

*Remington Community  
Development District*

*Agenda*

*January 30, 2018*

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**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

January 22, 2018

Board of Supervisors  
Remington Community  
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, January 30, 2018 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. Approval of Minutes of the December 19, 2017 Meeting
- V. Consideration of First Amendment to Agreement for Installation of Pedestrian Crosswalks with All Terrain Tractor Service, Inc.
- VI. Consideration of Swim Program License Agreement with Sharks and Minnows Swim School, Inc.
- VII. Discussion of Trespass Signs
- VIII. Staff Reports
  - A. Attorney
  - B. Engineer
    1. Discussion of Crosswalks Proposal
  - C. District Manager's Report
    1. Approval of Check Register
    2. Balance Sheet and Income Statement
    3. Field Manager's Report
    4. Security
- IX. Supervisor's Requests
- X. Adjournment

The second order of business 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 December 19, 2017 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of the first amendment to the agreement for installation of pedestrian crosswalks with All Terrain Tractor Service, Inc. A copy of the agreement is enclosed for your review.

The sixth order of business is the consideration of the swim program license agreement with Sharks and Minnows Swim School, Inc. A copy of the license agreement is enclosed for your review.

The seventh order of business is the discussion of trespass signs. A copy of the authorization letter and order form are enclosed for your review.

The eighth order of business is the Staff Reports. Section B is the Engineer's Report. Section 1 is the Discussion of crosswalks proposal. A copy of the proposal is enclosed for your review. 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 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 4 is the security report from Universal Protection Services.

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 M. Showe  
District Manager

Cc: George S. Flint, District Manager  
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, December 19, 2017 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
Sal Perillo	Assistant Secretary
Carl Thilburg	Assistant Secretary
Kenneth Soukup	Assistant Secretary
Pam Zaresk	Assistant Secretary

Also present were:

Jason Showe	District Manager
Leigh Ann Buzyniski	District Counsel
Alan Scheerer	Field Manager
Shawn Hindle	HWA
Several 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.

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

There were no modifications to the agenda.

**THIRD ORDER OF BUSINESS**

**Public Comment Period**

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

Mr. Hurley: Larry Hurley, 2616 Keswick Court. I saw an email about a hole by a lake behind a house. I was wondering, Alan, if anything had been done? Someone was asking the HOA.

Mr. Scheerer: We already contracted with All Terrain Services. I don't know if its completed. That came up a while ago and we already authorized the repair.

Mr. Hurley: That's all I have on it. I know that it is not the responsibility of the HOA.

Mr. Scheerer: It was already approved. We are just waiting for them to do the work.

Mr. Hurley: The guy power washing the sidewalk did a great job. It looks a thousand times better than I ever remember it. I've been here for 10 years and it's a vast improvement. I suggested that we figure out a periodic redo every five to ten years, so that we keep it nice.

Mr. Scheerer: I will make sure that we pass that on.

Mr. Brown: Is there anyone else? If not, we will close the public comment period.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the November 14, 2017 Meeting**

Mr. Brown: We have the minutes of the November 14, 2017 meeting. Does anyone have any changes?

Ms. Zaresk: On Page 5, "*news club*", should be, "*moose club*".

Mr. Perillo: On Page 6, it says "*There was Board consensus*" and nothing else. There is no information.

Mr. Showe: We asked the Board Members if there was any opposition to drafting the letter.

Mr. Brown: What he's saying is there was consensus.

Mr. Showe: We can just say "*There was Board consensus to draft the letter*".

On MOTION by Ms. Zaresk, seconded by Mr. Soukup, with all in favor, the Minutes of the November 14, 2017 Meeting were approved, as amended.
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**FIFTH ORDER OF BUSINESS**

**Discussion of Blanket Trespass Letters**

Mr. Showe: A letter was drafted based on some samples. The blanket trespass would apply to the recreation area, field and pool area, because those are the areas we want to keep people off of. I don't know that we have any issues or challenges right now, but we can always use this in case there are challenges going forward. It's up to your discretion as a Board.

Mr. Perillo: At the last meeting, Mr. Showe stated, "*We will bring you a draft letter at the next meeting, which we will prepare at no charge*", but the bill from Clark & Albaugh says "*Meet/Blanket Trespass*" for \$2,218. I thought that there was going to be no charge.

Mr. Showe: That invoice includes more than that. Let me pull that invoice and I can give you the amounts. That was the Attorney's time to review the initial item request.

Mr. Perillo: Which item request?

Mr. Showe: When they go through the agenda, they review different items that are going to be discussed by the Board, so they charge you per hour. They code the invoices, based on the descriptions. I'm pretty sure that it wasn't \$2,000 just for reviewing the draft letter.

Mr. Perillo: I was against spending the money and was going to make a motion to have the four Board Members who voted for it pay \$500.

Mr. Showe: The invoice included 8.5 hours of Attorney time, reviewing the trespass letters that were initially sent in November.

Mr. Perillo: Which trespass letter?

Mr. Showe: We initially received the request from the Sheriff's Office, which we included in the agenda. When we received it, we sent it to District Counsel, so they would be prepared.

Mr. Perillo: When it came before the Board, we decided that nothing happened over the last seven years, and everyone agreed. Why would the Attorney review the letter, if the Board is saying, "*We haven't had problems in seven years and let's wait until we have a problem?*"

Mr. Showe: Its typically our practice to include District Counsel on those kinds of legal issues that may come up, so she is prepared in advance of the Board meeting.

Mr. Perillo: I recommend that we not pay the invoice, so that the Board can spend that money.

Mr. Brown: But she looks at everything on the agenda.

Mr. Showe: It was .8 hours on just that specific item. I have the invoice if you would like to look at it.

Mr. Perillo: All I'm saying is that I thought the Board would make a decision first on whether we want to spend the money, before it went to the Board. Why should they review something that the Board doesn't even want to bother with? It's stupid to spend money like that.



Ms. Zaresk: If we are going to discuss something, we should know what basis we are discussing it.

Mr. Perillo: We talked about a situation and said that there wasn't a problem for the last seven years. The only reason we received it was because people were parking in the parking lot at the business across the street. I saw a truck and motor home parked there and could understand why they put a trespass letter out. The conversation was that we had not had any problems for the last seven years. The Board should make the decision if we want to spend money at all.

Ms. Zaresk: But they looked at it before we discussed it.

Mr. Perillo: Who looked at it?

Mr. Brown: The Attorneys. They look at everything on the agenda before they come to a meeting.

Mr. Perillo: That's ridiculous. If the Board is going to say, "*No, we don't want it,*" why should we spend money on it? If we decide that we want to spend money, then they can look at it.

