

*Remington Community
Development District*

Agenda

September 24, 2019

AGENDA

Remington

Community Development District

135 W. Central Blvd., Suite 320, Orlando, FL 32801

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

September 17, 2019

Board of Supervisors
Remington Community
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, September 24, 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:

- I. Roll Call
- II. Modifications to Agenda
- III. Public Comment Period
- IV. Security Report from Universal Protection Service
- V. Approval of Minutes of the August 27, 2019 Meeting
- VI. Consideration of Agreement with Universal Protection Service, LLC for Security Services
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
 3. Presentation of OCSO Reports
 4. Field Manager's Report
- VIII. Supervisor's Requests
- IX. Next Meeting Date – October 29, 2019
- X. Adjournment

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 security report from Universal Protection Service. There is no back-up.

The fifth order of business is the approval of minutes from the August 27, 2019 of the Board of Supervisors meeting. The minutes are enclosed for your review.

The sixth order of business is consideration of agreement with Universal Protection Service, LLC. A copy of the agreement is enclosed for your review.

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 presentation of the OSCO reports. Copies of the reports are 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.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Showe', is written over a light blue horizontal line.

Jason Showe
District Manager

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

MINUTES

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, August 27, 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
Scott Clark	District Counsel
Mark Vincutonis	District Engineer
Alan Scheerer	Field Manager
Charles Fellow	Universal Protection Service
Nick Dunleavy	Down to Earth
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 requested in the past to move the security report to the top of the agenda. Are you still requesting that?

Mr. Brown: Yes, we can do that.

- **Security** (*Item 5C6*)

Mr. Fellow: The last time I was here, it was awkward because it was my first time. Every day, we count how many visitors and residents we have. Officially, our visitor gate, the back gate is extremely busy. The issue that we have had for the past three weeks was with the resident gate. For some reason, lightning shut down the sensors and lever and no one could get in so traffic was backed up to Partin Settlement Road. So, we had to manually let them in and count them as they entered. For the first week, each day we raised the gate up 199 and 220 times per day for residents and 25 to 45 times per day for visitors. At the Partin Settlement Road Gate, we had 1,325 residents for the month and 275 visitors. We also have an issue with the controllers. The ones we have right now are okay, but sometimes it's very hard for my officers to control the gate, which backs up traffic. Sometimes they have to lift the gate manually and sometimes before they put it down, cars fly through. So, it's a safety problem for the officers that we have to control as soon as possible. The problem is when we hit the controller, the gate goes up and while the car goes through, the gate comes back down by itself, which is a safety issue because teenagers go flying through there like crazy. At the E. Lakeshore Boulevard Gate, we don't have any issues whatsoever. We had 110 to 135 residents per day and 15 to 25 visitors per day. The total for the month is 903 residents and 171 visitors. So far, I issued and our daytime officers issued 275 citations for the month. So far, we had nine vehicles towed, three during the day and six overnight. One night, I towed four vehicles and the following week two vehicles were towed. I give a warning to let them know the vehicle cannot be in the street. If you call me to let me know a visitor's vehicle will be in the street, it will not be towed. We are not perfect, but we are working on it. The issue that I'm having right now is with visitor parking. I have come up with an idea that I want to share with you. A visitor at the gate should be issued a pass for the day because residents are complaining. My officers ask them if they are a visitor or a resident. If they say a visitor, they should be issued a pass. The second issue that we are having is that residents are getting very frustrated if they have a visitor, parents, grandparents or whatever it is staying for a few days, because they have to call me every day. That is driving them crazy. So, if it's possible, we could have visitors put a parking pass on their dashboard to let people know that the car belongs to a visitor that is staying one or two days. I tell them that the CDD told me what to do and I'm just following the rules and there's nothing I can do. That's the feedback I'm getting from the residents. I'm having a small issue with the officers at the gate not having any chairs to sit on.

Mr. Scheerer: I saw chairs in both gatehouses when I was here on Friday. There was one broken one on wheels, but they have a chair similar to what I'm sitting on right now. They are not sitting anyway. They are dealing with cars. I will get you some new chairs.

Mr. Showe: We can do that. Just let Alan know.

Mr. Scheerer: I will get you some new chairs.

Mr. Fellows: Thank you, sir. The first five hours is pretty quick. After that, at 12:00 P.M. or 1:00 P.M. traffic slows.

Mr. Showe: We will take care of it.

Mr. Scheerer: We will get a couple of chairs. I already ordered the remotes.

Mr. Fellows: Thank you, sir. I appreciate that. The next issue my officers have right now, is there is a bug issue. There are mosquitos and spiders.

Mr. Brown: I thought we had bug lights.

Mr. Scheerer: We provided bug lights to the security staff to be installed when needed. Where they are at, I don't know.

Mr. Fellows: Me either.

Mr. Showe: We will get you some more bug zappers.

Mr. Fellows: One thing that I want to say to you is that Allied Universal are the ears and eyes of Remington. A few residents were complaining about a lot of kids in the gym yesterday and the fact that they are unable to work out. They said there's a lot of noise and kids were fighting. That's the feedback I'm getting so far and that's what I have on my agenda for this month. We don't have an officer in the morning, but we have random officers.

Mr. Showe: For the gym, when your random officer is here, have him stop in the morning and just check out the gym as part of their patrols. That would be great.

Mr. Fellows: That's all I have, unless you have any questions.

Mr. Brown: We already have a process for visitors that stay for a few days. They just call the guards.

Mr. Showe: The only request that's available in the rules is if there is an extenuating circumstance that allows them to park in the street. It has to be something beyond just a visitor. I know that this Board has contemplated having visitor passes before and I think some of the challenges are, how do you know it's not a resident that's just coming through saying they are a visitor so they can park in the street? I think it's the same issue.

Mr. Soukup: How do you know that the person is parking in the street in the first place? They may park in the right-of-way (ROW).

Mr. Fellows: We ask for IDs to validate the address.

Mr. Soukup: Is your guard going to have time to validate when he has a line of vehicles? That's a problem.

Mr. Fellows: This is what we do. If it's a one-day visitor, we will give them a one-day pass. If it's for more than one day, they will call me.

Mr. Soukup: We said in our rules that if a house received more than two tickets or violations in a 12-month period, they are a repeat offender and they are not allowed to park in the street. How is your guard at the gate is going to say, "If that person is not on this list, you can't do it?"

Mr. Fellows: That's true.

Mr. Showe: I think we also have an issue with visitors giving their pass to somebody else. I think the Board looked at that. For now, I think things are getting a little better based on the emails I have seen.

Mr. Soukup: Absolutely.

Mr. Showe: So we will just proceed as we have been.

Mr. Scheerer: The tickets and tows increased.

Mr. Fellows: Last month, we had one tow and this month we had nine. It is tough to tow the owner of a vehicle if they are nice to me.

Mr. Showe: You can be friendly and tow them.

Mr. Brown: It's nothing personal.

Mr. Fellows: I ask them if they are a resident or a visitor. If they want to tell me, fine. If they don't want to listen, I will put a sticker on their car window. It's very simple. I'm very open. I'm very nice and I will do my best to serve. That's all I have. If there are no more questions, let me know.

Mr. Thilburg: You called me a couple of times when me and my daughters were having dinner and I gave you my license because I have to park in the street. You are good with that. I give you the license plate and make of the car and how long I'm going to be there for dinner.

Mr. Fellows: That's right. If a resident calls me to tell me they are leaving their car out for two hours, I'll be fine with it. Sometimes things happen like you get too comfortable and forget to move the car. I'll give you some flexibility.

Mr. Brown: Thank you.

Mr. Fellows left the meeting.

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.

Larry Hurley, Keswick Court: The newsletter has a new publisher. So, I want to make sure everything is okay for the printing, who is going to pay, etc. I sent a couple of notes to Jason. It looks like the CDD will continue to pick up the cost of delivery and the bags. The difference is going to be that the guy who does the delivery, Scott Bailey, will be sending an invoice to the CDD.

Mr. Showe: We made contact.

Mr. Hurley: I received an email this afternoon from Clayton Jacobs, who is the contact at the new printing company. He is going to be sending a bill to the CDD for the bags.

Mr. Showe: As long as it's the same arrangement, we have no issues.

Mr. Hurley: I want to make sure that the issue goes out on time. I was asked by the golf course to help them out to try to encourage homeowners to participate more in the golf course from playing golf to eating at the restaurant, going to happy hour or whatever. Nick Dunleavy of Down to Earth, the company going the golf course maintenance is here. It also says in the newsletter that they are giving discounts to homeowners. It's our attempt at reaching out to homeowners and trying to encourage them to help the golf course. Nick, do you want to say anything?

Mr. Dunleavy: My name is Nick Dunleavy. Our Golf Course Superintendent has been working diligently through some tough weather to try to get this golf course back into shape so its attractive to the residents. The club is not going to survive unless we get more participation out there. There are a number of issues. I just wanted to introduce myself and to see if the Board has any ideas so how we can make this golf course better for everybody. We are certainly open to suggestions. I would like to thank Larry for giving us a forum to get the residents in here. We need to keep making contact and doing our part to offer something that the residents would like to participate in.

Mr. Brown: A lot of things went on there over the years to try to get residents involved and I don't know why they won't go.

Ryan Kemp, Westmoreland Circle: Well they never wanted the residents. They said the residents wouldn't do anything with the golf course. You never offered discounts to the residents. You closed the restaurant. You never addressed slow play. This is the slowest golf course in Osceola County. Probably the slowest golf course in Florida. You never addressed that. We all have a vested interest in the golf course surviving and doing well and those of us on the golf course will certainly play and do whatever we need to. It's a scary situation. I played this golf course the first day it opened and moved here because of the golf course.

