Orlando Utilities Commission**

This fee includes the District's electrical, streetlight and irrigation costs for certain areas within the District.

Account#	Address	Monthly Amount	Annual Amount
07058-52257	2900 Remington Blvd SS	\$38	\$460
24545-09417	2400 Block Odd Remington Blvd	\$23	\$280
63031-86907	2901 Remington Blvd	\$21	\$250
69798-66736	260 East Lakeshore Blvd HSL	\$75	\$900
41621-82149	2995 Remington Blvd Irr	\$13	\$150
74288-14558	2651 Remington Blvd Irr (Streetlights)	\$252	\$3,025
07261-84434	2651 Remington Blvd	\$767	\$9,200
60455-74548	2651 Partin Settlement Rd	\$33	\$400
44837-46246	2700 Remington Blvd SS	\$33	\$400
61425-13386	2699 Remington Blvd Gate	\$10	\$120
51194-67580	2999 Remington Blvd SS	\$104	\$1,250
57459-11606	2500 Block Even Remington Blvd	\$10	\$125
02748-56035	2700 Block Odd	\$21	\$250
28337-61469	2706 Prestwick Ln	\$21	\$250
	Contingency		\$3,440
<b>Total</b>			<b>\$20,500</b>

**Centurylink**

This is for telephone service for the gatehouses and recreation center modem lines.

Account#	Address	Monthly Amount	Annual Amount
312091012	2651 Remington Blvd (Rec. Center)	\$263	\$3,150
311297420	260 E Lakeshore Blvd	\$112	\$1,340
311154656	2751 Partin Settlement Rd	\$112	\$1,340
	Contingency		\$1,170
<b>Total</b>			<b>\$7,000</b>

**Bright House Network**

This is for Internet service at the recreation center and for the DVR security system.

Account#	Address	Monthly Amount	Annual Amount
50232509-03	206 E Lakeshore Blvd	\$80	\$960
50232515-03	2751 Partin Settlement Rd	\$185	\$2,220
50249062-02	2651 Remington Blvd	\$135	\$1,620
	Contingency		\$200
<b>Total</b>			<b>\$5,000</b>

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

**ROADWAYS**

**Street Sweeping**

Scheduled maintenance of roadways and alleys consists of sweeping pavement, curb and gutter, and alley areas. Private roadways will be maintained by the Owners Association. The District has contracted with USA Services.

Description	Annual Amount
Street Sweeping \$635 Bi-Weekly	\$16,510
Contingency	\$740
Total	\$17,250

**Drainage**

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

**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. The District has contracted REW Landscape LLC for this service.

Description	Monthly Amount	Annual Amount
Landscape Maintenance	\$23,500	\$282,000
Total		\$282,000

**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 trashcans and benches. Unscheduled maintenance consists of replacement of damaged trashcans.

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

**Plant Replacement & Bed Enhancements**

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

**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. The District has contracted Roberts Pool Services for this service.

<b>Description</b>	<b>Annual Amount</b>
<b>Contract for \$600 monthly for 8 months (3 days per week)</b>	<b>\$4,800</b>
<b>Contract for \$600 monthly for 4 months (5 days per week)</b>	<b>\$2,400</b>
<b>Estimated 3% Inflationary Increase</b>	<b>\$216</b>
<b>Contingency</b>	<b>\$584</b>
<b>Total</b>	<b>\$8,000</b>

**Pool Permits**

Permit fees for required occupational and pool permits.

**Recreation Center Cleaning**

Scheduled maintenance consists of regular cleaning service provided by Westwood Interior Cleaning.

<b>Description</b>	<b>Weekly Amount</b>	<b>Annual Amount</b>
<b>Recreation Center Cleaning Services</b>	<b>\$250</b>	<b>\$13,000</b>
<b>Estimated 3% Inflationary Increase</b>	<b>\$8</b>	<b>\$390</b>
<b>Supplies for Recreation Center</b>		<b>\$1,610</b>
<b>Total</b>		<b>\$15,000</b>

**Recreation Center Repairs & Maintenance**

Unscheduled maintenance consists of repairs and replacement of damaged areas.



**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

**Pest Control**

This represents pest control of CDD facilities provided by Terminex. Additional costs added for inflationary increases.

Description	Monthly Amount	Annual Amount
Pest Control Services	\$54	\$652
Estimated 3% Inflationary Increase	\$2	\$48
<b>Total</b>		<b>\$700</b>

**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 provided by Universal Protection Services.

Description	Annual Amount
Contract Cost of \$14.89 per hour for Guardhouses	\$126,544
Contract Cost of \$14.89 per hour for Recreation Center	\$45,564
Contract Cost of \$18.14 per hour for Roving Patrol	\$80,433
Estimated 3% Inflationary Increase plus Contingency	\$7,867
Additional Daytime Roving Patrol (8hrs/day for 2x per week)	\$15,092
<b>Total</b>	<b>\$275,500</b>

**Gate Repairs (Front and Back Access)**

Unscheduled maintenance consists of repairing damages.

**Guard House Cleaning**

Scheduled maintenance consists of regular cleaning services provided by Westwood Interior Cleaning.

Description	Weekly Amount	Annual Amount
Guardhouses Cleaning Services	\$50	\$2,600
Estimated 3% Inflationary Increase	\$2	\$78
Supplies for Guardhouses		\$622
<b>Total</b>		<b>\$3,300</b>

**Guard House Repairs & Maintenance**

Unscheduled maintenance consists of repairs and replacement of damaged areas.

**Gate Maintenance Agreement**

Agreement for managing access control system.

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

**OTHER SOURCES/(USES)**

**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.

**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.

**Transfer Out - Pavement Management/Capital Projects**

Excess funds transferred to Pavement Management or Capital Projects for any roadway and/or capital outlay expenses.