Mr. Brown: That's why we have an Attorney. These people look at everything on the agenda before we see it, to make an informed decision.

Mr. Perillo: I just don't agree with it. Before we spend money, this Board has to agree to spend it. If we discuss that there was no trespassing in the last seven years, and that is what it states in our minutes, why should they even get involved? They should get involved after the Board makes a decision and then spend the money. As a matter of fact, she wasn't even in the conversation that night about the trespass.

Mr. Brown: Correct.

Mr. Perillo: The Board consensus was for the last seven years, nobody knew of any trespassing, so I just can't understand why they are looking to get paid for something that the CDD didn't want to do. Maybe we have to change our way of thinking of how we spend our money.

Mr. Brown: They look at everything on the agenda. We've had other things on the agenda that we decided not to do that I'm sure we expended money on before we came to the meeting.

Mr. Perillo: They need to stop doing that. If something comes up that the Board never discussed, maybe they should hold back from looking at it until the Board either says, "*We don't want to bother with it*" or "*Yes we do.*" Once we say that we do, that's the authorization to spend the money.

Mr. Brown: Many times, we have questions for them and they already looked at it and answer our questions.

Mr. Perillo: Under the same condition, if we have questions, they can look into it.

Mr. Scheerer: It could delay the Board, if the Attorney looks at something prior to the meeting and the Board doesn't want to take action. I understand that, but if the Board looks at something before the Attorney reviews it, it could also delay the process, so it's kind of a catch 22.

Mr. Perillo: In this case, there was no emergency. Why would we want to issue a letter for trespassing? Was it that urgent that we had to do it tomorrow and have it done by next month? No. The discussion during the meeting, was that over the last seven years, no one knew of any trespassing problems. The only reason it came up was because the HOA was having trouble with people parking in the parking lot down the street where the store is and trespassing.

Mr. Thilburg: When the agenda goes out, does the Attorney review it and we receive a monthly charge?

Mr. Brown: Correct. We should get one from the District Manager because they prepare the agenda and review it also.

Mr. Showe: We have a fixed cost. There's no additional cost for what we do, other than the actual materials for doing it.

Ms. Strange: Linda Strange, 2706 Keswick Court. Do you have D&O Insurance?

Mr. Brown: Yes.

Ms. Strange: If you are getting ready to have a meeting and she doesn't review the trespass letter and someone trespasses and gets hurt, you are going to be liable.

Mr. Perillo: The Board's going to make a decision. If we say no and the Attorney says at the meeting that they disagree, we will listen to her position and discuss it again. That's the way it works. When we have a decision of the Board, she tells us what she thinks. This worked out very well for all of the years that I have been on the Board. We never shut the Attorney out. Thank heavens we have one, because we haven't had any problems.

Mr. Showe: That's also the reason, Sal, that I try to keep her in the loop, especially when it comes to items pertaining to the Florida Statutes, such as trespassing. If it's the Board's direction that you want me to withhold those things in the future, I can do that. We typically look at Staff as a team, so if something comes up that involves the statutes and legal issues, I typically include them. I don't do that on every issue that comes up.

Mr. Perillo: I know we don't, but was there a problem? Everyone said no because there hasn't been a problem of trespassing. The only reason that it came up was because of the store parking lot.

Mr. Showe: Just so you know, the charges that came up were not a result of a discussion of the Board. It was prior to that. I let her know what the situation was and giving her some background.

Mr. Perillo: From the bill, I assumed that she charged us \$2,200.

Mr. Showe: The way that the bill is coded, the full bill was 8.5 hours, the majority of which was to attend the meeting. I will get with our Accounting Staff, because it should've just said "*November District Counsel Services*" and not that specific item. I will clarify that with them.

Mr. Brown: Does anyone have any discussion, one way or another, about the blanket trespass letter and whether we want to do it or not?

Mr. Perillo: In my opinion, it's a waste of time to spend the money because we don't have a problem. Why did she write the letter, if we don't have a problem? Is it because if something happens, we have a letter?

Ms. Zaresk: That's the reason.

Mr. Brown: That's why we have it.

Mr. Showe: That's why we drafted it for you.

Mr. Perillo: Do we want to pursue that any further? I think we should just leave it alone.

Ms. Zaresk: What do you mean by leaving it alone?

Mr. Perillo: I don't want to talk about it anymore.

Ms. Zaresk: I don't either, but my opinion is that we have the letter. We should just file it, so when an issue comes up, it's already there and we never have to talk about it again.

Mr. Perillo: That's right.

Mr. Brown: Is that the form of a motion?

Mr. Showe: I don't think you need a motion. We have it on record. At any point, if I have an issue, I will bring it to the Board, and if you want to move forward with sending it out, we will date it and then you will sign it.

Mr. Perillo: If there's a problem and you bring the letter, we will look at it and make a decision.

Mr. Showe: It's a tool in a toolbox and you can bring it out whenever you feel like it.

Mr. Brown: I would argue that it's a tool in the store that we haven't bought yet.

Mr. Soukup: That's true.

Mr. Brown: We have to send it to the Sheriff's Office for him to be able to use it.

Ms. Zaresk: We have to approve the letter, right?

Mr. Brown: Yes.

Ms. Zaresk: I approve the blank trespass letter.

Mr. Showe: So you approve the letter, but you don't want us to transmit it?

Ms. Zaresk: Yes.

Mr. Showe: I think District Counsel may want to craft the motion, but I'm not even sure a motion is required. You aren't directing us to do anything with it.

Mr. Brown: Am I wrong on what this is? This is similar to what you see in downtown Kissimmee where you are authorizing the Sheriff's Office to trespass people, if they need to. Then they have the authority to do it, if the need arises? If the need never arises, they don't have to do anything.

Ms. Zaresk: Right, but I'm not sure what the consensus is. The options are that we would sign the letter and not send it to the Sheriff until something happens, or approve it, sign it, send it to the Sheriff's Office, purchase your signage and stop it.

Mr. Perillo: If you sign the letter and you want it to be effective, you need to post a trespassing sign.

Mr. Showe: There are signage requirements.

Mr. Perillo: Do we want to put up "*No Trespassing*" signs when we don't have a problem and haven't had a problem? We are making a problem that we don't have. We never had trespassing issues in seven or eight years. We have people that come and play baseball or basketball. They aren't trespassing. I welcome the kids that come here, so that they get off the

street and socialize. For a while we had trouble with the baseball field, when entire teams were coming in without any authority, but we straightened that out a long time ago.

Mr. Brown: Security does an excellent job of controlling that, and we are not authorizing the Sheriff's Office to come in here during the day and throw people off of the basketball court. What we are telling them is if they come in here at 1:00 a.m., and someone has a bonfire on the ballfield, they can get rid of them.