Mr. Dunleavy: Those were different times.

Mr. Kemp: I think if you have the place open, it's a tough situation because good restaurants and good golf courses have closed like over at St. Cloud golf. They shut their operations down and are doing primarily catering now. You guys had a good catering venture over at Kissimmee Bay because you thought that Remington residents were going to go to Kissimmee Bay and residents don't want to go to Kissimmee Bay. Residents want to go to Remington. You used to have a good restaurant. You used to have a good cook. You used to make a good Chicken Marsala. Then you started offering all you can eat hotdogs. Who wants to eat the cheapest hot dog that money will possibly buy? I don't. Then you have specials where you invite the public. You had an All-You-Can-Eat Superbowl party. You invite residents. I take a table of 10. Quite a few other people took people up there. You can't even get food and then if I spoke a different language, I got more service than when I didn't, which is a lousy thing to say and can create a lot of controversy, but that is what was taking place then. So, you have really aggravated people. You have a lot of people that live on the golf course, but play at St. Johns Golf.

Mr. Brown: I think that was your predecessor. It's not you.

Mr. Dunleavy: We are just trying to save the golf course money. This is actually, acreage wise, a very big property. Its maintained at the current state of revenue that's brought in. We are spending more to maintain at this level.

Mr. Brown: You all did a phenomenal job with the tournament.

Mr. Dunleavy: That's what we are trying to put forth here to figure out what we can do to get this golf course back to the St. Cloud level. There is only one thing that gets you there and that's revenue. We are a management company and trying to do everything we can for the current golf course owner, but there is only so far, we can go to stretch our dollar for the owner to get to this point.

Mr. Kemp: It's scary. I know at my residence, we are talking about selling before house values drop \$70,000. People on my street that are neighbors of mine are saying, "*Sell and get out of here.*" I'm sure people are going to be willing to help, once they know who to speak to for help.

Mr. Dunleavy: It's not a lot of money spread out.

Mr. Kemp: I don't know if you realize the impact of the golf course if you are not a golfer, unless you live on the golf course. If you do not live on the golf course and you are not a golfer, you are in any other neighborhood.

Mr. Dunleavy: This particular golf course, compared with others, with the way that it dominates the road, is visual to the community, to visitors and to anyone that comes into Remington. A lot of community golf courses aren't this visual. So, if we start having low maintenance, it affects the value even before the golf course would ever be closed. So, it affects your property values.

Mr. Kemp: One of the neighbors that I spoke to confidentially was willing to spend money. He mentioned thousand dollar figures. When you live on a golf course, it's a totally different situation from the golfers that live here that don't live on the golf course. In 1997, I paid a \$18,000 premium to live on the golf course. It is a sensitive subject.

Ms. Kirk: Do they dress up the clubhouse? They should. Do you want us to eat there? I'm sorry, but you need to do something to the front.

Mr. Brown: It has to open first.

Sal Perillo, Club Villas: The owner thinks that giving freebies is going to bring people in. It's not. If the golf course is in good condition, people will come back. I have a league that plays Remington on Tuesdays. He asked what he can do to build our league. It's not the freebies. It's getting the golf course to where it is playable. Nobody wants to play and have to hunt for their ball in the rough. It slows down play. The biggest thing is on the Boulevard, you don't want to see bent trees. I know it's very costly to do something like that, but even underneath the trees, you see all of these sticks standing up. It's an eyesore. I understand your dilemma. You have so much in your budget to do something like that.

Mr. Dunleavy: He's giving Remington far more than what is being paid to our company in terms of equipment we purchased. Every piece of equipment that is currently running is owned by Down to Earth except for two pieces. That's where her machine is for this property. At the end of August, they are bringing me some more equipment for another one of our properties. At some

point, we tried to figure out a way to help this property save money for maintenance, due to the cost for equipment, labor and the projects that you put on the ground. The foremost is the labor. Labor costs a little money.

Mr. Perillo: This golf course doesn't hold water very well, due to the amount of rain we have been getting.

Mr. Dunleavy: We feel like we have made ground towards that, but there is still a lot of work to do. There is drainage that needs to be re-done because it wasn't maintained correctly. So, there are places that hold water now. It doesn't make any sense except for the drainage, which is attached to the ground and is not working.

Mr. Perillo: Yes. I think, from my point of view, the golf course wasn't that bad, but when the owner took over, he did very little to maintain it.

Mr. Dunleavy: There was a learning curve on that. There are trusts from the owner towards us. That's part of why we are here tonight, because there is trust and we are trying to create a relationship again.

Mr. Perillo: No. I understand.

Mr. Kemp: There was a change almost immediately.

Mr. Dunleavy: I saw the golf course for the first time two years ago and it was pretty horrific.

Mr. Perillo: Nick was out there trimming.

Mr. Dunleavy: Yes.

Mr. Brown: Neither one of you mentioned that we are at the cusp of having Hurricane Dorian meet us, but we still have lingering effects of Hurricane Irma on the golf course.

Mr. Dunleavy: You are speaking of the trees. I have discussions as often as I can with the owner and I will continue to have those discussions.

Mr. Brown: It's not necessarily the people that run the golf course. When I lived in northern Virginia, if you lived in a golf course community and had a clubhouse like that, it would be packed every night with residents. People aren't like that here for some reason. Even when it was nice, it was hard to get people to play and I don't understand why?

Mr. Dunleavy: How many homes are in the community?

Mr. Brown: 1,700.

Mr. Dunleavy: That's amazing.

Pam Zaresk, Club Villas: I'm the President of Club Villas. We are a fairly elderly community. We have people that are constantly talking about whether we will close the clubhouse. Once or twice a week, there are about 15 people that just hang out with me in the garage. You guys had a happy hour event. When you did that, we came up here with 15 people. Then all of a sudden that went away. Part of the problem was that happy hour was from 2:00 p.m. to 4:00 p.m. Anybody that works isn't coming home at 4:00 p.m. I am going to give all of you my card and my number, but there are a group of people in there that are pretty social. There may be former caterers and bartenders who might be willing to offer their time. I just want all of you to know that there is a whole group of people out there. To tell you the truth, the more friends you can make in our neighborhood the better because what I usually hear from my people are that the dead trees haven't been moved.

Mr. Hurley: I met with Nick and discussed this. Then I went back to the HOA Board and we had discussions about it. We came up with a list of about 17 things to get to the owner on what they could be doing. So, we've been trying to help in that regard, besides advertising. With the new printing company, they may start to charge for this kind of advertising. They only charge for the leaflets that are inside. So, we don't overlook anything, I snuck in on a regular basis, but I can't guarantee that's not going to continue. The HOA has the majority of resident's emails. I can send an email to the Board and you can forward it to me. We used to have 950 email addresses on the HOA website, but the new management company has about 704 email addresses. We should've gotten an email read receipt from them. Its advertising for you.

Mr. Perillo: Just one more comment. If you go down to the Village Inn in St. Cloud on Monday night, you can't get in that door. When they have Bingo Night its packed.

Mr. Brown: Does anyone else have any comments? Hearing none, we will close the public comment period.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 30, 2019 Board of Supervisors Meeting and Acceptance of the Minutes of the July 30, 2019 Audit Committee Meeting

Mr. Brown: Does anyone have any changes?

Mr. Soukup: No changes.

Mr. Brown: If not, we need a motion to approve the minutes.

On MOTION by Ms. Kirk seconded by Mr. Mehrlich with all in favor the minutes of the July 30, 2019 Board of Supervisors meeting were approved as presented, and the minutes of the July 30, 2019 Audit Committee meeting were accepted as presented.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Vincutonis: I have several items. Last month, we looked at the exit side on E. Lakeshore Drive. It was shoving up against the concrete and falling into the pavers. I talked with Camcor. They gave me a verbal quote of about \$6,000, which seems high. So, we are going to try to reach out to them to see if we can get another price. We can have All Terrain take a look at it when they are out here doing other work. Camcor finished the locates. We are hoping to have a crew here next week to fill in the pothole on Thornburg Drive. That's all I have.

Mr. Mehrlich: What about Toho?

Mr. Vincutonis: I advised Toho that they needed to make repairs. They said they did a temporary repair at Stonewyk Way and Corybrooke Lane. Toho has gotten the work order approved. For the entry light, they directional drilled into that lane, causing a leak. I spoke to James Johnson, head of the maintenance division at Toho. They are going to be making several repairs out here over the next several months. As far as that specific repair, they will get it lined and once its lined, we will repair the asphalt.

Mr. Brown: Do you know who bore through it?

Mr. Vincutonis: They tried to pull locates so whoever did it, moved far enough away where they couldn't sync up with your cable provider, internet and phone.

Mr. Scheerer: The same guys were digging out by the school this last week.

Mr. Brown: Are there any questions for the District Engineer? Hearing none, we will move to the next item.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks 5959 through 5994 in the amount of \$32,302.64. In the Capital Projects Fund, we have Check 66 in the amount of \$30,914 and June payroll in the amount of \$903.50, for a total amount of \$164,120.14. We discovered some issues with our accounting software. As an example, if you look at the bottom of Page 2, there are some GMS invoices, one of which is for \$1,265 for aquatic plant management. That actually went to Applied Aquatics. There was an issue with coding and it lump summed the invoices as a group. The same thing happened on the next page. Under REW Landscaping, there was a \$23 delivery charge. That's actually for Fed-Ex. The two \$316 charges are for the Osceola County Sheriff's Office. These checks were cut to the right place, but were incorrect on the Check Register. The same with the monthly service fee. That's the wireless service for both guardhouses. The rest of them fall the same, but we wanted to let the Board know that all of those checks were cut to the right place. There was an error in our accounting system, which has been fixed. With that, we can take any questions on any of those invoices.