**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

**PAVEMENT MANAGEMENT BUDGET  
Fiscal Year 2020**

DESCRIPTION	ADOPTED BUDGET FY 2019	ACTUAL THRU 6/30/19	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/19	PROPOSED BUDGET FY 2020
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**REVENUES:**

FUND BALANCE	\$ 960,493	\$ 960,797	\$ -	\$ 960,797	\$ 1,113,000
TRANSFER IN	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	\$ 93,613
INTEREST INCOME	\$ 500	\$ 1,203	\$ 1,000	\$ 2,203	\$ 2,500
<b>TOTAL REVENUES</b>	<b>\$ 1,110,993</b>	<b>\$ 1,112,000</b>	<b>\$ 1,000</b>	<b>\$ 1,113,000</b>	<b>\$ 1,209,113</b>

**EXPENSES:**

CAPITAL OUTLAY - ENGINEERING	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY - CONTINGENCY	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY - ROADWAY IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS REVENUES(EXPENDITURES)</b>	<b>\$ 1,110,993</b>	<b>\$ 1,112,000</b>	<b>\$ 1,000</b>	<b>\$ 1,113,000</b>	<b>\$ 1,209,113</b>

**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

**CAPITAL PROJECTS BUDGET  
Fiscal Year 2020**

DESCRIPTION	ADOPTED BUDGET FY 2019	ACTUAL THRU 6/30/19	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/19	PROPOSED BUDGET FY 2020
<b>REVENUES:</b>					
FUND BALANCE	\$ 297,086	\$ 207,676	\$ -	\$ 207,676	\$ 173,000
TRANSFER IN	\$ 148,576	\$ 152,965	\$ 8,161	\$ 161,126	\$ 91,942
INTEREST INCOME	\$ 100	\$ 45	\$ 15	\$ 60	\$ 100
<b>TOTAL REVENUES</b>	<b>\$ 445,762</b>	<b>\$ 360,687</b>	<b>\$ 8,176</b>	<b>\$ 368,862</b>	<b>\$ 265,042</b>
<b>EXPENSES:</b>					
CAPITAL OUTLAY - CONTINGENCY	\$ -	\$ 16,242	\$ -	\$ 16,242	\$ -
CAPITAL OUTLAY - FITNESS EQUIPMENT	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
CAPITAL OUTLAY - LANDSCAPE	\$ -	\$ 8,618	\$ -	\$ 8,618	\$ 15,000
CAPITAL OUTLAY - PRESSURE WASHING	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000
CAPITAL OUTLAY - SIDEWALK/ROAD IMPROVEMENTS	\$ 95,000	\$ 118,095	\$ -	\$ 118,095	\$ 95,000
CAPITAL OUTLAY - CAMERA SYSTEM	\$ 30,000	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY - REC CENTER - ROOFING PROJECT	\$ 38,500	\$ 22,908	\$ -	\$ 22,908	\$ -
CAPITAL OUTLAY - REC CENTER - IMPROVEMENT	\$ -	\$ -	\$ -	\$ -	\$ 11,000
CAPITAL OUTLAY - RESURFACING COURTS	\$ -	\$ -	\$ -	\$ -	\$ 15,000
<b>TOTAL EXPENSES</b>	<b>\$ 193,500</b>	<b>\$ 165,862</b>	<b>\$ 30,000</b>	<b>\$ 195,862</b>	<b>\$ 166,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 252,262</b>	<b>\$ 194,824</b>	<b>\$ (21,824)</b>	<b>\$ 173,000</b>	<b>\$ 99,042</b>

**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND - SERIES 2008-2 BUDGET  
Fiscal Year 2020**

DESCRIPTION	ADOPTED BUDGET FY 2019	ACTUAL THRU 6/30/19	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/19	PROPOSED BUDGET FY 2020
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**REVENUES:**

FUND BALANCE	\$ 210,779	\$ 214,530	\$ -	\$ 214,530	\$ -
SPECIAL ASSESSMENTS	\$ 571,509	\$ 574,310	\$ -	\$ 574,310	\$ -
INTEREST INCOME	\$ 400	\$ 1,002	\$ -	\$ 1,002	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 782,688</b>	<b>\$ 789,842</b>	<b>\$ -</b>	<b>\$ 789,842</b>	<b>\$ -</b>

**EXPENSES:**

INTEREST - 11/1	\$ 11,100	\$ 11,100	\$ -	\$ 11,100	\$ -
PRINCIPAL - 5/1	\$ 555,000	\$ 555,000	\$ -	\$ 555,000	\$ -
INTEREST - 5/1	\$ 11,100	\$ 11,100	\$ -	\$ 11,100	\$ -
TRANSFER OUT 5/2 - PAVEMENT FUND	\$ 56,912	\$ 56,912	\$ -	\$ 56,912	\$ -
TRANSFER OUT 5/2 - CAPITAL RESERVE	\$ 148,576	\$ 147,569	\$ 8,161	\$ 155,730	\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 782,688</b>	<b>\$ 781,681</b>	<b>\$ 8,161</b>	<b>\$ 789,842</b>	<b>\$ -</b>
<b>EXCESS REVENUES(EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 8,161</b>	<b>\$ (8,161)</b>	<b>\$ -</b>	<b>\$ -</b>

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

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
5/1/19	\$555,000.00	4.00%	\$555,000.00	\$11,100.00	\$566,100.00
<b>TOTAL</b>			<b>\$555,000.00</b>	<b>\$11,100.00</b>	<b>\$566,100.00</b>

## SECTION B

## **RESOLUTION 2019-08**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2019-2020 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2019-2020; and

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

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

**WHEREAS**, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and



**WHEREAS,** the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS,** it is in the best interests of the District to proceed with the imposition of the special assessments; and

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

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

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform method, as indicated on Exhibits "A" and "B."

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

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

amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

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

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Remington Community Development District.

**PASSED AND ADOPTED** this 30<sup>th</sup> day of July, 2019.

ATTEST:

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Its:\_\_\_\_\_

## SECTION VII

# SECTION C

# SECTION 1

# Remington

## Community Development District

### Summary of Invoices

June 18, 2019 to July 22, 2019

Fund	Date	Check No.'s	Amount
General Fund	6/24/19	5959-5962	\$ 5,194.28
	6/26/19	5963	\$ 784.95
	7/1/19	5964-5967	\$ 3,761.15
	7/7/19	5968	\$ 8,303.37
	7/10/19	5969-5973	\$ 26,785.29
			<hr/> \$ 44,829.04
Capital Projects	6/24/19	66	\$ 30,914.00
			<hr/> \$ 30,914.00
Payroll	<u>June 2019</u>		
	Timothy P. Mehrlich	50779	\$ 369.40
	Barbara Kirk	50780	\$ 184.70
	Brian K. Brown	50781	\$ 184.70
	Carl R. Thilburg	50782	\$ 184.70
	Kenneth R. Soukup	50783	\$ 164.70
	Timothy P. Mehrlich	50784	\$ 184.70
			<hr/> \$ 1,272.90
			<hr/> \$ 77,015.94

\*Reimbursement for March and April meetings.