Mr. Perillo: So we want to put a sign up now?

Mr. Showe: That's part of the requirements with Osceola County and what your Attorney is saying.

Mr. Perillo: We are not saying that we never had a problem, so what problem are we anticipating?

Mr. Soukup: My feeling is that it's kind of like an insurance policy. I don't want to have to use it, but I want it there.

Mr. Brown: We will sign the letter.

Mr. Showe: We need a motion to approve the letter, send it into the Sheriff's and put up the proper signage to enforce it.

Ms. Zaresk MOVED to approve the draft blanket trespass letter, send it into the Sheriff's Department and install the proper signage to enforce it, and Mr. Soukup seconded the motion.

Mr. Perillo: I want to know the total cost to put up the signs, send the letter to the Police Department and everything else.

Mr. Showe: I can email the letter to the Police Department.

Mr. Perillo: You need to have a sign, in order for it to be legal.

Mr. Brown: Can we amend the motion that it won't take effect until we get the signage? Then you can come back next time with the cost for the signs.

Mr. Showe: If that's the Board's direction.

Mr. Thilburg: Sal asked about the cost for the sign and how many we need.

Mr. Showe: Staff will bring that back next month. At this point, the direction that I received from the Board, at the last meeting, is to prepare the letter.

Mr. Scheerer: I've done this before on another property in Osceola County. You have to purchase the size of the signs directly from the Sheriff's Department. They will tell us how many we need and how far apart they need to be. Once we transmit the letter, we will contact Osceola County. They didn't tell me how many signs I needed to have, but there is a sign code that they have to be so many feet.

Mr. Thilburg: So we will have that information?

Mr. Scheerer: I will get all of that information before the next meeting.

Mr. Thilburg: I just want to make sure. I can't believe that we went through all of this and we don't have a problem.

Mr. Perillo: We never had a problem here. We are making this too big of an issue by putting signs up. The Police Department never comes in here.

Ms. Zaresk: They are here at night and early mornings.

Mr. Perillo: But they don't drive around the neighborhood.

Ms. Zaresk: I beg to differ with you.

Mr. Perillo: Do they go through all of the subdivisions?

Ms. Zaresk: Yes, every night.

Mr. Scheerer: They are here in mini vehicles. I meet with them all the time.

Mr. Perillo: At the last meeting, everyone said that they never saw the police in here.

Mr. Brown: Rather than argue about this, we are going to move forward. We have a motion on the floor.

Mr. Showe: A motion and second to transmit the letter and coordinate with the Sheriff's Office on the signage we need and bring that cost back to you.

On VOICE VOTE with Mr. Thilburg, Mr. Brown, Ms. Zaresk and Mr. Soukup in favor, and Mr. Perillo dissenting, approving the draft blanket trespass letter and transmitting to the Sheriff's Department, but not taking effect until after the signs are installed, was approved. (Motion Passed 4-1)

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Buzyniski: The only item I have is a follow-up to the discussion last month about a logo and trademark. I think you can do that, if that's what you want to do.

Mr. Brown: Can you bring back a price and what we need to do to get one?

Ms. Buzyniski: I have an application and a fee schedule. One key piece of information that we are going to need is the date that this place was first used. Can you figure that out?

Mr. Brown: We should be able to get that from the original engineer, Miller Sellen or the developer, Larry Lucas from Trammell Crow. One of them should know. I will bring back the information.

Mr. Showe: We need a not to exceed amount.

Mr. Thilburg: I wanted to clarify what we are doing.

Mr. Brown: We asked her to see who had the trademark or copyright on the Remington logo out front.

Mr. Thilburg: Is that because we use it for the flags?

Mr. Brown: Yes and because we use the logo for other things, but so does the golf course. More people use it than just us. I wondered if the golf course had a trademark on it, because if they do, they may tell us "*You can't use that anymore.*"

Mr. Soukup: Like a cease and desist.

Mr. Brown: Yes. It doesn't appear that anybody has it, so she was going to bring back a price for what it would cost for us to get it and then nobody could tell us not to use it anymore.

Mr. Thilburg: Aside from that, we could also consider putting up flagpoles.

Mr. Brown: We already authorized those.

Mr. Thilburg: Did you authorize them on both ends?

Mr. Scheerer: Yes.

Mr. Thilburg: How tall were the poles and how big are the flags?

Mr. Scheerer: Probably a 4x6 flag on a 20-foot pole, which would be lit. You are supposed to fly a flag at night.

Mr. Thilburg: Do you have the base for the concrete?

Mr. Scheerer: Yes. It's in my Manager's Report. We still had some paperwork to fill out with the County. It will be in by the first of the year.

Mr. Brown: The County doesn't require a permit if you just stuck it in the ground.

Mr. Thilburg: I have a question for the Attorney. Last month, a lady said that we should check the Federal database.

Ms. Buzyniski: I used a trademark search service and didn't see anything registered under Remington or Remington Golf, other than the Remington Razers, which has nothing to do with the CDD. I didn't see any filings. When there are no registrations, it belongs to who applies for it first.

Mr. Brown: It should be the developer.

Ms. Buzyniski: The CDD is stepping into the shoes of the developer. That's all I have.

**B. Engineer**

**1. Ratification of Change Order with All Terrain Tractor Service, Inc. for Additional Curb Installation**

Mr. Handle: At the last meeting, we talked about the crosswalk. There was an issue with the bus stop and putting in a crosswalk at the intersection. We received a bid from All Terrain, which was incredibly high, \$32,000. We believe that the issue is they missed the truncated domes on their bid the first time and they are trying to get the money back. Does the Board want us to get a new bid?

Mr. Brown: I would say to get a new bid.

Mr. Scheerer: Absolutely.

Mr. Hindle: We will bid it out to someone else to see what it going to cost to put that crosswalk back in.

Mr. Scheerer: Where did Pete go?

Mr. Hindle: He went to work for Terry Roberts.

Mr. Scheerer: We should talk to Terry.

Mr. Hindle: We have a couple of contractors that we use. The issue is that they removed their equipment, so they will charge for mobilization. We will get more bids. I will send out the request tomorrow and bring prices to the next meeting.

Mr. Brown: Is that it?

Mr. Showe: The other item we had was the Change Order. Mark initially said that 65 feet of curb was missed when they wrote their proposal. The Board approved a not-to-exceed amount and this actually exceeded that amount, so we just need the Board to ratify the action taken. They already did the work. It was needed to close the project.



On MOTION by Ms. Zaresk, seconded by Mr. Perillo, with all in favor, the Change Order from All Terrain Tractor Service, Inc. for an additional curb installation, was ratified.