Mr. Brown: I have one. The email hosting goes back to April. Do they do that quarterly?

Mr. Showe: There's a mass billing on those and they just come back up, but they should be going the right way moving forward.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the Check Register for June 18, 2019 to August 21, 2019 totaling \$164,120.14 was approved.

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. All account lines are falling in line as we would expect. You are over 100% collected on your assessments so we are in good shape.

3. Presentation of OCSO Detail Reports

Mr. Showe: Everyone received a copy of these reports except for Barbara, but I have a set for her. We received three reports from August 10, August 17 and August 24. You can see that there were four citations and a couple of verbal warnings. We will keep doing that as long as the Board is okay with us continuing that service.

Mr. Brown: Yes.

4. Field Manager's Report

Mr. Scheerer: I thought I forwarded this to Jason, but if I didn't I apologize. There is some redundancy. The Amenity and Fitness Centers and the pool are in good shape. We did have an issue at the resident entry gate where ACT came out to replace the receiver and backup surge protection. Hopefully that takes care of Tim's issues so we will see what happens with that. We are still experiencing algae blooms throughout some of the ponds in the community, due to the weather and the rain. We continue to meet with REW on a weekly basis. Sidewalk repairs are still ongoing. We just finished all of Westmoreland Circle including the two at 118 Westmoreland Circle that had some issues on the side of their home. Those were all corrected. Due to all of the rain, I noticed that the sidewalks along Knightsbridge Boulevard were getting extremely filthy and slick so we came out and had the sidewalks pressure washed; however, we didn't go all the way like we did last year, like when we did our annual sidewalk cleaning of the entire community. So, we didn't go into Brookstone, South Hampton and Crown Ridge, but we did the main sidewalks because they were a mess. We also went through all of the sidewalk drains throughout the entire community. You may see some flags out. Those flags will typically indicate where there's a yard drain that we installed from a low spot in the sidewalk to the edge of curb. We received the Notice of Commencement for the flag on Partin Settlement Road. Maybe we should go back and talk to the golf course about putting our 30-footer behind the wall.

Mr. Thilburg: Maybe you should.

Mr. Scheerer: Because we are putting a nice big flagpole behind that beautiful wall.

Mr. Brown: That's really the only place we can do it.

Mr. Scheerer: Yes, because we have so many utilities going down the median off of E. Lakeshore Boulevard. I will keep the Board posted on that. I did have a call on Monday with all of the Field Managers for GMS. One of our owners, Ariel Lovera has a team of maintenance guys that are available. They have done some work out here before in anticipation of hurricanes. We hope for the best, but we are preparing for the storm as a hurricane. We will take the appropriate measures at Remington and the rest of our communities as well. We will probably know a little more by Thursday. That's probably our fail/safe.

Mr. Brown: Is Ariel an owner now?

Mr. Scheerer: He's been an owner from Day 1.

Mr. Brown: I didn't know that.

Ms. Kirk: Speaking of the storm, if something happens to the brick wall, who is responsible for that? Is it the CDD or the club?

Mr. Scheerer: The gates are yours.

Ms. Kirk: I know that.

Mr. Scheerer: The walls belong to the CDD.

Ms. Kirk: What happens if the brick wall, just by chance, comes tumbling down?

Mr. Scheerer: Just like before, we will bring the guys back and we will put it all back.

Mr. Brown: We've already cleaned.

Mr. Scheerer: We have two storm drains on Burnside and Westmoreland that are holding water. It's not so much affecting the roads, but I have All Terrain coming out this week. It was just coincidental that I ran into that last week while I was onsite. I sent pictures and got the maps of the flow of the storm drains, which go the opposite way. They will be out there cleaning those out. I have not seen any problems in the rest of the drains.

Mr. Brown: If it stays like it is today, it sounds like it is mostly going to be a rain event.

Mr. Scheerer: Yes. We are going to be seeing maybe 70 miles-per-hour (MPH) winds when it hits shore, but it will be a wind and rain event.

Mr. Showe: We'll keep an eye on it.

Mr. Scheerer: I will be available as usual regardless of the three-day weekend. Our office is scheduled to be closed, but please understand, if we need to be here we will.

Mr. Soukup: At what point do the guards stand down?

Mr. Scheerer: We leave that up to the guards. We will communicate with Charles and his team, but typically if it's an event where they feel they have to go home, 12 hours in advance, we will remove the gate arms and let everybody in like we did. I don't think they are anticipating this being like a Cat 2-3 storm. I think maybe they are talking about a tropical storm with 70 mph winds, but who knows what it will do once it hits the Bahamas. Once again, the preliminary stage is it is supposed to hit Puerto Rico tomorrow and if all goes the way the forecast is now, it will go into the Bahamas and then that open space between the Bahamas and us, whether it comes in by Palm Bay or South Brevard, is more accurate where it was earlier today. We will work with Charles and his team to make sure everyone is safe. If they need to evacuate, they will evacuate, but I don't anticipate any evacuations.

Mr. Brown: Security should probably do what schools do and what the police do. If it gets to 45 mph, they stop driving. No cruisers go out after the winds hit 45 mph.

Mr. Scheerer: Be ready for some phone calls if they don't see security out there. I'm sure Charles will use his better judgement for his team. We will be around. We are not going anywhere. That's all I have.

Mr. Brown: Are there any questions?

Mr. Thilburg: Yes. Last week, I noticed that there was a truck. They were doing soundings of the manhole covers in front of every development. I think they were from Toho.

Mr. Showe: It might have been.

Mr. Soukup: They were checking for leaks.

Mr. Kemp: I don't know if this is the right time to bring it up, but across the street from my house, someone's cable was running between three houses.

Mr. Soukup: That was one of my requests.

Mr. Kemp: Could that possibly be an issue?

Mr. Soukup: It's something that Spectrum is doing as a temporary repair. They are running cable from the box, across the sidewalk with duct tape, down the curb and up three houses down.

Mr. Kemp: It's been there for a while.

Mr. Soukup: Five months now.

Mr. Brown: Can you go and look at that?

Mr. Scheerer: I've seen it.

Mr. Soukup: If someone trips over that, it's on us.

Mr. Scheerer: I've seen them all over the place here. We can call the cable company and find out what is going on.

Mr. Brown: It's not that difficult for them to put pipe onto the sidewalk. They came and did a bore under my sidewalk and under my driveway. This was years ago. They ran the cable through and tied knots at the end. I asked them what they were doing and was told that they would be back in a week. Two months later, I untied the knots and pulled the cable out because they never came back.

Mr. Scheerer: That's what I'm going to do. We will see if we can reach out to them.

5. Security

This item was previously discussed.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brown: The only thing I have is that REW is doing a good job keeping ahead of the rains. Any time they get a break, I see them out here mowing.

Mr. Scheerer: If you notice some of the ponds, we didn't get to edge all of the ponds because a decision was made last week during all the rain, that they were going to have to hold off on mowing so they wouldn't track the property. We had an issue a couple of weeks ago where security reported some tracking from the mowers because the landscaping was too wet. They held off and I could see that they were back out today trying to play catch-up. So, if you see that some of our ponds weren't string trimmed, they will be string trimmed.

Mr. Brown: It looks like they had an issue with the ditch because its full of water so they can't go all the way down into the ditch.

Mr. Scheerer: We tell them to stay away. I support that 110%. I'm sure Jimmy would know the same thing when they are out on their golf course dealing with all of these wet areas. You can do more damage than you can good if you drive through that. The equipment is very expensive.

SEVENTH ORDER OF BUSINESS

Next Meeting Date – September 24, 2019

The next meeting is September 24, 2019.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business, Mr. Brown adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

AGREEMENT FOR SECURITY SERVICES

THIS AGREEMENT FOR SECURITY SERVICES (the "Agreement"), is entered into this 24th day of September, 2019 (the "Effective Date"), by and between:

The **REMINGTON COMMUNITY DEVELOPMENT DISTRICT** ("CDD"), a local unit of special purpose government organized and existing in accordance with Chapter 190, whose address for purposes of this Agreement is c/o Governmental Management Services-Central Florida, LLC, 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

And **UNIVERSAL PROTECTION SERVICE, LLC**, a Delaware limited liability company, authorized to transact business in the State of Florida ("Contractor"), whose address for purposes of this Agreement is 1020 Euclid Avenue, Charlotte, NC 28203.

FOR VALID CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Contractor and CDD agree as follows:

1. **Term.** This Agreement shall become effective as the date of execution by the last signing party for services to begin on October 1, 2019 and remain in effect until September 30, 2020, unless sooner terminated in accordance with this Agreement.

This Agreement may be extended for two (2) additional twelve (12) month periods upon agreement of the parties hereto in writing and subject to appropriation of funds by the District's Board of Supervisors.

2. **Contractor** shall provide the following services to CDD:

Scope of Services: Attached as Exhibit "A"

Officer Reports: The Contractor will provide an officer report for each day/night worked detailing the activity of the officer and of the property. These reports will list dates and times the officer is actually on site. Reports will be turned in at a determined place and time.

Invoicing: The Contractor will provide a monthly invoice listing the dates and times worked. Invoices will be paid accordingly to agreement terms.

Additional services: Contractor will provide additional services and recommendations at the request of members of the CDD. Additional pricing of such services will be set prior to start and submitted in writing. Any changes in duties or requirements shall be put in writing and approved prior to any such changes. Scope of services are not limited to the posted requirements and are subject to change at any time.