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/22/19 PAGE 1  
 \*\*\* CHECK DATES 06/18/2019 - 07/22/2019 \*\*\* REMINGTON CDD - GENERAL FUND  
 BANK A REMINGTON CDD - GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/24/19	00038	6/21/19 S109666	201906 320-53800-34800	RESET EXIT DETCT/RPLC NUT	*	150.38	
							150.38 005959
6/24/19	00290	6/16/19 4537	201906 320-53800-35100	DRINK FNT PARTIN/LAKESHOR	*	185.00	
							185.00 005960
6/24/19	00127	6/11/19 5268750	201905 310-51300-31100	PROF.ENGINEER SVCS-MAY19	*	3,706.25	
		6/11/19 5268751	201905 310-51300-31100	RDWAY PVMNT EVALUAT-MAY19	*	885.00	
							4,591.25 005961
6/24/19	00251	6/18/19 726310	201906 320-53800-46300	RPLC 4 MPR NOZZL/SPRAY HD	*	267.65	
							267.65 005962
6/26/19	00168	6/13/19 CF0142	201905 320-53800-53300	RPLC 20 STOP STREET SIGNS	*	700.00	
		6/13/19 CF0142	201905 320-53800-47300	PICKUP DRY LEAVE 4 MANHLE	*	35.00	
		6/21/19 CF0156	201904 310-51300-49000	EMAIL HOSTING SRVC-APR19	*	16.65	
		6/21/19 CF0156A	201905 310-51300-49000	EMAIL HOSTING SRVC-MAY19	*	16.65	
		6/21/19 CF0156B	201906 310-51300-49000	EMAIL HOSTING SRVC-JUN19	*	16.65	
							784.95 005963
7/01/19	00038	6/25/19 S109907	201906 320-53800-34800	ALIGN TRMNL STRP/REPROGRM	*	396.50	
							396.50 005964
7/01/19	00290	6/24/19 4545	201906 320-53800-53300	RPR LETTER M PARTIN ENT.	*	165.00	
		6/24/19 4546	201906 320-53800-46500	RMV LOOSE PAVER/RESET PAV	*	460.00	
							625.00 005965
7/01/19	00217	6/21/19 10802645	201906 320-53800-35100	PULL/CLEAN COIL PLC SYSTM	*	320.00	
		6/21/19 10805095	201906 320-53800-35100	PULL/CLEAN COIL PLC UNIT	*	320.00	
							640.00 005966

REMI -REMINGTON - TVISCARRA

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/22/19  
 \*\*\* CHECK DATES 06/18/2019 - 07/22/2019 \*\*\* REMINGTON CDD - GENERAL FUND  
 BANK A REMINGTON CDD - GF

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/01/19	00125	6/08/19 338707	201906 320-53800-46500	RPLC BRKN WATERLINE TILES	*	295.00	
		6/18/19 338147	201906 320-53800-46500	CHEMICAL CONTROLLER-JUL19	*	89.95	
		6/18/19 338582	201906 320-53800-46500	300-BULK BLEACH/DELIVERY	*	505.00	
		6/19/19 338335	201906 320-53800-46500	2-15GAL SULFR ACID/2BICRB	*	179.80	
		6/20/19 338820	201906 320-53800-46500	INST.NEW BATT/CTRLBOX/ADA	*	1,029.90	
							2,099.65 005967
----- SPIES POOL LLC -----							
7/07/19	00168	7/01/19 377	201907 310-51300-34000	MANAGEMENT FEES JUL19	*	5,715.00	
		7/01/19 377	201907 310-51300-34100	INFORMATION TECH JUL19	*	133.33	
		7/01/19 377	201907 310-51300-31300	DISSEMINATION FEE JUL19	*	83.33	
		7/01/19 377	201907 310-51300-51000	OFFICE SUPPLIES JUL19	*	24.12	
		7/01/19 377	201907 310-51300-42000	POSTAGE JUL19	*	29.31	
		7/01/19 377	201907 310-51300-42500	COPIES JUL19	*	95.70	
		7/01/19 378	201907 320-53800-12000	FIELD MANAGEMENT JUL19	*	2,222.58	
							8,303.37 005968
----- GOVERNMENTAL MANAGEMENT SERVICES -----							
7/10/19	00093	6/30/19 178392	201906 320-53800-47100	AQUATIC PLANT MGMT-JUN19	*	1,265.00	
		3/31/16 CF0056A	201902 310-51300-49000	EMAIL HOSTING SRVC-FEB19	*	19.15	
		3/31/19 CF0052	201812 310-51300-49000	EMAIL HOSTING SRVC-DEC18	*	12.13	
		3/31/19 CF0056	201901 310-51300-49000	EMAIL HOSTING SRVC-JAN19	*	19.15	
		3/31/19 CF0056B	201903 310-51300-49000	EMAIL HOSTING SRVC-MAR19	*	19.15	
							1,334.58 005969
----- GOVERNMENTAL MANAGEMENT SERVICES -----							
7/10/19	00082	7/02/19 16591	201906 310-51300-31500	GENERAL MATTERS-JUN19	*	228.00	
		7/09/19 5269161	201906 310-51300-31100	PROF.ENGINEER SVCS-JUN19	*	157.50	
							385.50 005970
----- HANSON, WALTER & ASSOCIATES, INC. -----							
REMI -REMINGTON - TVISCARRA							



AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/22/19  
 \*\*\* CHECK DATES 06/18/2019 - 07/22/2019 \*\*\* REMINGTON CDD - GENERAL FUND  
 BANK A REMINGTON CDD - GF