Mr. Hindle: Regarding the crosswalk, when they installed the truncated domes, they noticed that two bricks were raised about an inch higher than the rest. I mentioned it to Mark and he was going to contact All Terrain to fix it.

**C. District Manager’s Report**

**1. Approval of Check Register**

Mr. Showe: The Board received the Check Register. In the General Fund, we have Checks #5517 through #5546, in the amount of \$154,986.87. From the Capital Projects Fund, we have Checks #32 through #34, in the amount of \$10,025 and November Payroll, in the amount of \$918.80, for a grand total of \$165,930.67. Alan and I can answer any questions or comments from the Board.

On MOTION by Mr. Thilburg, seconded by Mr. Perillo, with all in favor, the Check Register and November Payroll totaling \$165,930.67 was approved.

**2. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. It is for the Board’s information. Most of the account are in line with what we expect at this point of the year. We have not received any new assessment monies and will keep an eye on those as they start coming in.

**3. Field Manager’s Report**

Mr. Scheerer: I don’t have a lot to report this month. We repaired the wallpaper in the rest room of the Amenity Center. The amenity sign was moved to the back of the sidewalk. A new crosswalk was installed. There was a broken cable on the bicep/triceps machine. That’s been ordered and we will get that up as soon as we can. Fitness Showcase is doing that for us. The gates are working with minor repairs. The cameras are all working. The ponds are in good shape. We are meeting with REW on a weekly basis for irrigation inspections, with ongoing repairs as needed. REW is moving twice a month. They flagged two oak trees on the Boulevard for removal. After the storm, they started leaning forward. In our budget for this year, there is some money to redo the landscaping at the entrance of Windsor Park. We are working on a plan.

We are repairing sidewalks in the community. The next ones that they are going to be working on is in Eagles Landing. We will eventually get through every one of the neighborhoods. They have been working fairly hard. The pressure washing was discussed earlier. It has come along nicely. I think that the sidewalk on the far end was all that he had left to do in the Knightsbridge area. We have money in the budget this year to do some additional boring and striping in turn lanes in the community, as well as the Rec Center parking lot. Fresh lines will be painted starting on January 3.

Mr. Thilburg: Trees are starting to get in the way of some signs and need trimming, especially where people are crossing the street and by speed bumps. I wanted you to be aware of that.

Mr. Scheerer: Thank you for bringing that up. I will mention it when I meet with John this week, to prepare the tree plan for implementation the first of the year. After the first of the year, Carl and I will get together to identify trees in close proximity to street lights and get them away from street lights to provide more light.

Mr. Thilburg: Just trim the trees and remove some branches.

Mr. Scheerer: The two trees that we currently have marked, aren't going to stand up straight no matter what we do, so we are just going to have to remove them. After the first of the year, we will do a pruning of all the hard woods in the community on CDD property.

Ms. Zaresk: Can we street sweep? I'm getting a lot of complaints from people in the Club Villas and I happen to agree with them.

Mr. Scheerer: We talked with Waste Management in the past. Sometimes if there is not a lot of debris in there, they will go at a faster speed. I don't recall the exact speed, but I reported to this Board, at a prior meeting, that if there is a lot of garbage, they are going to drive about 15 mph. Normally, they drive 20 to 25 mph.

Ms. Zaresk: The problem is when people clean their driveways and the sludge sits there, when the sweeper goes through, it doesn't break it up, versus a slower speed, which breaks it up.

Mr. Scheerer: I will reach out to them first thing tomorrow.

Mr. Thilburg: I also spoke to the Club Villas President and explained that the sweeper is not going to go underneath the tree.

Mr. Scheerer: That's correct.

Mr. Thilburg: I told them that the garbage truck and sweeper are two different entities. You need to trim the trees, and so far, I have not seen that done. I watched the sweeper and asked them, if they have a concern, to come to our Board Meeting so we can discuss this. It's not fair for me to keep bringing this up, when they have an Association.

Mr. Perillo: I don't understand their problem. My understanding is that they trim those trees twice a year and the palm trees twice a year. They are supposed to trim twice a year to make sure that the sweeper gets through. If they are not doing that, that's their problem.

Mr. Perillo: That's an HOA issue.

Mr. Scheerer: I believe that there's a clearance requirement for commercial trucks in the community. As the Board approved different phases of asphalt restoration in the community, we trimmed the CDD trees in those neighborhoods. Any of the neighborhoods that we haven't been in yet, we will do that, when the asphalt restoration program calls for it. I believe that they grow to 15 feet.

Mr. Showe: If the residents can't attend the meeting, they are also free to email Alan and I. They have our contact information.

Mr. Scheerer: That's all I have on my report.

Mr. Brown: Are there any other questions?

Mr. Thilburg: Yes. On the Boulevard, does OUC have any responsibility for the lights?

Mr. Scheerer: No, but you have an MSBU here, which is different. We have street light leases where our responsibility is to make sure that trees are trimmed away from light fixtures. I don't know how that pertains to an MSBU. OUC owns the lights and I can reach out to them and ask them, but I'm sure that they will tell you that the CDD would have to have that responsibility.

Mr. Showe: I think they have seen some of the other things that we have seen. If they come out and do it, you are not going to be happy with the way that the tree is going to look. It gives us the ability to make sure that it is done.

Mr. Brown: We were told that it was the MSBU's responsibility to trim and not OUC's.

Mr. Scheerer: When we get with REW and start to implement the next phase of the tree plan, we will have them do that. They will be here with the bucket trucks. It should be nothing for them to come in and limb that up and around and expose the lights. We will do our ride through and if we feel that any trees need to come out, we can do that, at that time.

Mr. Brown: We moved a light in front of the commercial zone because it was right against the tree.

Mr. Thilburg: They did a great job pressure washing. Are they doing the gutters?

Mr. Scheerer: They are pressure washing the curbs, sidewalks and all of the CDD common areas, as well as entrances to the neighborhoods. I think I used Larry's as an example, where you have common area as you come into a community and up to the property line. With Larry's, they will turn down Keswick Court and stop at his property line.

Mr. Thilburg: The last question was about the Boulevard sidewalks that are raised.

Mr. Scheerer: Every one of them are raised.

Mr. Perillo: I don't recall the location, but I noticed an OUC lamp post busted mid-way. The top portion was laying along the side of it. It just happened recently.

Mr. Hindle: Outside the front gate there's one.

Mr. Perillo: That's the one I am talking about.

Ms. Zaresk: Its already fixed. When I walked this morning, it was back up.

Mr. Scheerer: Terry's Electric is the repair company for OUC. After the hurricane, we had a lot of issues. It took them awhile to get all of the components, but I think they have all of them.