3. **Independent Contractor.** Neither the Contractor nor any of the employees, agents, officers, directors, contractors or representatives of the Contractor shall be deemed employees of CDD or receive employee or other benefits from CDD.

4. **Fees.** CDD shall pay to the Contractor \$14.89 per hour (the "Standard Rate") for security services at the recreation center and two (2) gate houses and \$22.34 per hour (the "Holiday Rate"). CDD shall pay to the Contractor \$18.14 per hour for roving patrol services and \$27.21 per hour (the "Holiday Rate") pursuant to this Agreement, for each security officer provided by the Contractor.

Holiday rates are based on a 50% increase of the standard rate and the holiday list is located below. CDD may request additional security officers at the Standard Rate by giving no less than 48 hours prior notice to the Contractor. CDD agrees to pay 20% above the Standard Rate for each security officer requested by CDD with less than 48 hours prior notice and who performs services hereunder within the 48 hour period; provided, however, such increased rate shall be payable only for the period of time services are provided within the 48 hour period, after which, the Standard Rate shall apply. For purposes of this agreement holiday pay shall apply to the following days: New Year's Eve Day, New Year's Day, Memorial Day, Easter Day, Independence Day, Labor Day, Thanksgiving, Christmas Eve Day, Christmas Day, and during times of natural and national emergencies.

5. **Sales Tax.** CDD is exempt from sales tax on this transaction.
6. **Reports: Invoices.** The Contractor shall provide to CDD on a monthly basis a summary of hours of services provided, both regular and special, in a format acceptable to CDD. The Contractor will invoice CDD on a monthly basis. Invoices are due and payable within thirty (30) days of receipt. A late fee equal to 1.5% per month will apply for any invoices which are not timely paid. Payment shall be made by business or certified check.
7. **Termination.** This Agreement may be terminated by either party for any reason with thirty (30) days prior written notice ("Termination Without Cause"). Notwithstanding the foregoing, either party may terminate this Agreement effective immediately for breach, misconduct or other non-performance under the Agreement by the non-terminating party ("Termination With Cause").
 - a. *Termination Without Cause.* If this Agreement is Terminated Without Cause, Contractor shall, in CDD's sole discretion, continue providing services pursuant to this Agreement during the 30-day termination period provided CDD continues paying for such services in accordance with the Agreement; provided, however, if CDD elects not to have the Contractor continue providing services CDD shall still be obligated to pay for the services which the Contractor would otherwise have provided during the 30-day termination period.
 - b. *Termination With Cause.* If this Agreement is Terminated With Cause by CDD, CDD shall not be required to pay any additional fees after the date and time of termination.
8. **Standard of Performance.** All personnel provided by the Contractor pursuant to this Agreement shall perform the services hereunder in a professional manner, consistent with

the standard rules and code of conduct of such professionals, in accordance with any special instructions given by CDD and in compliance with all state, federal and local laws, roles and ordinances.

9. **Insurance and Bond Requirements.** The Contractor shall provide evidence to CDD of an adequate general liability insurance policy and indemnity bond with terms acceptable to CDD.
10. **Indemnification.** The Contractor shall indemnify, hold harmless and defend CDD, or any of its officers, employees or agents from and against all liability, claims, demands and causes of action arising out of or related to any loss, damage, injury, or loss or damage to property caused, directly or indirectly, by the actions or omissions of the Contractor.
11. **Non-competition.** CDD agrees not to offer employment nor employ any Contractor employee during the employee's tenure with the Contractor and for a period of one (1) year following the date of the employee's termination with the Contractor.
12. **Severability.** If any provision of this Agreement, the deletion of which would not adversely affect a party's enjoyment of any material benefit intended by this Agreement nor substantially increase the burden of either party under this Agreement, is found to be invalid or unenforceable, that provision will be severed from this Agreement and the remainder of this Agreement will continue to be binding and enforceable.
13. **Waiver.** No waiver of any provision hereof shall be effective unless executed in writing by the party claimed to have made the waiver. No waiver of a provision hereof shall constitute a continuing waiver. A party's forbearance to enforce any available rights or to exercise any available remedy, or to insist upon strict compliance herewith, shall not be deemed a waiver or forfeiture of such rights, remedies or strict compliance. A party's acceptance of any late or inadequate performance shall not constitute a waiver or forfeiture of that party's right to treat such performance as an event of default or to require timely and adequate performance in the future.
14. **Notice.** Any notices required by this Agreement shall be sent to the addresses noted in the preamble to this Agreement, or at such other address designated in writing by the party to receive notice. Notices shall be either (1) personally delivered (including delivery by Federal Express or other courier service) to the addresses set forth above, in which case they shall be deemed delivered on the date of delivery; (2) sent by certified mail, return receipt requested, in which case they shall be deemed delivered on the date shown on the receipt unless delivery is refused or delayed by the addressee, in which event they shall be deemed delivered on the date of deposit in the U. S. Mail. Notices or communications to or from a party's attorney will be deemed to be to or from that party.
15. **Persons Bound.** If either party consists of more than one person or entity, all such persons and entities will be jointly and severally liable under this Agreement. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors. This Agreement is for the benefit only of the parties or their successors. No other person

shall be entitled to rely hereon, receive any benefit herefrom or, enforce any provision of this Agreement against any party.

16. **Entire Agreement.** This Agreement embodies the entire understanding of the parties, and all negotiations, representations, warranties, and agreements made between the parties are merged herein. The making, execution and delivery of this Agreement by both parties has been induced by no representations, statements, warranties or agreements that are not expressed herein. There are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof.
17. **Attorney Fees.** If either party initiates or is made a party to legal or other dispute resolution proceedings (whether judicial, administrative, declaratory, in arbitration or otherwise) in connection with this Agreement, then the non-prevailing party in those proceedings will pay the costs and attorney fees, including the costs and attorney fees of appellate proceedings incurred by the prevailing party. This obligation to pay attorney fees and costs will apply also to settlements of disputes and to collection efforts.
18. **Survival.** All indemnities, covenants, warranties, rights and obligations set forth in this Agreement shall survive after the termination of the Agreement.
19. **No Third Party Beneficiary.** Except for the rights of the parties hereto and their respective successors, legal representatives, and assigns, no person or entity has any rights or benefits under this Agreement, and no person or entity is a third party beneficiary of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed as of the day and year first above written.

WITNESSES:

**UNIVERSAL PROTECTION SERVICE,
LLC, a Delaware limited liability company**

Signature: _____
Print Name: _____

By: _____
Name: _____
Title: _____

Signature: _____
Print Name: _____

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____, as the _____ of Universal Protection Service, LLC, a Delaware limited liability company, on behalf of said company. He/She is personally known to me.

Notary Public
Printed name: _____

(SEAL)

WITNESSES

**REMINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Signature: _____

Print Name: _____

By: _____
Chairman of the Board of Supervisors

Signature: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____, as Chairman of the Board of Supervisors of Remington Community Development District. He is personally known to me.

Notary Public
Printed name: _____

(SEAL)

Remington Community Development District
Security – Scope of Services
EXHIBIT "A"

1. Project Scope
 - 1.1 General Overview
 - 1.2 CDD Development
2. General Contractor Requirements and Procedures
 - 2.1 Operation Procedures
 - 2.2 Key Personnel
 - 2.3 Personnel Dress Code
 - 2.4 Personnel Conduct
 - 2.5 Safety Program
 - 2.6 Facility Location
 - 2.7 Document Control and Data Maintenance
 - 2.8 Verification of Data
 - 2.9 Ownership of Data
3. Coordination
 - 3.1 General Coordination
 - 3.2 Contractor's Project Manager
4. Scheduled Operations
 - 4.1 Patrol Area
 - 4.2 Recreation Center
 - 4.3 Guard House Policies
 - 4.4 Neighborhood Patrols
 - 4.5 Criminal Activities
 - 4.6 Damage to Facilities
5. Administration/Operations Program
 - 5.1 General
 - 5.2 Administration
 - 5.3 Operations
6. Response Time
 - 6.1 General

END OF TABLE OF CONTENTS

1. PROJECT SCOPE

The Contractor shall provide security services for the Remington Community Development District.

1.1 General Overview

Remington Community Development District ("The District or Owner"), located in the Osceola County approximately five (5) miles west of the City of Kissimmee, is a master planned unit development with amenities such as a community clubhouse, swimming pool, and tennis court. The development is located approximately one (1/2) mile east of the Florida turnpike off of HWY 192 and (1/2) north on Partin Settlement Road.

1.2 Community Development Districts (CDD) Development

The District is an independent unit of local government created and established in accordance with the Act. The Act was enacted in 1980 and is provided for in Florida Statutes 190.006 through 190.049. It provides a uniform method for the establishment of independent districts to manage and finance basic community development services.

2. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

The Contractor shall meet the requirements and follow the procedures associated with all items in this Agreement. These general requirements and procedures are as follows:

2.1 Operation Procedures

The Contractor shall perform the basic services outlined within the Scope of Services at the hours and days requested by the Owner. The Owner will designate where the contractor will take breaks, lunches, and use restroom facilities. Employee personnel vehicles will be marked and parked only in areas designated by the Owner.

2.2 Key Personnel

2.2.1 All Work shall be managed and/or directed by key personnel identified in the proposal. Any changes in the assigned key personnel shall be subject to approval by the Owner. Where applicable, the Contractor shall require certifications, training, etc. be secured and updated for all employees.

2.2.2 Contractor shall provide one (1) Project Manager who is knowledgeable of the Contractor's daily activities when performed at the site. This Manager shall serve as the point of contact between the Owner and Contractor. The Manager shall be responsible for coordinating all scheduled services with the Owner.