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/10/19	00005	6/25/19 6-592-85	201906 310-51300-42000		*	23.26	
		DELIVERY 06/18/19					
		7/01/19 726400	201907 320-53800-46200		*	23,500.00	
		LANDSCAPE MAINT-JUL19					
				REW LANDSCAPE CORP			23,523.26 005971
7/10/19	00213	7/08/19 49847	201906 320-53800-34500		*	316.00	
		SECURITY 06/24-06/27/19					
		7/08/19 49847A	201907 320-53800-34500		*	316.00	
		SECURITY 07/01-07/05/19					
		7/01/19 5280	201907 320-53800-46400		*	600.00	
		POOL MAINTENANCE-JUL19					
				ROBERTS POOL SERVICE AND REPAIR INC			1,232.00 005972
7/10/19	00303	7/01/19 W1755	201907 320-53800-34800		*	110.00	
		MTHLY SRVC FEE-LAKE SHORE					
		7/01/19 W1755	201907 320-53800-34800		*	110.00	
		MTHLY SRVC FEE-SEC PARTIN					
		5/18/19 336633	201906 320-53800-46500		*	89.95	
		CHEMICAL CONTROLLER-JUN19					
				SPIES POOL LLC			309.95 005973
				TOTAL FOR BANK A		44,829.04	
				TOTAL FOR REGISTER		44,829.04	

REMI -REMINGTON - TVISCARRA

AP300R  
 \*\*\* CHECK DATES 06/18/2019 - 07/22/2019 \*\*\*  
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/22/19 PAGE 1  
 REMINGTON CDD - CAPITAL  
 BANK C REMINGTON CDD - RSVR

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/24/19	00253	6/17/19	4533	201906	600-53800-53100				RPLC SDWLK REM/KNGHTBRIDGE	*	11,700.00		
		6/20/19	4540	201906	600-53800-53200				REC CENTER-ROOF RPLCMNT	*	18,698.00		
		6/20/19	4540	201906	600-53800-53200				ADD.RPLCMT 6 ROTTD PLYWD	*	516.00		
BERRY CONSTRUCTION INC.											30,914.00	000066	
TOTAL FOR BANK C											30,914.00		
TOTAL FOR REGISTER											30,914.00		

REMI -REMINGTON - TVISCARRA

## SECTION 2

# **Remington**

## **Community Development District**



### **Unaudited Financial Reporting**

**June 30, 2019**

Presented by:



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4	<u>Debt Service Fund Income Statement</u>
5	<u>Pavement Management Income Statement</u>
6	<u>Capital Projects Income Statement</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Summary</u>
10	<u>Assessment Receipt Schedule</u>

**REMINGTON COMMUNITY DEVELOPMENT DISTRICT**  
**Balance Sheet - All Fund Types and Accounts Groups**  
**June 30, 2019**

	<b>Governmental Fund Types</b>			
	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Capital Projects Fund</b>	<b>Totals 2019</b>
<b><u>ASSETS</u></b>				
<b><u>Cash</u></b>				
Operating Account	\$491,476	—	—	\$491,476
Pavement Management	—	—	\$594,214	\$594,214
Capital Projects Fund	—	—	\$194,824	\$194,824
Due from Other	\$970	—	—	\$970
<b><u>Investments</u></b>				
<b>Series 2008-2</b>				
Revenue	—	—	—	\$0
<b>Operations</b>				
Custody Account	—	—	\$517,786	\$517,786
State Board	\$118,998	—	—	\$118,998
Due from General Fund	—	\$8,161	—	\$8,161
<b>Total Assets</b>	<b>\$611,444</b>	<b>\$8,161</b>	<b>\$1,306,825</b>	<b>\$1,926,429</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$25,262	—	—	\$25,262
Deferred Revenue	\$485	—	—	\$485
Due to Debt Service	\$8,161	—	—	\$8,161
<b><u>FUND EQUITY:</u></b>				
<b>Investment in General</b>				
Restricted for Debt Service 2008-2	—	\$8,161	—	\$8,161
Restricted for Capital Projects	—	—	\$194,824	\$194,824
Restricted for Capital Projects	—	—	\$1,112,000	\$1,112,000
Unassigned	\$577,536	—	—	\$577,536
<b>Total Liabilities and Fund Equity &amp; Other Credits</b>	<b>\$611,444</b>	<b>\$8,161</b>	<b>\$1,306,825</b>	<b>\$1,926,429</b>