Mr. Perillo: It wasn't down a long time.

Mr. Brown: Ms. Zaresk said that it was fixed today.

Ms. Zaresk: The one on E. Lakeshore Boulevard was fixed.

Mr. Scheerer: It was on E. Lakeshore Boulevard on the golf course side.

Mr. Perillo: If you go out E. Lakeshore Boulevard, past the gate, past the fence and make a left, its right there.

Mr. Scheerer: Are you saying that's been repaired?

Ms. Zaresk: When I walked this morning, I didn't see it down.

Mr. Scheerer: That's all I have.

#### **4. Security**

There being none, the next item followed.

## **SEVENTH ORDER OF BUSINESS**

## **Supervisor's Requests**

Mr. Perillo: At the last meeting, I asked the Board to look at the crossing directly across here, which is for kids to cross to the bus stop. I noticed a bunch of you looking at it. I'm not too happy with that location because there are speed bumps. I drive 30 mph and someone will be tailgating me. I see the way that they move along and I'm worried about it. I don't know if they put that school crossing there, because the bus stops right in front of this building to let the kids out. I would rather that the bus driver gets out of the bus and stop traffic for the kids to cross the street.

Mr. Scheerer: He's not going to do that.

Mr. Soukup: I don't think they are allowed to.

A Resident: I'm up in the morning directing the kids across the street.

Mr. Perillo: That's great, but I'm afraid that someone is going to pass the school bus, because it happens all the time.

Mr. Scheerer: I can speak to the bus stop in the afternoon when I'm here. Patrick is out here, but he doesn't do the bus stop. I think the cars are pretty well hampered as it pertains to the buses in the afternoons.

Mr. Perillo: The only thing that I'm concerned about is it is dark here in the evening and I would hate to see somebody get run over. Is the Board satisfied?

Ms. Thilburg: Yes.

Mr. Soukup: Yes.

Ms. Zaresk: Yes.

Mr. Perillo: So you don't think it's a potential problem?

Mr. Soukup: No.

Mr. Thilburg: The headlights at night illuminate the area.

Mr. Perillo: Do you see if they slow down?

Mr. Thilburg: If there's nobody there, they are not going to slow down. That's what I'm afraid of. Some kid is going to run out. Not only a kid, but it's meant for a pedestrian.

Mr. Scheerer: Hopefully a child doesn't run out.

Mr. Thilburg: I know that an adult isn't stupid enough to walk right out there.

Mr. Brown: That place has been used as a crossing. If we did anything, we made it safer.

Mr. Perillo: I agree, but I hope nothing ever happens.

Mr. Showe: We do too.

Mr. Scheerer: It could happen on any sidewalk in any community.

Mr. Thilburg: I want to compliment Sal on bringing that up and having that done. He did a great job. I would also like to wish everybody a very Merry Christmas.

Ms. Zaresk: Just a quick observation. I'm heartened to see the police officers working Knightsbridge in the morning. When you are out walking in the morning, those folks come out. I watched the Cops pull over at least four people and ticket them. It's fantastic. It kind of goes to what Sal's talking about. People are rolling through these stop signs and it is great having the police here ticketing them.

A Resident: Can we change the bus stop?

Mr. Scheerer: We can't. Bus stops are the responsibility of the Osceola County Department of Transportation.

Mr. Showe: Typically we recommend that if there are enough residents calling and requesting a change, they might change it, but in terms of the CDD calling, we've had no luck.

The Resident: I guess it makes sense if the bus stops at that intersection, because that bus comes in between all of the other buses that come in, and it would be safer for kids in the long run.

Ms. Zaresk: Deputy Diaz arranged for all of that.

Mr. Scheerer: Speaking of school buses, we will be cutting the flashers off in two weeks, so be careful in the Oakview/Somerset area. The flashers will not be on after this weekend.

Mr. Brown: GMS, the Attorney's office, HWS and REW have done a good job this year. The community looks very nice and is a better place because of all of you. Have a Merry Christmas and Happy Hanukkah.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Brown adjourned the meeting.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION V

**FIRST AMENDMENT TO AGREEMENT FOR  
INSTALLATION OF PEDESTRIAN CROSSWALKS**

This **FIRST AMENDMENT TO AGREEMENT** ("Amendment") is made as of the \_\_\_ day of December, 2017, by and between REMINGTON COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes ("District"), and ALL TERRAIN TRACTOR SERVICE, INC., a Florida corporation ("Contractor").

**WHEREAS**, District and Contractor entered into an Agreement dated November 14, 2017 ("Agreement"), for the installation of pedestrian crosswalks along Remington Boulevard, as more particularly described and defined in the Agreement as the Project;

**WHEREAS**, as provided in Section 12 of the Agreement, the District may order extra work or make changes by altering, adding to or deducting from the Scope of Work, the Contract Sum being adjusted accordingly;

**WHEREAS**, the District desires to increase the Scope of Work to provide for additional curbing, as provided in Change Order #1 attached hereto as Exhibit A and incorporated herein by reference; and

**WHEREAS**, the District and Contractor now desire to amend the Agreement to provide for an increase in the Scope of Work and to adjust the Contract Sum accordingly.

**NOW, THEREFORE**, for and in exchange of good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged, the Parties agree as follows:

1. The foregoing recitals are incorporated herein by reference as if set forth below. All capitalized terms used but not otherwise defined herein shall have the same meaning as defined in the Agreement.
2. The Scope of Work is hereby amended to include the work identified in Change Order #1.
3. The Contract Sum of \$26,488.32 is hereby increased by \$2,325.05, the amount of Change Order #1, to \$28,813.37.
4. Except as modified by this Amendment, the Agreement remains unchanged and is in full force and effect.

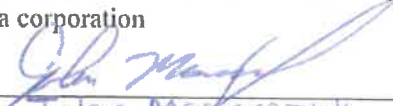
**IN WITNESS WHEREOF**, this Amendment is made as of the date first set forth above.

**"CONTRACTOR"**

**"DISTRICT"**

ALL TERRAIN TRACTOR SERVICE, INC., a  
Florida corporation

REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Name: John Masiarczyk  
Title: Director of Operations  
Date: 12/21/17

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



**EXHIBIT A**

**CHANGE ORDER #1  
(PAGE 1 OF 2)**



949 Shadick Dr.  
Orange City, FL 32763  
P: (386) 218-6969 F: (386) 218-6970  
www.allterraintractorservice.com

# CHANGE ORDER #1

Project Name:	Remington CDD
Project Phase:	Sidewalk Modifications
Project Address:	Remington Boulevard
City, State, Zip:	Orlando FL
Proposal Date:	Wednesday, November 15, 2017
	Proposal price good for 30 days from the date of this proposal.