2.3 Personnel Dress Code

The Contractor shall ensure that employees working on the Project shall wear uniforms or Professional attire at all times. Clothing that expresses or implies obscene language or graphics, degrading or demeaning connotations, or in the opinion of the Owner is unsightly for any reason,

shall be strictly prohibited. Contractor personnel shall wear shirts at all times and shall wear footwear that conforms to safe work practices.

2.4 Personnel Conduct

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees that communicate and interact with the Remington community and any other customer/party associated with the Remington Project are knowledgeable of the Project and the Services the Contractor is performing.

2.5 Safety Program

The Contractor shall develop, implement, and maintain a safety program for its operations on the Project. That safety program shall include, at a minimum, a safety policy, safety rules and procedures, safety training, procedures for reinforcing and monitoring safety programs, procedures for accident investigations, providing and maintaining equipment safety features, and safety record keeping.

The Contractor shall comply with all State of Florida and federal and local regulations, rules and orders, as they pertain to occupational safety and health, the safe operation and security of the facilities.

The Contractor shall provide, at the Contractor's expense, all safety equipment and materials necessary for and related to the work performed by its employees. Such equipment will include, but is not limited to items necessary to protect its employees and the general public, if applicable.

2.6 Facility Location

The Owner shall only provide a guard house on the Project Site for the Contractor as part of this Scope of Services.

2.7 Document Control and Data Maintenance

2.7.1 Officer's Daily Log

The Contractor shall keep accurate records of all incidences that occur while on duty, documents received, and, if applicable, issued by this Contractor. A 'document log' shall be maintained during the work of this Contractor to provide records on the information available to or from this Contractor. The 'log' shall outline document titles and dates, the originator, received dates, and to/from information. This 'log' shall be updated daily and submitted to the Owner on a daily basis.

2.7.2 Data Maintenance

The Contractor shall, after review with the Owner, establish a systematic process for the insertion of revised sets and the integration of that data into the overall Project plan after verification for compatibility and consistency of the information received with existing information.

2.7.3 Data Dispersal

Should the Contractor distribute data to others, the Contractor shall document the distribution of data by completing a letter of transmittal. All distribution of data shall be accompanied by a letter of transmittal with a copy provided to the Owner identifying:

- Party to whom the data is being transferred
- Origination of the request for transfer
- Name of data being transferred
- Type(s) of data being transferred
- Date of transfer
- Purpose of transfer, or use of information
- Further action necessary

The Contractor shall propose a format for, and keep a log of, all data transfers for updates to the Owner.

2.8 Verification of Data

All data provided to the Contractor shall be examined for consistency with its records and work efforts. Any obvious inconsistency shall be reported to the Owner verbally and in writing, upon discovery.

2.9 Ownership of Data

It is to be understood that all data transmitted, and material/equipment purchased under this contract by the Contractor or provided to the Contractor, either by the Owner or third parties, are the sole properties of the Owner. The Contractor shall have temporary charge of the data while performing contracted services for the Project. All data shall be returned to the Owner at the conclusion of the Project, after which no copies of the data may be kept by the Contractor without the express written permission of the Owner.

The Owner shall retain the right to require that the Contractor transfer all Project data, material, or equipment to the Owner immediately upon fourteen days written notice, for any reason. The same procedures shall apply should it become necessary for the Contractor to voluntarily return all Project data to the Owner.

3. COORDINATION

The Contractor shall provide coordination with the Owner for all items associated with the requirements of this Agreement.

3.1 General Coordination

The Contractor shall meet with the Owner on a monthly basis. Those meetings shall serve as a forum for the exchange of information, identification of pertinent and critical issues, determination of an action plan and schedule for resolving those issues, review of schedule, and budget status. The Contractor shall prepare the agenda for those meetings and submit it to the Owner two working days prior to the date of each meeting. The Contractor shall record and distribute minutes of each meeting to all attendees within five

(5) business days, as well as other parties with a 'need-to-know.' The Owner shall provide the meeting location.

In addition, Contractor shall provide a representative to attend the monthly meeting of the Remington Board of Supervisors if requested to do so by the Owner. This representative shall be knowledgeable of this Project Scope and Scope of Services and shall be able to respond to any questions the Board may have as to the day to day activities at the Project site pursuant to this Agreement.

3.2 Contractor's Project Manager

Contractor shall designate a representative who will be responsible for overall supervision of the Contractor's work force on the Project and shall act as the single point of contact, on a daily basis, between the Owner and the Contractor. This individual shall maintain at all times a means of being contacted by the Owner (beeper or cellular phone) and shall respond to such calls within twenty minutes of contact. This individual shall be responsible for maintaining the Contractor's schedule of activities and notifying the Owner of this daily schedule, for quality control of the Contractor's services.

4. SCHEDULED OPERATIONS

4.1 Patrol Area

Contractor shall provide a visible presence to deter any wrong doing. The principle areas are as follows but are not limited to the immediate area in and around the recreation center including the pool area and tennis courts, volley ball court, baseball field, two guard houses and regular patrols throughout the community during the hours requested by the Owner. Contractor shall also provide an officer to supervise entry into the community at the two guard houses during the hours requested by the Owner.

4.2 Recreation Center

The officer on duty shall enforce all recreation center policies throughout the facility and will report all incidences to the Owner in the daily officer's report. At the end of

the shift the contractor will be responsible for ensuring that the recreation center is secure and locked down on a nightly basis. The recreation center will be manned seven (7) days/nights a week during the following hours. Monday, Tuesday, Thursday, Friday, Saturday, Sunday from 2:00 PM to 10:00PM. Wednesdays from 12:00 PM to 10:00 PM.

4.3 Guard House Policies

The officers on duty shall man the two guard houses from dusk to dawn seven (7) days/nights a week and assist residents and guests that enter and leave the community and enforce the policies set forth by the Owner. The officers on duty shall be responsible for logging down all vistors, guest vehicles that enter the community along with licenses plate numbers. Any incidents shall be reported in the daily officer's report.

4.4 Neighborhood Patrols

Contractor shall patrol all neighborhoods between the hours of dusk to dawn or hours dictated by the owner, seven (7) days/nights a week within the community on a regular basis throughout the daily/nightly shift. In the event of an incident the contractor shall

attempt to acquire names, addresses, and phone numbers from the offenders without causing harm to the contractor or the offender. Any/all incidents will be recorded in the officer's daily log and reported to the owner. Neighborhood patrols shall also include parking enforcement, ticketing and identifying vehicles in violation of the Districts parking resolution that will need to be towed from property.

4.5 Criminal Activities

If the contractor becomes aware of any criminal activities within the CDD property the contractor shall notify the Osceola County Sheriffs department immediately and record the incident in the officer's daily log along with any reports from the sheriffs deputy.

4.6 Damage to Facilities

Should the Contractor become aware of damage to the facilities within the area being serviced by the Contractor, the Contractor shall notify the Owner by adding the damages to the officer's daily log. Contractor should notify the owner by phone and if necessary contact the Osceola County Sheriffs office to file a report for damages. The CDD reserves the right to adjust staffing and hours of operations as necessary.

5. ADMINISTRATION/OPERATIONS PROGRAM

The Contractor shall develop policies and procedures and implement an Administration, and Operation Program. That program shall include, but not be limited to, the following:

5.1 General

5.1.1 This program shall be a comprehensive narrative and where applicable, graphic/diagrammatic explanation of policies and procedures, which shall govern the contractor's Services provided under this Agreement as generally outlined in this Scope of Services. This program shall implement security industry standard practices. The program document shall contain key information relative to the major components described below.

The program document shall be presented in a three-ring binder using standard "8- 1/2 x 11" pages, single-spaced for text, graphics, and/or diagrams, and with, if necessary, 11" x 17" pages for diagrams and/or graphics that fold out if necessary. The document shall include as a minimum, a table of contents, section dividers, numbered pages, issuance date on each page, and appendices as required. Each copy shall be numbered and a log shall be kept by the Contractor of document holders (refer to Section 2.9.3, Data dispersal).

5.1.2 The program document shall be kept up-to-date at all times by the Contractor. Revisions to the document shall be indicated by footnote on the revised pages. Revisions shall be distributed by the Contractor to all document holders.

5.1.3 The Contractor shall prepare draft copies of the document for review and comment by the Owner within thirty (30) calendar days of the notice to proceed with the Services. The Contractor shall anticipate at least two (2) more additional reviews by the Owner prior to issuance of the final document. All Owner comments shall be incorporated into the document. The Contractor shall be

responsible for preparing and submitting the following number of copies of the program document to the Owner.

- First draft Six (6) bound copies, one (1) unbound copy
- Second draft Six (6) bound copies, one (1) unbound copy
- Third draft Six (6) bound copies, one (1) unbound copy
- Final document Ten (6) bound copies, two (2) digital copies on 3 1/2 Diskette

5.2 Administration

- 5.2.1 The administrative section of the program document shall, at a minimum, address those functions which are the responsibility of the Contractor related to all administrative matters generally described in the Scope of Services and as outlined below.
- 5.2.2 Organization charts for administrative management functions include key personnel names, job titles, and phone numbers.
- 5.2.3 Policies and procedures related to the Contractor's program for communications with the Remington community relative operations and customer service.
- 5.2.4 Personnel policies and procedures related to the Contractor's personnel performing services on the Remington site.

5.3 Operations

- 5.3.1 The operations section of the program document shall, at a minimum, address those functions which are the responsibility of the Contractor related to all operations/customer service matters generally described in the Scope of Services and as outlined below.
- 5.3.2 Organization charts for operations and customer service related functions. Include key personnel names, job titles, and phone numbers.
- 5.3.4 Policies and procedures related to the Contractor's safety program The Administration and Operation Program shall be submitted by the Contractor for review and approval by the Owner's Program Manager. The Contractor shall modify the program as required by the Owner's Program Manager.