# REMINGTON

## Community Development District

### General Fund

Statement of Revenues & Expenditures  
For The Period Ending June 30, 2019

	General Fund Budget	Prorated Budget Thru 06/30/19	Actual Thru 06/30/19	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$1,137,222	\$1,137,222	\$1,143,818	\$6,596
Miscellaneous Income	\$5,000	\$3,750	\$3,870	\$120
Interest Income	\$1,900	\$1,425	\$2,344	\$920
<b>Total Revenues</b>	<b>\$1,144,122</b>	<b>\$1,142,397</b>	<b>\$1,150,032</b>	<b>\$7,635</b>
<b>Expenditures:</b>				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$9,000	\$7,800	\$1,200
FICA	\$918	\$689	\$581	\$107
Engineer	\$10,000	\$7,500	\$18,728	(\$11,228)
Attorney	\$30,000	\$22,500	\$14,904	\$7,596
Annual Audit	\$3,715	\$3,715	\$3,715	\$0
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Property Appraiser Fee	\$1,000	\$1,000	\$586	\$414
Management Fees	\$68,580	\$51,435	\$51,435	\$0
Information Technology	\$1,600	\$1,200	\$3,700	(\$2,500)
Trustee Fees	\$4,500	\$4,500	\$0	\$4,500
Dissemination Agreement	\$1,000	\$750	\$750	\$0
Arbitrage Rebate	\$450	\$450	\$900	(\$450)
Telephone	\$200	\$150	\$0	\$150
Postage	\$1,000	\$750	\$437	\$314
Insurance	\$40,725	\$40,725	\$33,776	\$6,949
Printing and Binding	\$1,500	\$1,125	\$554	\$571
Newsletter	\$3,300	\$2,475	\$2,161	\$314
Legal Advertising	\$1,500	\$1,125	\$796	\$329
Office Supplies	\$500	\$375	\$284	\$91
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Administrative Contingency	\$500	\$375	\$764	(\$389)
<b>Total Administrative</b>	<b>\$188,163</b>	<b>\$155,014</b>	<b>\$147,045</b>	<b>\$7,969</b>
<u>Maintenance</u>				
<u>Environmental</u>				
Lake Maintenance	\$18,200	\$13,650	\$11,385	\$2,265
<u>Utilities</u>				
Kissimmee Utility Authority	\$8,500	\$6,375	\$4,711	\$1,664
TOHO Water Authority	\$70,000	\$52,500	\$46,760	\$5,740
Orlando Utilities Commission	\$20,500	\$15,375	\$11,835	\$3,540
Centurylink	\$7,000	\$5,250	\$4,463	\$787
Bright House	\$1,600	\$1,200	\$1,676	(\$476)
<u>Roadways</u>				
Street Sweeping	\$17,250	\$12,938	\$5,715	\$7,223
Sidewalks/Roadways	\$0	\$0	\$3,595	(\$3,595)
Drainage	\$5,000	\$3,750	\$7,900	(\$4,150)
Signage	\$5,000	\$3,750	\$7,639	(\$3,889)
<u>Common Area</u>				
Landscaping	\$280,000	\$210,000	\$214,600	(\$4,600)
Feature Lighting	\$3,000	\$2,250	\$4,028	(\$1,778)
Irrigation	\$20,000	\$15,000	\$3,979	\$11,021
Trash Receptacles & Benches	\$5,000	\$3,750	\$500	\$3,250
Plant Replacement & Bed Enhancements	\$10,000	\$7,500	\$8,546	(\$1,046)
Miscellaneous Common Area Services	\$10,000	\$7,500	\$11,205	(\$3,705)
Soccer/Ball Field Maintenance	\$1,000	\$750	\$900	(\$150)
<u>Recreation Center</u>				
Pool Maintenance	\$20,000	\$15,000	\$14,409	\$591
Pool Cleaning	\$8,000	\$6,000	\$5,400	\$600
Pool Permits	\$550	\$550	\$525	\$25
Recreational Center Cleaning	\$15,000	\$11,250	\$11,358	(\$108)
Recreational Center Repairs & Maintenance	\$10,000	\$7,500	\$8,474	(\$974)
Pest Control	\$700	\$525	\$652	(\$127)
<b>Subtotal Maintenance</b>	<b>\$536,300</b>	<b>\$402,363</b>	<b>\$390,255</b>	<b>\$12,108</b>

**REMINGTON**  
Community Development District

**General Fund**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2019

	General Fund Budget	Prorated Budget Thru 06/30/19	Actual Thru 06/30/19	Variance
<u>Security</u>				
Recreation Center Access	\$4,000	\$3,000	\$2,341	\$659
Security Guard	\$275,500	\$206,625	\$189,319	\$17,306
Gate Repairs	\$11,000	\$8,250	\$4,855	\$3,395
Guard House Cleaning	\$3,300	\$2,475	\$1,950	\$525
Guard House Repairs and Maintenance	\$4,500	\$3,375	\$2,709	\$666
Gate Maintenance Agreement	\$1,100	\$1,100	\$1,100	\$0
<u>Other</u>				
Contingency	\$500	\$375	\$0	\$375
Field Management Services	\$26,671	\$20,003	\$20,003	(\$0)
<b>Subtotal Maintenance</b>	<b>\$326,571</b>	<b>\$245,203</b>	<b>\$222,278</b>	<b>\$22,926</b>
<b>Total Maintenance</b>	<b>\$862,871</b>	<b>\$647,566</b>	<b>\$612,533</b>	<b>\$35,033</b>
 <u>Other Sources &amp; Uses</u>				
Transfer Out - Pavement Management	(\$93,088)	(\$93,088)	(\$93,088)	\$0
Transfer Out - Capital Projects Fund	\$0	\$0	(\$5,396)	\$0
<b>Total Other</b>	<b>(\$93,088)</b>	<b>(\$93,088)</b>	<b>(\$98,484)</b>	<b>\$0</b>
 <b>Total Expenditures</b>	<b>\$1,144,122</b>		<b>\$858,062</b>	
 <b>Excess Revenues/(Expenditures)</b>	<b>(\$0)</b>		<b>\$291,970</b>	
 <b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$285,566</b>	
<b>Fund Balance - Ending</b>	<b>(\$0)</b>		<b>\$577,536</b>	



**REMINGTON**  
Community Development District

**Series 2008-2**

**Debt Service Fund**

Statement of Revenues & Expenditures  
For The Period Ending June 30, 2019

**Revenues:**

	<b>Adopted Budget</b>	<b>Prorated Budget Thru 06/30/19</b>	<b>Actual Thru 06/30/19</b>	<b>Variance</b>
Special Assessments	\$571,509	\$571,509	\$574,310	\$2,800
Interest Income	\$400	\$300	\$1,002	\$702
<b>Total Revenues</b>	<b>\$571,909</b>	<b>\$571,809</b>	<b>\$575,312</b>	<b>\$3,502</b>

**Expenditures:**

Interest Expense - 11/01	\$11,100	\$11,100	\$11,100	\$0
Principal - 05/01	\$555,000	\$555,000	\$555,000	\$0
Interest Expense - 05/01	\$11,100	\$11,100	\$11,100	\$0
Transfer Out 5/2 - Pavement Fund	\$56,912	\$56,912	\$56,912	\$0
Transfer Out 5/2 - Capital Reserve	\$148,576	\$148,576	\$147,569	\$1,007
<b>Total Expenditures</b>	<b>\$782,688</b>	<b>\$782,688</b>	<b>\$781,681</b>	<b>\$1,007</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$210,779)</b>		<b>(\$206,370)</b>	
<b>Fund Balance - Beginning</b>	<b>\$210,779</b>		<b>\$214,530</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$8,161</b>	

# REMINGTON

## Community Development District

### **Pavement Management**

Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

#### Revenues:

	Adopted Budget	Prorated Budget Thru 06/30/19	Actual Thru 06/30/19	Variance
Transfer In	\$150,000	\$150,000	\$150,000	\$0
Interest Income	\$500	\$375	\$1,203	\$828
<b>Total Revenues</b>	<b>\$150,500</b>	<b>\$150,375</b>	<b>\$151,203</b>	<b>\$828</b>

#### Expenditures:

Contingency	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$150,500</b>	<b>\$151,203</b>		
---------------------------------------	------------------	------------------	--	--