Prepared for: ~~Hanson, Walter and Associates~~ **REMINGTON CDD c/o GMS, LLC**  
 Address: ~~8 Broadway Ave Suite 104 Kissimmee FL~~ **135 W. CENTRAL AVE. SUITE 320 ORLANDO, FL 32801**  
 Contact: ~~Cameron Hindle~~ **JASON SHOWE**  
 Phone: ~~407-847-9433~~ **407-241-5524**  
 Cell: ~~407-947-7170~~ **JSHOWE@GMSFL.COM**  
 Email: ~~chindle@hansonwalter.com~~

### Qualifications & Exclusions

1. There are no bonds included in this proposal. If any are required, they will be at an additional cost.
2. There are no permits included in this proposal. If any are required, they will be at an additional cost.
3. Proposal price is based on the assumption that this project will require red-lined as-builts only. If certified as-builts are required, they will be at an additional cost.
4. There is no handling of Contaminated, hazardous, or unsuitable materials.
5. There is no dewatering included in this proposal. If any is required, it will be at an additional cost.

### Scope of Work: Additional Curb Installation

Architect/Engineer: Field Measured/Observed	Addendums RCVD:
---	-----------------

SCOPE	PLANS RECEIVED	DATE
Site/Civil		
Hardscape		
Landscape		
Irrigation		

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL
Demolish Additional Curb	65	LF	\$8.00	\$520.00
Install Additional Curb	65	LF	\$27.77	\$1,805.05
*** UPON INSPECTION AND REVIEW OF WORK TO BE PERFORMED, IT WAS DETERMINED THAT THE PLANS DID NOT REFLECT ACCURATELY THE REQUIRED WORK NECESSARY FOR THE INSTALLATION OF THE HC RAMPS.				
Change Order Amount				\$2,325.05


Mike Alvarez  
All Terrain Tractor, Inc.

JASON SHOWE  
Cameron Hindle  
Hanson, Walter and Associates  
REMINGTON CDD

Mark Vincutis  
MARK VINCUTIS  
FOR JASON SHOWE

EXHIBIT A

CHANGE ORDER #1  
(PAGE 2 OF 2)

	
_____ Authorized Signature	_____ Date
MARK VINCANTONIS FOR	11 / 27 / 17
_____ Authorized Signature	JASON S HOWE Date

Price is subject to change, pending receipt of 'Final Construction Drawings'.

**SECTION VI**

## SWIM PROGRAM LICENSE AGREEMENT

This Agreement is entered into by and between the Remington Community Development District (the "District") and Sharks and Minnows Swim School, Inc., a Florida corporation, with an address of 4201 Roanne Drive, Orlando, Florida 32817, (the "Licensee").

### RECITALS

The District, pursuant to Chapter 190, Florida Statutes, owns and operates certain recreational facilities located in Osceola County in the development know as "Remington", including a swimming pool.

The District desires to provide its residents and fee payers with access to recreational swimming programs that include swimming lessons.

Licensee currently operates a swim school and has asked the Board of Supervisors of the District for permission to operate a swim school at the District's pool.

The Board of Supervisors agrees that it is to the benefit and in the best interest of the District to allow Licensee to provide swimming lessons at the District facilities under the terms and conditions set forth below.

### AGREEMENT

For and in consideration of the sums agreed to below, and the mutual covenants and conditions set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Licensee and District agree as follows:

1. The District hereby grants to Licensee a non-exclusive license to teach swimming lessons at the recreational facility operated by the District, located at 2651 Remington Blvd., Kissimmee, Florida, in Osceola County (the "License").
2. Term. The term of the License shall be from April 1, 2018 to September 30, 2018. The parties may renew the License for up to 2 additional swim seasons in 2019 and 2020, at terms and conditions agreed to by the parties. The License may be suspended immediately by the District if a danger to public health or safety requires the District to close the pool for any reason, including, but not limited to, impending or imminent severe weather, or violation of any health related rules or regulations.
3. Hours and Area. Subject to the approval of the District's recreational facilities manager (the "Manager"), Licensee may teach swimming lessons on the following schedule:

Monday to Friday: 8:00 a.m. to 8:30 p.m.

Saturday: 8:00 a.m. to 2:00 p.m.

The swimming lessons shall be conducted in an area of the pool designated by the Manager. Additional hours or revision to the schedule may be authorized in writing by the Manager. The parties acknowledge that weather conditions will affect the use to the pool at any given time. The District shall have the right to temporarily close the pool on any given day due to inclement weather, including but not limited to, rain, lightning, hail, and strong winds. Licensee shall abide by the decision of the District as to the closure of the pool, and be responsible for the safety of its employees, guests, invitees, agents or students during such times.

4. Use of Area. Licensee shall not have exclusive use of the pool, but shall have exclusive use of the designated portion or area of the pool for conducting swimming lessons during the hours approved by the License, as may be modified by the Manager.
5. Professional Judgment. Licensee represents that it is qualified to conduct swimming lessons and to provide certified, trained and qualified instructors. Licensee further represents that its instructors are certified as provided in s. 514.071, Florida Statutes. Licensee shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in swimming instruction, including taking precautions for the safety of its students and employees. All minors taking swim instruction shall only be with the consent of a parent or guardian. The District shall in no way be responsible for the successful completion by any student of the Sharks and Minnows program, nor for the safety of any student while using District facilities. Any and all waivers signed by Licensee's students shall acknowledge the fact that the District is not responsible. Licensee shall remain an active Florida corporation in good standing during the term of this License. Failure to do so shall allow the District to immediately terminate the License.
6. Exemption; Fees. In consideration for this license, Sharks and Minnows agrees to provide the District with a total of ten (10) Sharks and Minnows swimming lesson \$50 off vouchers per session, during the term of this license. The District named herein shall be the sole owner of said swimming lesson vouchers and may distribute them in its sole discretion. Licensee shall not be obligated to honor any un-used or non-scheduled vouchers after the effective date of termination or expiration of this License agreement. Licensee shall be entitled to establish and collect fees for taking

swimming lessons provided under this License for persons residing within the geographical boundaries of the District as well as persons not residing within geographical boundaries of the District. Licensee shall retain all such fees and be responsible for any and all taxes on such fees. The District shall in no way be liable or responsible for any disputes relating to the fees charged by Licensee.