6. RESPONSE TIME

The Contractor shall provide services within the amount of time indicated in this Agreement. The following is general response time information and requirements for the Emergency Response Program to be developed, implemented, and maintained by the Contractor.

6.1 **General**

The Contractor shall, on a timely and efficient basis, respond to any and all requests, and inspections, and observations, etc. stipulated in the Project Manual. The Contractor shall provide supervisory and operating personnel as required who shall be available on call 24 hours per day, 7 days per week to respond to and correct any problems with any of the elements covered by this agreement.

Response time, unless otherwise directed by the Owner, required by the Contractor for various maintenance activities are as follows:

Should the Contractor fail to respond to a request for any services addressed in this Project Scope within the required allotted time, the Owner shall, at the Contractor's sole expense, provide the requested services.

END OF SCOPE OF SERVICES

SECTION VII

SECTION C

SECTION 1

Remington

Community Development District

Summary of Invoices

August 22, 2019 to September 17, 2019

Fund	Date	Check No.'s	Amount
General Fund	8/22/19	5995-6002	\$ 4,659.12
	8/27/19	6003-6004	\$ 510.88
	8/30/19	6005-6009	\$ 1,964.68
	9/9/19	6010	\$ 9,308.26
	9/10/19	6011-6017	\$ 24,971.46
	9/17/19	6018-6027	\$ 30,319.06
			<hr/>
			\$ 71,733.46
			<hr/>
			\$ -
Payroll	<u>August 2019</u>		
	Barbara Kirk	50790	\$ 184.70
	Brian K. Brown	50791	\$ 184.70
	Carl R. Thilburg	50792	\$ 184.70
	Kenneth R. Soukup	50793	\$ 164.70
	Timothy P. Mehrlich	50794	\$ 184.70
			<hr/>
			\$ 903.50
			<hr/>
			\$ 72,636.96

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/17/19
 *** CHECK DATES 08/22/2019 - 09/17/2019 *** REMINGTON CDD - GENERAL FUND
 BANK A REMINGTON CDD - GF

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/22/19	00038	8/09/19 S110879	201908 320-53800-34800		*	329.00	
		GATE REPAIRS 8/3/19					
		8/13/19 S110979	201908 320-53800-34800		*	229.24	
		GATE REPAIR 8/8/19					
				ACCESS CONTROL TECHNOLOGIES			558.24 005995
8/22/19	00093	7/31/19 179035	201907 320-53800-47100		*	1,265.00	
		15 POND MAINTENANCE JUL19					
				APPLIED AQUATIC MANAGEMENT, INC.			1,265.00 005996
8/22/19	00290	8/14/19 4583	201908 320-53800-57200		*	70.00	
		BASKETBALL NET REPLACED					
				BERRY CONSTRUCTION INC.			70.00 005997
8/22/19	00127	8/13/19 5269689	201907 310-51300-31100		*	367.50	
		PROF CIVIL ENG SRVC AUG19					
				HANSON, WALTER & ASSOCIATES, INC.			367.50 005998
8/22/19	00010	7/31/19 00836499	201907 310-51300-31500		*	597.50	
		ADOPTION OF FY19/20 7/09					
				ORLANDO SENTINEL			597.50 005999
8/22/19	00213	8/20/19 50060	201908 320-53800-34500		*	316.00	
		SECURITY 8/04-8/17					
				OSCEOLA COUNTY SHERIFF'S OFFICE			316.00 006000
8/22/19	00251	8/12/19 726630	201908 320-53800-46300		*	793.08	
		IRRIGATION REPAIR 8/9/19					
				REW LANDSCAPE CORP			793.08 006001
8/22/19	00125	8/02/19 340756	201908 320-53800-46500		*	219.80	
		15 GAL SULFURIC ACID					
		8/02/19 340878	201908 320-53800-46500		*	472.00	
		280 BULK BLEACH/DELIVERY					
				SPIES POOL LLC			691.80 006002
8/27/19	00038	8/20/19 S111079	201908 320-53800-34800		*	229.24	
		GATE REPAIR 8/14/19					
		8/20/19 S111083	201908 320-53800-34800		*	109.14	
		GATE REPAIR 8/14/19					
				ACCESS CONTROL TECHNOLOGIES			338.38 006003
8/27/19	00125	8/12/19 341674	201908 320-53800-46500		*	172.50	
		POOL INSPECTION/REPAIR					
				SPIES POOL LLC			172.50 006004

REMI -REMINGTON - IARAUJO

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/17/19

PAGE 2

*** CHECK DATES 08/22/2019 - 09/17/2019 ***

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 #
8/30/19	00038	8/29/19 P31990	201908 320-53800-34800	MULTICODE REMOTES/SHIPPNG	*	130.40	
				ACCESS CONTROL TECHNOLOGIES			130.40 006005
8/30/19	00288	8/23/19 18029	201907 320-53800-53300	OCSO SIGN GLEN EAGLE	*	46.00	
				AIRPORT TOWING SERVICE			46.00 006006
8/30/19	00168	8/22/19 CF0284	201906 320-53800-52000	TRAFFIC CONES/POLES/BOLTS	*	111.78	
				GOVERNMENTAL MANAGEMENT SERVICES			111.78 006007
8/30/19	00125	8/19/19 341929	201908 320-53800-46500	REPLACE FEED RATE CONTROL	*	376.50	
				SPIES POOL LLC			376.50 006008
8/30/19	00282	8/29/19 19-4861	201908 320-53800-46700	CLUBHOUSE CLEANING-AUG19	*	1,100.00	
		8/29/19 19-4861	201908 320-53800-35000	GUARDHOUSE CLEANING-AUG19	*	200.00	
				WESTWOOD INTERIOR CLEANING INC.			1,300.00 006009
9/09/19	00168	9/01/19 387	201909 310-51300-34000	MANAGEMENT FEES-SEP19	*	5,715.00	
		9/01/19 387	201909 310-51300-34100	INFORMATION TECH-SEP19	*	133.33	
		9/01/19 387	201909 310-51300-31300	DISSEMINATION FEE-SEP19	*	83.33	
		9/01/19 387	201909 310-51300-51000	OFFICE SUPPLIES	*	22.95	
		9/01/19 387	201909 310-51300-42000	POSTAGE	*	17.52	
		9/01/19 387	201909 310-51300-42500	COPIES	*	38.55	
		9/01/19 388	201909 320-53800-12000	FIELD MANAGEMENT SEP19	*	2,222.58	
		9/01/19 388	201909 320-53800-57200	GUTTERS-RECREATION CENTER	*	1,075.00	
				GOVERNMENTAL MANAGEMENT SERVICES			9,308.26 006010
9/10/19	00005	8/27/19 6-719-20	201908 310-51300-42000	SHIPPING 8/21/19	*	23.26	
				FEDEX			23.26 006011
9/10/19	00168	9/04/19 CF0287	201909 320-53800-49100	HURRICANE PREP/REPAIR 9/4	*	500.00	
				GOVERNMENTAL MANAGEMENT SERVICES			500.00 006012

REMI -REMINGTON - IARAUJO

*** CHECK DATES 08/22/2019 - 09/17/2019 ***

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 #
9/10/19	00127	8/31/19 5270005	201908 310-51300-31100	PROF CIVIL ENG SRVC AUG19	*	210.00	
				HANSON, WALTER & ASSOCIATES, INC.			210.00 006013
9/10/19	00251	9/01/19 726737	201909 320-53800-46200	LANDSCAPE MAINT SEP19	*	23,500.00	
				REW LANDSCAPE CORP			23,500.00 006014
9/10/19	00125	8/18/19 341332	201909 320-53800-46500	CHEMICAL CONTROLLER SEP19	*	89.95	
				SPIES POOL LLC			89.95 006015
9/10/19	00311	9/09/19 SEP19	201909 310-51300-49000	NEWSLETTER DELIVERY SEP19	*	428.25	
				SCOTT DALEY			428.25 006016
9/10/19	00303	9/01/19 W1846	201909 320-53800-34800	MNTHLY SRVC - LAKE SHORE	*	110.00	
		9/01/19 W1846	201909 320-53800-34800	MNTHLY SRVC - SEC PARTIN	*	110.00	
				WI-PAK			220.00 006017
9/17/19	00302	9/06/19 19-0828	201909 320-53800-53400	STORM DRAIN-WESTMORELAND	*	1,750.00	
				ALL TERRAIN TRACTOR SERVICE INC			1,750.00 006018
9/17/19	00093	8/31/19 179703	201908 320-53800-47100	15 PONDS-AQWTC SRVC AUG19	*	1,265.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,265.00 006019
9/17/19	00290	9/08/19 4594	201909 320-53800-35100	REPAIR GUARDHOUSE 9/8/19	*	230.00	
		9/08/19 4595	201909 320-53800-53300	REPAIRING SIGNS 9/8/19	*	640.00	
				BERRY CONSTRUCTION INC.			870.00 006020
9/17/19	00082	9/01/19 16668	201908 310-51300-31500	REVIEW MTG/ATTND BRD MTG	*	1,254.00	
				CLARK & ALBAUGH, LLP			1,254.00 006021
9/17/19	00310	9/11/19 1592	201909 320-53800-53200	EXCAVATION THORNBURY WAY	*	1,200.00	
				CAMCOR SITE LLC			1,200.00 006022
9/17/19	00213	9/05/19 50106	201908 320-53800-34500	SECURITY 08/18-08/31/19	*	316.00	
				OSCEOLA COUNTY SHERIFF'S OFFICE			316.00 006023