<b>Fund Balance - Beginning</b>	<b>\$960,493</b>	<b>\$960,797</b>		
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<b>Fund Balance - Ending</b>	<b>\$1,110,993</b>	<b>\$1,112,000</b>		
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**REMINGTON**  
Community Development District

**Capital Projects Fund**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2019

	<b>Adopted Budget</b>	<b>Prorated Budget Thru 06/30/19</b>	<b>Actual Thru 06/30/19</b>	<b>Variance</b>
<b><u>Revenues:</u></b>				
Transfer In	\$148,576	\$148,576	\$152,965	\$4,389
Interest Income	\$100	\$75	\$45	(\$30)
<b>Total Revenues</b>	<b>\$148,676</b>	<b>\$148,651</b>	<b>\$153,010</b>	<b>\$4,359</b>
<b><u>Expenditures:</u></b>				
Capital Outlay - Fitness Equipments	\$10,000	\$7,500	\$0	\$7,500
Capital Outlay - Pressure Washing	\$20,000	\$15,000	\$0	\$15,000
Capital Outlay - Landscape Improvements	\$0	\$0	\$8,618	(\$8,618)
Capital Outlay - Sidewalk/Roadway Improvements	\$95,000	\$71,250	\$118,095	(\$46,845)
Capital Outlay - Camera System	\$30,000	\$22,500	\$0	\$22,500
Capital Outlay - Rec Center Improvements	\$38,500	\$28,875	\$22,908	\$5,967
Capital Outlay	\$0	\$0	\$16,242	(\$16,242)
<b>Total Expenditures</b>	<b>\$193,500</b>	<b>\$145,125</b>	<b>\$165,862</b>	<b>(\$20,737)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$44,824)</b>		<b>(\$12,852)</b>	
<b>Fund Balance - Beginning</b>	<b>\$297,086</b>		<b>\$207,676</b>	
<b>Fund Balance - Ending</b>	<b>\$252,262</b>		<b>\$194,824</b>	

**Remington**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Month by Month Income Statement

Description	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	TOTAL
<b>Revenues:</b>													
Assessments	\$0	\$191,234	\$805,027	\$24,812	\$15,537	\$15,922	\$67,912	\$7,121	\$16,253	\$0	\$0	\$0	\$1,143,818
Miscellaneous Income	\$410	\$375	\$250	\$320	\$330	\$320	\$1,085	\$540	\$240	\$0	\$0	\$0	\$3,870
Interest Income	\$243	\$243	\$264	\$277	\$251	\$275	\$264	\$277	\$249	\$0	\$0	\$0	\$2,344
<b>Total Revenues</b>	<b>\$653</b>	<b>\$191,853</b>	<b>\$805,542</b>	<b>\$25,408</b>	<b>\$16,118</b>	<b>\$16,518</b>	<b>\$69,261</b>	<b>\$7,938</b>	<b>\$16,742</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,150,032</b>
<b>Expenditures:</b>													
<u>Administrative</u>													
Supervisors Fees	\$1,000	\$600	\$0	\$1,800	\$800	\$800	\$0	\$1,400	\$1,400	\$0	\$0	\$0	\$7,800
FICA	\$61	\$46	\$0	\$138	\$61	\$61	\$0	\$107	\$107	\$0	\$0	\$0	\$581
Engineer	\$984	\$2,115	\$158	\$510	\$1,904	\$916	\$7,393	\$4,591	\$158	\$0	\$0	\$0	\$18,728
Attorney	\$1,026	\$2,282	\$2,079	\$1,938	\$2,451	\$2,254	\$1,283	\$1,364	\$228	\$0	\$0	\$0	\$14,904
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,715	\$0	\$0	\$0	\$0	\$3,715
Assessment Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Property Appraiser Fee	\$0	\$0	\$0	\$586	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$586
Management Fees	\$5,715	\$5,715	\$5,715	\$5,715	\$5,715	\$5,715	\$5,715	\$5,715	\$5,715	\$0	\$0	\$0	\$51,435
Information Technology	\$133	\$133	\$133	\$2,633	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$3,700
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agreement	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$450	\$0	\$0	\$0	\$0	\$900
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$62	\$24	\$47	\$44	\$50	\$39	\$50	\$78	\$42	\$0	\$0	\$0	\$437
Insurance	\$33,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,776
Printing and Binding	\$61	\$45	\$39	\$33	\$72	\$56	\$57	\$122	\$68	\$0	\$0	\$0	\$554
Newsletter	\$0	\$540	\$0	\$540	\$0	\$540	\$0	\$540	\$0	\$0	\$0	\$0	\$2,161
Legal Advertising	\$0	\$0	\$0	\$630	\$0	\$0	\$166	\$0	\$0	\$0	\$0	\$0	\$796
Office Supplies	\$25	\$24	\$80	\$24	\$24	\$23	\$24	\$37	\$24	\$0	\$0	\$0	\$284
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Administrative Contingency	\$38	\$574	\$44	\$19	\$19	\$19	\$17	\$17	\$17	\$0	\$0	\$0	\$764
<b>Total Administrative</b>	<b>\$48,139</b>	<b>\$12,182</b>	<b>\$8,379</b>	<b>\$14,694</b>	<b>\$11,312</b>	<b>\$11,091</b>	<b>\$14,921</b>	<b>\$18,352</b>	<b>\$7,975</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$147,045</b>