7. Capacity of Pool. Licensee shall determine the size of each swim class and the appropriate ratio of swim students to instructors, provided, however, that Licensee shall provide the excepted number of swim students to the Manager and cooperate in good faith with the Manager to ensure that pool capacity is not exceeded. Manager shall make a good faith effort to minimize disruption to Licensee's scheduled activities, and the pool attendants, if any, agree to assist in keeping the designated area clear of other patrons so as not to disrupt the scheduled activities of the Licensee.
8. District Policies apply. Licensee acknowledges that the District's recreational facilities, including the pool, are open to use by residents and fee payers and their guests, and agrees to abide at all times by the District's rules and policies governing the use of the pool and the recreational facilities. Licensee acknowledges that it has received a copy of the District's rules and policies.
9. Insurance and Indemnity. Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the Licensee by Licensee. Its employees, agents, students, guests or invitees. The District shall be a named insured on such policy. Licensee shall provide continuous proof of such insurance coverage to the District. Licensee hereby agrees to indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the Licensee by Licensee, its employees, agents, students, guests or invitees. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute.
10. Notices. Any notice, request, demand or other communication (" Notice") given by either party to the other shall be deemed to have properly sent or given when delivered by hand or when sent by certified mail, return receipt requested, or by overnight courier or delivery service. Counsel for each party may accept or deliver

Notice on behalf of their respective clients. Upon execution of this License, the parties shall exchange addresses, phone, and fax numbers and email addresses where Notices may be provided. Any changes to this information shall be promptly be provided to the other party.

11. **Breach; Cure.** If either party fails to comply with the terms of this License, Notice of such failure or breach shall be provided to the non-complying party. In addition to the manner of Notice provided in section 10 above, email notice shall also be permitted for purposes of expediting notification of failure to comply, to be immediately followed by mailed notice. Unless the public health, safety or welfare is involved, the party in breach of the License shall be given 7 days to come into compliance. If the public health, safety or welfare is involved, the License may be suspended for the period of time to remedy the breach. Such suspension shall be in the sole discretion of the party in compliance. Any suspension of this License shall not operate to extend the term of this License past a valid termination date or its expiration of its term set forth in Section 2 above. Notwithstanding the foregoing, this license is terminable by the District immediately if Licensee or its us poses a threat to public health, safety or welfare. This license shall also be terminated without cause by either party by providing 45 days written notice.
12. **Attorneys' Fees.** The parties agree that in the event it becomes necessary for either of the parties to enforce this License through judicial proceedings, the prevailing party shall be entitled to recover all costs and reasonable attorneys' fees.
13. **Venue; Remedies.** The parties agree that venue for any action shall lie in Osceola County, Florida. The parties further agree that in addition to any other remedies or damages available, injunctive relief may also be appropriate to enforce the terms of the License.
14. **Severability.** This License shall be governed by the law of the State of Florida. If any provision of this License shall be held invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. Paragraph 9 of this License shall survive any termination or expiration of this License.
15. **Non transfer.** The License shall be for the sole use by License and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License shall cause the License to become voidable, in the sole discretion of the District.



16. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Jason Showe (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, [JSHOWE@GMSCFL.COM](mailto:JSHOWE@GMSCFL.COM), OR C/O GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL FLORIDA, LLC, 135 W. CENTRAL BLVD., SUITE 320, ORLANDO, FLORIDA 32801.**

17. Entire Agreement. This is the entire Agreement of the parties and may not be amended except in writing signed by both parties.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018

District:

Remington Community  
Development District

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

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

Licensee:

Sharks and Minnows Swim School, Inc.,  
A Florida Corporation

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

Printed Name: \_\_\_\_\_

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

## SECTION VII

# *Remington*

## *Community Development District*

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135 W. Central Blvd, Suite 320, Orlando FL, 32801  
Phone: 407-841-5524 - 877-855-5251- Fax: 407-839-1526

January \_\_\_\_, 2018

Sherriff Russ Gibson  
Osceola County Sheriff's Office  
2601 East Irlo Bronson Memorial Highway  
Kissimmee, FL 34744

RE: Authorization to Trespass Persons on Property on Property Owned by the Remington CDD

Dear Sherriff Gibson,

On behalf of the Remington Community Development District (the "District"), owner of all common area property within the District identified on the attached map ("Property"), I promise to maintain accurate contact information with the Osceola County Sheriff's Office Communications Division and apprise them immediately of any changes in contact information. I understand that I may be subject to liability for failing to comply with this requirement. The District desires to prosecute and is willing to attend any hearings or trials as needed. The District understands that the decision to arrest is solely at the discretion of the deputy. District will comply with Florida Statutes as it relates to postings. The District understands that Sherriff can only enforce the trespass laws pursuant to this authorization in the case of a **threat to public safety or welfare**, as dictated by Florida State Statute 810.09. District understands that the Osceola County Sheriff's Office is not assuming any greater liability or responsibility for law enforcement duties than already exists under Florida law. District understands that it must contact the Osceola County Sheriff's Office Communication Section and obtain a Premises ID Number. This number will be printed or affixed to each No Trespass sign posted on property. District understands that in order to remove this authorization, the District will need to write a letter on business letterhead specifically stating intent to remove the authorization.

This notice applies to Parcel ID: 20-25-30-4829-0001-00B0 at 2651 Remington Blvd. See attached map for parcel info.

Hours for CDD facilities are as follows:

- 1) Recreation Building and Sports Fields: 6 AM to 10 PM – Address: 2651 Remington Blvd., Kissimmee, FL
- 2) Pool Area: Dawn to Dusk - Address: 2651 Remington Blvd., Kissimmee, FL

Please forward all trespass citation, warnings, and notice of any actions related to this approval to District Manager at:

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

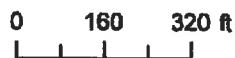
Should you have any questions you may contact me at 407-841-5524 x 105, or [jshowe@gmscfl.com](mailto:jshowe@gmscfl.com). Emergency contact info is Alan Scheerer 407-398-2890.

Yours truly,

Jason M. Showe  
District Manager



Date Generated: 12/21/2017



This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

**Katrina S. Scarborough, CFA, CCF, MCF**  
**Osceola County Property Appraiser**

**SECTION VIII**



**B**



\_\_\_\_\_

1



# Proposal

4421 Reaves Road  
Kissimmee, FL 34746  
Ph: (407) 933-8791  
Fax: (407) 933-5376

**Proposal To:** Alan Scheerer  
GMS Central Florida  
135 W. Central Blvd. #320  
Orlando, FL 32801

**Proposal No:** 02018-1  
**Proposal Date:** 1/4/18

**Submitted By:** Chet Berry

**Proposal Amount:** \$ 11,235.00

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

**Re:** Concrete work along Remington Blvd. at Remington Resorts.

**Scope of Work:**

1. Remove the concrete sidewalk at the corner of Remington Blvd. & Burrel Cir. Replace with 3000 PSI concrete and new red brick, truncated dome pavers. Install pedestrian signs with arrow plaques.
2. Remove the concrete sidewalk and curbs at two locations on Remington Blvd., Westmoreland Cir. and Farrington Ln. Replace with 3000 PSI concrete and new red brick, truncated dome pavers. Install pedestrian signs with arrow plaques.