REMI -REMINGTON - IARAUJO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/17/19 PAGE 4
 *** CHECK DATES 08/22/2019 - 09/17/2019 *** 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 #
9/17/19	00084	8/16/19 140697	201908 320-53800-53300	PARKING VIOLATION LABELS	*	235.38	
				PIP PRINTING			235.38 006024
9/17/19	00291	9/04/19 5397	201909 320-53800-46400	POOL MAINTENANCE SEP19	*	600.00	
				ROBERTS POOL SERVICE AND REPAIR INC			600.00 006025
9/17/19	00125	8/29/19 342100	201908 320-53800-46500	3 SULFURIC ACID 15GAL	*	164.85	
		8/29/19 342298	201908 320-53800-46500	200 BULK BLEACH/DELIVERY	*	340.00	
				SPIES POOL LLC			504.85 006026
9/17/19	00296	8/29/19 9198948	201908 320-53800-34500	SECURITY MONTIORING AUG19	*	22,323.83	
				UNIVERSAL PROTECTION SERVICE LP			22,323.83 006027
TOTAL FOR BANK A						71,733.46	
TOTAL FOR REGISTER						71,733.46	

REMI -REMINGTON - IARAUJO

SECTION 2

Remington

Community Development District



Unaudited Financial Reporting

August 31, 2019

Presented by:



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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
August 31, 2019

	Governmental Fund Types			
	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2019
<u>ASSETS</u>				
<u>Cash</u>				
Operating Account	\$330,423	—	\$594,235	\$924,658
Pavement Management	—	—	\$103	\$103
Capital Projects Fund	—	—	\$184,808	\$184,808
Due from Other	\$970	\$0	—	\$970
<u>Investments</u>				
Series 2008-2				
Revenue	—	—	—	\$0
Operations				
Custody Account	—	—	\$517,914	\$517,914
State Board	\$119,491	—	—	\$119,491
Total Assets	\$450,884	\$0	\$1,297,059	\$1,747,944
<u>LIABILITIES</u>				
Accounts Payable	\$26,132	—	—	\$26,132
Deferred Revenue	\$485	—	—	\$485
Fica Payable	\$153	—	—	\$153
Federal Withholding	\$20	—	—	\$20
<u>FUND EQUITY:</u>				
Investment in General				
Restricted for Debt Service 2008-2	—	\$0	—	\$0
Restricted for Capital Projects	—	—	\$184,808	\$184,808
Restricted for Capital Projects	—	—	\$1,112,251	\$1,112,251
Unassigned	\$424,094	—	—	\$424,094
Total Liabilities and Fund Equity & Other Credits	\$450,884	\$0	\$1,297,059	\$1,747,944

REMINGTON
Community Development District

General Fund
Statement of Revenues & Expenditures
For The Period Ending August 31, 2019

	General Fund Budget	Prorated Budget Thru 08/31/19	Actual Thru 08/31/19	Variance
Revenues:				
Maintenance Assessments	\$1,137,222	\$1,137,222	\$1,143,851	\$6,629
Miscellaneous Income	\$5,000	\$4,583	\$4,640	\$57
Interest Income	\$1,900	\$1,741	\$2,837	\$1,096
Total Revenues	\$1,144,122	\$1,143,547	\$1,151,328	\$7,781
Expenditures:				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$11,000	\$9,800	\$1,200
FICA	\$918	\$842	\$734	\$107
Engineer	\$10,000	\$9,167	\$19,305	(\$10,138)
Attorney	\$30,000	\$27,500	\$17,839	\$9,661
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	\$62,865	\$62,865	\$0
Information Technology	\$1,600	\$1,467	\$3,967	(\$2,500)
Trustee Fees	\$4,500	\$4,500	\$0	\$4,500
Dissemination Agreement	\$1,000	\$917	\$917	\$0
Arbitrage Rebate	\$450	\$450	\$900	(\$450)
Telephone	\$200	\$183	\$0	\$183
Postage	\$1,000	\$917	\$520	\$397
Insurance	\$40,725	\$40,725	\$33,776	\$6,949
Printing and Binding	\$1,500	\$1,375	\$725	\$650
Newsletter	\$3,300	\$3,025	\$2,701	\$324
Legal Advertising	\$1,500	\$1,375	\$1,023	\$353
Office Supplies	\$500	\$458	\$426	\$32
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Administrative Contingency	\$500	\$458	\$784	(\$326)
Total Administrative	\$188,163	\$177,113	\$165,757	\$11,356
<u>Maintenance</u>				
<u>Environmental</u>				
Lake Maintenance	\$18,200	\$16,683	\$13,915	\$2,768
<u>Utilities</u>				
Kissimmee Utility Authority	\$8,500	\$7,792	\$5,794	\$1,997
TOHO Water Authority	\$70,000	\$64,167	\$59,327	\$4,840
Orlando Utilities Commission	\$20,500	\$18,792	\$14,513	\$4,279
Centurylink	\$7,000	\$6,417	\$5,757	\$660
Bright House	\$1,600	\$1,467	\$2,259	(\$792)
<u>Roadways</u>				
Street Sweeping	\$17,250	\$15,813	\$5,715	\$10,098
Sidewalks/Roadways	\$0	\$0	\$5,845	(\$5,845)
Drainage	\$5,000	\$4,583	\$7,900	(\$3,317)
Signage	\$5,000	\$4,583	\$8,589	(\$4,006)
<u>Common Area</u>				
Landscaping	\$280,000	\$256,667	\$261,600	(\$4,933)
Feature Lighting	\$3,000	\$2,750	\$4,298	(\$1,548)
Irrigation	\$20,000	\$18,333	\$5,365	\$12,969
Trash Receptacles & Benches	\$5,000	\$4,583	\$500	\$4,083
Plant Replacement & Bed Enhancements	\$10,000	\$9,167	\$8,546	\$621
Miscellaneous Common Area Services	\$10,000	\$9,167	\$13,165	(\$3,999)
Soccer/Ball Field Maintenance	\$1,000	\$917	\$900	\$17
<u>Recreation Center</u>				
Pool Maintenance	\$20,000	\$18,333	\$17,779	\$554
Pool Cleaning	\$8,000	\$7,333	\$6,000	\$1,333
Pool Permits	\$550	\$550	\$525	\$25
Recreational Center Cleaning	\$15,000	\$13,750	\$13,834	(\$84)
Recreational Center Repairs & Maintenance	\$10,000	\$9,167	\$10,874	(\$1,707)
Pest Control	\$700	\$642	\$652	(\$10)
Subtotal Maintenance	\$536,300	\$491,654	\$473,652	\$18,002

REMINGTON
Community Development District

General Fund
Statement of Revenues & Expenditures
For The Period Ending August 31, 2019

	General Fund Budget	Prorated Budget Thru 08/31/19	Actual Thru 08/31/19	Variance
Security				
Recreation Center Access	\$4,000	\$3,667	\$2,341	\$1,326
Security Guard	\$275,500	\$252,542	\$232,769	\$19,772
Gate Repairs	\$11,000	\$10,083	\$8,995	\$1,088
Guard House Cleaning	\$3,300	\$3,025	\$2,400	\$625
Guard House Repairs and Maintenance	\$4,500	\$4,125	\$2,709	\$1,416
Gate Maintenance Agreement	\$1,100	\$1,100	\$1,100	\$0
Other				
Contingency	\$500	\$458	\$144	\$315
Field Management Services	\$26,671	\$24,448	\$24,448	(\$0)
Subtotal Maintenance	\$326,571	\$299,448	\$274,907	\$24,541
Total Maintenance	\$862,871	\$791,103	\$748,559	\$42,543
Other Sources & Uses				
Transfer Out - Pavement Management	(\$93,088)	(\$93,088)	(\$93,088)	\$0
Transfer Out - Capital Projects Fund	\$0	\$0	(\$5,396)	(\$5,396)
Total Other	(\$93,088)	(\$93,088)	(\$98,484)	(\$5,396)
Total Expenditures	\$1,144,122		\$1,012,800	
Excess Revenues/(Expenditures)	(\$0)		\$139,200	
Fund Balance - Beginning	\$0		\$285,566	
Fund Balance - Ending	(\$0)		\$424,766	

REMINGTON

Community Development District

Series 2008-2

Debt Service Fund

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

Revenues:

	Adopted Budget	Prorated Budget Thru 08/31/19	Actual Thru 08/31/19	Variance
Special Assessments	\$571,509	\$571,509	\$574,327	\$2,817
Interest Income	\$400	\$367	\$1,002	\$635
Transfer In	\$0	\$0	\$5,396	\$0
Total Revenues	\$571,909	\$571,876	\$580,725	\$3,453

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	\$161,142	(\$12,566)
Total Expenditures	\$782,688	\$782,688	\$795,254	(\$12,566)
Excess Revenues/(Expenditures)	(\$210,779)		(\$214,530)	
Fund Balance - Beginning	\$210,779		\$214,530	
Fund Balance - Ending	\$0		\$0	

REMINGTON

Community Development District

Pavement Management

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

Revenues:

	Adopted Budget	Prorated Budget Thru 08/31/19	Actual Thru 08/31/19	Variance
Transfer In	\$150,000	\$150,000	\$150,000	\$0
Interest Income	\$500	\$458	\$1,454	\$996
Total Revenues	\$150,500	\$150,458	\$151,454	\$996

Expenditures:

Contingency	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$150,500		\$151,454	
Fund Balance - Beginning	\$960,493		\$960,797	
Fund Balance - Ending	\$1,110,993		\$1,112,251	