**Remington**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Month by Month Income Statement

Description	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	TOTAL
<u>Maintenance</u>													
<u>Environmental</u>													
Lake Maintenance	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$0	\$0	\$0	\$11,385
<u>Utilities</u>													
Kissimmee Utility Authority	\$576	\$496	\$449	\$534	\$584	\$497	\$495	\$520	\$561	\$0	\$0	\$0	\$4,711
TOHO Water Authority	\$4,113	\$3,516	\$6,881	\$6,382	\$4,827	\$4,629	\$3,979	\$6,184	\$6,248	\$0	\$0	\$0	\$46,760
Orlando Utilities Commission	\$1,353	\$1,375	\$1,386	\$1,316	\$1,359	\$1,205	\$1,259	\$1,271	\$1,312	\$0	\$0	\$0	\$11,835
Centurylink	\$762	\$497	\$229	\$764	\$229	\$764	\$496	\$495	\$228	\$0	\$0	\$0	\$4,463
Bright House	\$127	\$127	\$127	\$127	\$127	\$127	\$134	\$134	\$647	\$0	\$0	\$0	\$1,676
<u>Roadways</u>													
Street Sweeping	\$1,270	\$1,270	\$635	\$1,270	\$1,270	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,715
Sidewalks	\$3,180	\$0	\$0	\$185	\$230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,595
Drainage	\$0	\$0	\$0	\$3,450	\$0	\$0	\$0	\$950	\$3,500	\$0	\$0	\$0	\$7,900
Signage	\$0	\$192	\$635	\$1,878	\$730	\$0	\$2,490	\$1,405	\$309	\$0	\$0	\$0	\$7,639
<u>Common Area</u>													
Landscaping	\$23,500	\$23,500	\$23,500	\$26,600	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500	\$0	\$0	\$0	\$214,600
Feature Lighting	\$1,448	\$572	\$0	\$245	\$1,528	\$0	\$0	\$235	\$0	\$0	\$0	\$0	\$4,028
Irrigation	\$226	\$534	\$191	\$378	\$595	\$949	\$0	\$838	\$268	\$0	\$0	\$0	\$3,979
Trash Receptacles & Benches	\$0	\$0	\$0	\$0	\$0	\$315	\$185	\$0	\$0	\$0	\$0	\$0	\$500
Plant Replacement & Bed Enhancements	\$296	\$0	\$0	\$0	\$0	\$0	\$8,250	\$0	\$0	\$0	\$0	\$0	\$8,546
Miscellaneous Common Area Services	\$0	\$0	\$0	\$8,750	\$0	\$0	\$850	\$1,360	\$245	\$0	\$0	\$0	\$11,205
Soccer/Ball Field Maintenance	\$0	\$70	\$105	\$0	\$0	\$0	\$0	\$0	\$725	\$0	\$0	\$0	\$900
<u>Recreation Center</u>													
Pool Maintenance	\$1,565	\$3,273	\$90	\$2,232	\$90	\$1,447	\$1,440	\$1,622	\$2,650	\$0	\$0	\$0	\$14,409
Pool Cleaning	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$0	\$0	\$0	\$5,400
Pool Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525	\$0	\$0	\$0	\$0	\$525
Recreational Center Cleaning	\$1,798	\$1,050	\$1,050	\$1,894	\$1,000	\$1,050	\$1,366	\$1,150	\$1,000	\$0	\$0	\$0	\$11,358
Recreational Center Repairs & Maintenance	\$3,383	\$0	\$1,124	\$0	\$50	\$1,305	\$0	\$1,798	\$815	\$0	\$0	\$0	\$8,474
Pest Control	\$0	\$652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$652
<u>Security</u>													
Recreation Center Access	\$0	\$0	\$0	\$0	\$0	\$2,341	\$0	\$0	\$0	\$0	\$0	\$0	\$2,341
Security Guard	\$22,437	\$21,960	\$22,642	\$22,660	\$19,052	\$18,888	\$19,153	\$23,887	\$18,640	\$0	\$0	\$0	\$189,319
Gate Repairs	\$220	\$310	\$1,387	\$811	\$220	\$220	\$220	\$369	\$1,099	\$0	\$0	\$0	\$4,855
Guard House Cleaning	\$250	\$200	\$200	\$250	\$200	\$200	\$250	\$200	\$200	\$0	\$0	\$0	\$1,950
Guard House Repairs and Maintenance	\$320	\$478	\$0	\$335	\$338	\$185	\$228	\$0	\$825	\$0	\$0	\$0	\$2,709
Gate Maintenance Agreement	\$0	\$0	\$0	\$0	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Management Services	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$0	\$0	\$0	\$20,003
<b>Total Maintenance</b>	<b>\$70,913</b>	<b>\$64,159</b>	<b>\$64,716</b>	<b>\$84,149</b>	<b>\$61,116</b>	<b>\$61,710</b>	<b>\$68,381</b>	<b>\$70,530</b>	<b>\$66,858</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$612,533</b>
<u>Other Sources &amp; Uses</u>													
Transfer Out - Pavement Management	\$0	\$0	\$0	\$0	(\$93,088)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$93,088)
Transfer Out - Capital Projects Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$5,396)	\$0	\$0	\$0	\$0	(\$5,396)
<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$93,088)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$5,396)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$98,484)</b>
<b>Total Expenditures</b>	<b>\$119,052</b>	<b>\$76,341</b>	<b>\$73,095</b>	<b>\$98,843</b>	<b>\$165,516</b>	<b>\$72,800</b>	<b>\$83,302</b>	<b>\$94,279</b>	<b>\$74,833</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$858,062</b>
<b>Net income/ (Loss)</b>	<b>(\$118,399)</b>	<b>\$115,512</b>	<b>\$732,447</b>	<b>(\$73,435)</b>	<b>(\$149,398)</b>	<b>(\$56,283)</b>	<b>(\$14,041)</b>	<b>(\$86,341)</b>	<b>(\$58,091)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$291,970</b>

**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
LONG TERM DEBT REPORT**

<b>SERIES 2008-2, SPECIAL ASSESSMENT REFUNDING BONDS</b>		
INTEREST RATE:	4.00%	
MATURITY DATE:	5/1/2019	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	COVERED BY LETTER OF CREDIT	
BONDS OUTSTANDING - 9/30/13		\$3,035,000
LESS: PRINCIPAL PAYMENT 5/1/14		(\$455,000)
LESS: PRINCIPAL PAYMENT 5/1/15		(\$475,000)
LESS: PRINCIPAL PAYMENT 5/1/16		(\$495,000)
LESS: SPECIAL CALL 5/1/16		(\$5,000)
LESS: PRINCIPAL PAYMENT 5/1/17		(\$515,000)
LESS: PRINCIPAL PAYMENT 5/1/18		(\$535,000)
LESS: PRINCIPAL PAYMENT 5/1/19		(\$555,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$0</b>

**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2019**

**TAX COLLECTOR**

Gross Assessments \$ 1,817,268 \$ 1,209,819 \$ 607,449  
Net Assessments \$ 1,708,232 \$ 1,137,230 \$ 571,002