REMINGTON

Community Development District

Capital Projects Fund

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

	Adopted Budget	Prorated Budget Thru 08/31/19	Actual Thru 08/31/19	Variance
<u>Revenues:</u>				
Transfer In	\$148,576	\$148,576	\$161,143	\$12,567
Interest Income	\$100	\$92	\$52	(\$40)
Total Revenues	\$148,676	\$148,668	\$161,195	\$12,527
<u>Expenditures:</u>				
Capital Outlay - Fitness Equipments	\$10,000	\$9,167	\$0	\$9,167
Capital Outlay - Pressure Washing	\$20,000	\$18,333	\$0	\$18,333
Capital Outlay - Landscape Improvements	\$0	\$0	\$8,618	(\$8,618)
Capital Outlay - Sidewalk/Roadway Improvements	\$95,000	\$87,083	\$136,295	(\$49,212)
Capital Outlay - Camera System	\$30,000	\$27,500	\$0	\$27,500
Capital Outlay - Rec Center Improvements	\$38,500	\$35,292	\$22,908	\$12,384
Capital Outlay	\$0	\$0	\$16,242	(\$16,242)
Total Expenditures	\$193,500	\$177,375	\$184,062	(\$6,687)
Excess Revenues/(Expenditures)	(\$44,824)		(\$22,868)	
Fund Balance - Beginning	\$297,086		\$207,676	
Fund Balance - Ending	\$252,262		\$184,808	

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
Revenues:													
Assessments	\$0	\$191,234	\$805,027	\$24,812	\$15,537	\$15,922	\$67,912	\$7,121	\$16,253	\$34	\$0	\$0	\$1,143,851
Miscellaneous Income	\$410	\$375	\$250	\$320	\$330	\$320	\$1,085	\$540	\$240	\$220	\$550	\$0	\$4,640
Interest Income	\$243	\$243	\$264	\$277	\$251	\$275	\$264	\$277	\$249	\$255	\$910	\$0	\$3,509
Total Revenues	\$653	\$191,853	\$805,542	\$25,408	\$16,118	\$16,518	\$69,261	\$7,938	\$16,742	\$508	\$1,460	\$0	\$1,152,000
Expenditures:													
Administrative													
Supervisors Fees	\$1,000	\$600	\$0	\$1,800	\$800	\$800	\$0	\$1,400	\$1,400	\$1,000	\$1,000	\$0	\$9,800
FICA	\$61	\$46	\$0	\$138	\$61	\$61	\$0	\$107	\$107	\$77	\$77	\$0	\$734
Engineer	\$984	\$2,115	\$158	\$510	\$1,904	\$916	\$7,393	\$4,591	\$158	\$368	\$210	\$0	\$19,305
Attorney	\$1,026	\$2,282	\$2,079	\$1,938	\$2,451	\$2,254	\$1,283	\$1,364	\$228	\$1,083	\$1,852	\$0	\$17,839
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	\$5,715	\$5,715	\$0	\$62,865
Information Technology	\$133	\$133	\$133	\$2,633	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$3,967
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	\$83	\$83	\$0	\$917
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	\$53	\$31	\$0	\$520
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	\$96	\$76	\$0	\$725
Newsletter	\$0	\$540	\$0	\$540	\$0	\$540	\$0	\$540	\$0	\$540	\$0	\$0	\$2,701
Legal Advertising	\$0	\$0	\$0	\$630	\$0	\$0	\$166	\$0	\$0	\$226	\$0	\$0	\$1,023
Office Supplies	\$25	\$24	\$80	\$24	\$24	\$23	\$24	\$37	\$24	\$24	\$118	\$0	\$426
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	\$20	\$0	\$784
Total Administrative	\$48,139	\$12,182	\$8,379	\$14,694	\$11,312	\$11,091	\$14,921	\$18,352	\$7,975	\$9,398	\$9,314	\$0	\$165,757

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
Maintenance													
Environmental													
Lake Maintenance	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$0	\$13,915
Utilities													
Kissimmee Utility Authority	\$576	\$496	\$449	\$534	\$584	\$497	\$495	\$520	\$561	\$506	\$577	\$0	\$5,794
TOHO Water Authority	\$4,113	\$3,516	\$6,881	\$6,382	\$4,827	\$4,629	\$3,979	\$6,184	\$6,248	\$6,609	\$5,958	\$0	\$59,327
Orlando Utilities Commission	\$1,353	\$1,375	\$1,386	\$1,316	\$1,359	\$1,205	\$1,259	\$1,271	\$1,312	\$1,291	\$1,388	\$0	\$14,513
Centurylink	\$762	\$497	\$229	\$764	\$764	\$764	\$496	\$495	\$228	\$773	\$521	\$0	\$5,757
Bright House	\$127	\$127	\$127	\$127	\$127	\$127	\$134	\$134	\$647	\$294	\$289	\$0	\$2,259
Roadways													
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	\$2,250	\$0	\$5,845
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	\$669	\$281	\$0	\$8,589
Common Area													
Landscaping	\$23,500	\$23,500	\$23,500	\$26,600	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500	\$0	\$261,600
Feature Lighting	\$1,448	\$572	\$0	\$245	\$1,528	\$0	\$0	\$235	\$0	\$270	\$0	\$0	\$4,298
Irrigation	\$226	\$534	\$191	\$378	\$595	\$949	\$0	\$838	\$268	\$592	\$793	\$0	\$5,365
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	\$1,960	\$0	\$0	\$13,165
Soccer/Ball Field Maintenance	\$0	\$70	\$105	\$0	\$0	\$0	\$0	\$0	\$725	\$0	\$0	\$0	\$900
Recreation Center													
Pool Maintenance	\$1,565	\$3,273	\$90	\$2,232	\$90	\$1,447	\$1,440	\$1,622	\$2,650	\$934	\$2,436	\$0	\$17,779
Pool Cleaning	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$0	\$6,000
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	\$1,376	\$1,100	\$0	\$13,834
Recreational Center Repairs & Maintenance	\$3,383	\$0	\$1,124	\$0	\$50	\$1,305	\$0	\$1,798	\$815	\$1,255	\$1,145	\$0	\$10,874
Pest Control	\$0	\$652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$652
Security													
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	\$20,495	\$22,956	\$0	\$232,769
Gate Repairs	\$220	\$310	\$1,387	\$811	\$220	\$220	\$220	\$369	\$1,099	\$2,893	\$1,247	\$0	\$8,995
Guard House Cleaning	\$250	\$200	\$200	\$250	\$200	\$200	\$250	\$200	\$200	\$250	\$200	\$0	\$2,400
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	\$32	\$112	\$0	\$144
Field Management Services	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$0	\$24,448
Total Maintenance	\$70,913	\$64,159	\$64,716	\$84,149	\$61,116	\$61,710	\$68,381	\$70,530	\$66,858	\$67,787	\$68,240	\$0	\$748,559
Other Sources & Uses													
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)
Total Other	\$0	\$0	\$0	\$0	(\$93,088)	\$0	\$0	(\$5,396)	\$0	\$0	\$0	\$0	(\$98,484)
Total Expenditures	\$119,052	\$76,341	\$73,095	\$98,843	\$165,516	\$72,800	\$83,302	\$94,279	\$74,833	\$77,185	\$77,554	\$0	\$1,012,800
Net Income/ (Loss)	(\$118,399)	\$115,512	\$732,447	(\$73,435)	(\$149,398)	(\$56,283)	(\$14,041)	(\$86,341)	(\$58,091)	(\$76,676)	(\$76,094)	\$0	\$139,200

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

SERIES 2008-2, SPECIAL ASSESSMENT REFUNDING BONDS		
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)
CURRENT BONDS OUTSTANDING		\$0

**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

Date Received	Check No.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2008-2		
							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
7/15/19	ACH	\$ -	\$ -	\$ -	\$ 50.34	\$ 50.34	\$ 33.51	\$ 16.83	\$ 50.34
Totals		\$ 1,818,248.37	\$ 65,478.35	\$ 35,055.40	\$ 463.03	\$ 1,718,177.65	\$ 1,143,851.10	\$ 574,326.55	\$ 1,718,177.65

SECTION 3

Remington Community Off-Duty Detail

Deputy Keith Sonnabend

9/14/2019

6:00 PM to 10:00 PM

jshowe@gmscfl.com

6:00 On Duty

6:06 Parking violation at 2708 Portchester Ct, parking citation.

6:20 Parking violation at 2751 Callaway Ln, parking citation.

6:28 Parking violation at Corybrooke Ln, written warning.

6:39 Parking violation at 2713 Lucas Lakes Ln, parking citation.

6:53 Parking violation at 2648 Willow Glen Cir, verbal warning.

6:58 Traffic violation (unattended running vehicle) at the Remington Mart, verbal warning.

7:03 Parking violation at 518 Berry James Ct, verbal warning.

7:08 Parking violation at 440 Janice Kay Pl, verbal warning.

7:24 Parking violation at 2502 Balmoral Drive,,written warning.

7:32 Parking violation at 108 Thornbury Ln, parking citation.

7:39 Parking violation at 191 Thornbury Dr, parking citation.

7:50 Parking violation at 2528 Crown Ridge Cr, parking citation.

7:58 Parking violation at 2539 Crown Ridge Cr, verbal warning.

8:00 Parking violation at 2548 Crown Ridge Cr, parking citation.

8:24 Patrolled Westmorland and found no noise violations at that time.

8:42 Speed violation on Remington Blvd & Amanda Kay Way, citation issued.

8:45 Parking violation at 432 Janice Kay Pl, verbal warning.

9:21 Traffic violation at Remington Blvd & Westmoreland, written warning.

10:00 – Off Duty