							2008-2		
Date Received	Check No.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 66.57%	Debt Svc Fund 33.43%	Total 100%
11/9/18	ACH	\$ 18,667.07	\$ 952.97	\$ 354.28	\$ -	\$ 17,359.82	\$ 11,557.04	\$ 5,802.78	\$ 17,359.82
11/26/18	ACH	\$ 286,876.40	\$ 11,475.08	\$ 5,508.03	\$ -	\$ 269,893.29	\$ 179,677.43	\$ 90,215.86	\$ 269,893.29
12/10/18	ACH	\$ 1,234,788.52	\$ 49,391.96	\$ 23,707.92	\$ -	\$ 1,161,688.64	\$ 773,376.86	\$ 388,311.78	\$ 1,161,688.64
12/12/18	ACH	\$ 3,282.04	\$ 37.68	\$ 64.90	\$ -	\$ 3,179.46	\$ 2,116.68	\$ 1,062.78	\$ 3,179.46
12/21/18	ACH	\$ 46,937.60	\$ 1,669.73	\$ 905.36	\$ -	\$ 44,362.51	\$ 29,533.68	\$ 14,828.83	\$ 44,362.51
1/11/19	ACH	\$ 30,669.38	\$ 932.30	\$ 594.73	\$ -	\$ 29,142.35	\$ 19,401.08	\$ 9,741.27	\$ 29,142.35
1/11/19	ACH	\$ 8,137.87	\$ 208.81	\$ 158.59	\$ -	\$ 7,770.47	\$ 5,173.07	\$ 2,597.40	\$ 7,770.47
1/11/19	ACH	\$ -	\$ -	\$ -	\$ 356.82	\$ 356.82	\$ 237.55	\$ 119.27	\$ 356.82
2/13/19	ACH	\$ 969.78	\$ 29.09	\$ 18.82	\$ -	\$ 921.87	\$ 613.72	\$ 308.15	\$ 921.87
2/13/19	ACH	\$ 23,395.31	\$ 521.88	\$ 457.46	\$ -	\$ 22,415.97	\$ 14,923.10	\$ 7,492.87	\$ 22,415.97
3/11/19	ACH	\$ 24,663.84	\$ 258.85	\$ 488.10	\$ -	\$ 23,916.89	\$ 15,922.31	\$ 7,994.58	\$ 23,916.89
4/9/19	ACH	\$ 95,443.82	\$ -	\$ 1,908.89	\$ -	\$ 93,534.93	\$ 62,269.48	\$ 31,265.45	\$ 93,534.93
4/9/19	ACH	\$ 8,591.10	\$ -	\$ 171.81	\$ -	\$ 8,419.29	\$ 5,605.02	\$ 2,814.27	\$ 8,419.29
4/12/19	ACH	\$ -	\$ -	\$ -	\$ 55.87	\$ 55.87	\$ 37.19	\$ 18.68	\$ 55.87
5/15/19	ACH	\$ 10,178.56	\$ -	\$ 203.56	\$ -	\$ 9,975.00	\$ 6,640.71	\$ 3,334.29	\$ 9,975.00
5/15/19	ACH	\$ 735.57	\$ -	\$ 14.72	\$ -	\$ 720.85	\$ 479.90	\$ 240.95	\$ 720.85
6/14/19	ACH	\$ 8,214.14	\$ -	\$ 164.28	\$ -	\$ 8,049.86	\$ 5,359.07	\$ 2,690.79	\$ 8,049.86
6/18/19	ACH	\$ 16,697.37	\$ -	\$ 333.95	\$ -	\$ 16,363.42	\$ 10,893.70	\$ 5,469.72	\$ 16,363.42
Totals		\$ 1,818,248.37	\$ 65,478.35	\$ 35,055.40	\$ 412.69	\$ 1,718,127.31	\$ 1,143,817.59	\$ 574,309.72	\$ 1,718,127.31

## SECTION 3



**NOTICE OF MEETING DATES  
REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Remington Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2020** at **6:00 pm at the Remington Clubhouse, 2651 Remington Blvd, Kissimmee, Florida 34744**, on the **last Tuesday** of each month as follows:

October 29, 2019

**Exception: November 19, 2019**

**Exception: December 17, 2019**

January 28, 2020

February 25, 2020

March 31, 2020

April 28, 2020

**Exception: May 19, 2020**

June 30, 2020

July 28, 2020

August 25, 2020

September 29, 2020

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager at 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

The meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Jason M. Showe  
Governmental Management Services – Central Florida, LLC  
District Manager

## SECTION 4

*This item will be provided under  
separate cover*

# SECTION 5



**Job Site:** Remington Community Development

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Date: 6/27



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/05/2019	1500		ON DUTY	
	1525	Pool / Golf Club Check		
	1548	Flag down by Joe @ golf club		
	1630	Step enforcement		
	1715	Westmoreland Dr		
	1730	School area check		
	1750	Knightsbridge Blvd		
	1810	Step Enforcement		
	1830	Golf Club perimeter		
	1850	Pool / Basketball		
	1900		OFF DUTY	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	0
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated	2	Traffic	3	Verbal Warning	1	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: N. GRIZZELL ID #: 1415 Date 7/5/2019 SO-09-238 Rev. 4/6/10



**Osceola County  
Sheriff's Office**

**Detail Activity Sheet**

Job Site: Remington CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	4
Back-up		Felony		Written Warning	4	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	4
Reports		Ordinance						Construction	

Name: L. STRECKER  
SO-09-238 Rev. 4/6/10

ID #: 2318

Date: 07/09/2019



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Remington HOA

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/12/19	2000		10-8 On-Duty	
"	2000-2030	Parkland Square	Patrol	
"	2030-2100	Windsor Park	Patrol	
"	2100-2145	Strathmore/Hawks Nest	Patrol	
"	2145-2215	Gleneagles	Patrol	
"	2215-2300	Somerset	Patrol	
"	2300-2320	Oakview	Patrol	
"	2300-0000	Westmoreland/Waters edge	patrol	
07/12/2019	0000	Off Duty	10-7 (Off-Duty)	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations		Parks	3
Back-up		Felony		Written Warning	2	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	3
Reports		Ordinance						Construction	

Name: C. Jordan ID #: 2513 Date: 07/12/19