**Materials, equipment and labor included.**

**NOTE:** All thermo & striping for crosswalks to be done by others.

**ACCEPTANCE OF PROPOSAL**

The Purchaser by signing this document represents the he/ she has read and fully understands the above work and services availability of material and/ or labor to be provided and further understands that this signed proposal constitutes full acceptance and agreement for services. Pricing of material and labor subject to availability at this time. Any alteration, or unforeseen conditions or deviation from the above description of services and work involve extra costs will be executed only upon written order, and will become an extra change over and above the agreed quoted proposal herein stated.

The above prices, specifications and conditions are satisfactory and are hereby accepted:

---

Owners Acceptance Signature & Date  
This Proposal valid for 30 days from date issued.  
(in lieu of pricing of labor and materials)

---

Contractor's Authorized Signature & Date  
TERMS: DUE UPON COMPLETION OF WORK



**Sheriff Russell Gibson**

**Osceola County Sheriff's Office**

~~2601 E. Irla Bronson Memorial Hwy. Kiss., FL 34744~~

**Telephone: 407-348-1190 [www.osceolasheriff.org](http://www.osceolasheriff.org)**

## Trespass Signs Order Form

Date: \_\_\_\_\_

Property owners name: \_\_\_\_\_

Property address where signs will be posted: \_\_\_\_\_

Property owners home address: \_\_\_\_\_

Property owners contact phone number: \_\_\_\_\_

Number of signs requested: \_\_\_\_\_

Amount paid: (Each sign is \$16.20) \_\_\_\_\_

Signature: \_\_\_\_\_

**\*\* It is the property owner's responsibility to pick up the trespass signs from the Sheriff's Office and you are responsible for posting the signs on your property. If you have any questions as to how many signs are needed for your property or where to post them, please contact Osceola County Code Enforcement (407-742-0200)\*\***

**The sign will not have the property owner's information on it, each sign will have a numerical code assigned by the Sheriff's Office to identify the land owner.**

---

**(For Sheriff's Office Use Only)**

Check Number: \_\_\_\_\_

Sheriff's Office Premise Number Assigned: \_\_\_\_\_



\_\_\_\_\_

# Remington Community Development District

## Summary of Invoices

December 12, 2017 to January 22, 2018

Fund	Date	Check No.'s	Amount
General Fund	12/18/17	5547-5548	\$ 764.60
	12/20/17	5549	\$ 417,590.42
	12/22/17	5550-5552	\$ 5,217.65
	1/3/18	5553	\$ 33,946.00
	1/5/18	5554-5555	\$ 118.53
	1/10/18	5556	\$ 8,064.86
	1/12/18	5557-5566	\$ 50,554.58
	1/19/18	5567-5570	\$ 4,147.66
			\$ 520,404.30
Payroll	<b><u>December 2017</u></b>		
	Brian K. Brown	50699	\$ 184.70
	Carl R. Thilburg	50700	\$ 184.70
	Kenneth R. Soukup	50701	\$ 164.70
	Pamela M. Zaresk	50702	\$ 184.70
	Salvatore A. Perillo	50703	\$ 200.00
			\$ 918.80
			\$ <b>521,323.10</b>

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#	AMOUNT
12/18/17	00168	12/15/17	325		201711	320-53800-57200		FACILITY MAINT 11/3/17	*	280.00		280.00
12/18/17	00125	12/01/17	314706		201712	320-53800-46500		GOVERNMENTAL MANAGEMENT SERVICES	*	47.60		280.00 005547
		12/01/17	314935		201712	320-53800-46500		8 GAL MURIATIC ACID	*	437.00		
								260 BULK BLEACH	*			
12/20/17	00137	12/19/17	12192017		201712	300-20700-10000		SPIES POOL LLC	*	417,590.42		484.60 005548
								FY18 DEBT ASMNT - 2008-2	*			
12/22/17	00302	12/21/17	17-1514		201712	320-53800-53400		REMINGTON CDD C/O USBANK	*	3,756.40		417,590.42 005549
								RING AND COVER RPR	*			
12/22/17	00127	12/11/17	261769		201711	310-51300-31100		ALL TERRAIN TRACTOR SERVICE INC	*	826.25		3,756.40 005550
								PROF.ENGINEER SRVCS-NOV17	*			
12/22/17	00128	12/11/17	377109		201712	320-53800-53000		HANSON, WALTER & ASSOCIATES, INC.	*	635.00		826.25 005551
								MECHANICAL SWEEP 12/8/17	*			
1/03/18	00137	1/02/18	01022018		201801	300-20700-10000		USA SERVICES OF FLORIDA, INC	*	33,946.00		635.00 005552
								FY18 DEBT ASMNTS-DS2008-2	*			
1/05/18	00005	12/19/17	6-030-31		201712	310-51300-42000		REMINGTON CDD C/O USBANK	*	28.58		33,946.00 005553
								DELIVERY 12/12/17	*			
1/05/18	00125	12/18/17	315294		201801	320-53800-46500		FEDEX	*	89.95		28.58 005554
								CHEMICAL CONTROLLER JAN18	*			
1/10/18	00168	1/02/18	326		201801	310-51300-34000		SPIES POOL LLC	*	5,548.58		89.95 005555
								MANAGEMENT FEES JAN18	*			
		1/02/18	326		201801	310-51300-35200			*	133.33		
		1/02/18	326		201801	310-51300-31300		INFO TECHNOLOGY JAN18	*	83.33		
		1/02/18	326		201801	310-51300-51000		DISSEMINATION FEES JAN18	*	23.00		
								OFFICE SUPPLIES	*			

REMI -REMINGTON - BPBERGRINO



REMINOTON CDD - GENERAL FUND  
BANK A REMINGTON CDD - GF

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#	AMOUNT
1/02/18	326	201801	310	51300	42000				*	41.82		
		POSTAGE										
1/02/18	326	201801	310	51300	42500				*	43.20		
		COPIES										
1/02/18	327	201801	320	53800	12000				*	2,157.83		
		FIELD MANAGEMENT JAN18										
1/02/18	327	201801	320	53800	49100				*	33.77		
		BASKETBALL NET										
		GOVERNMENTAL MANAGEMENT SERVICES										
1/12/18	00093	12/31/17	166824	201712	320	53800	47100		*	1,265.00		8,064.86 005556
		AQUATIC PLANT MGMT DEC17										
1/12/18	00082	1/04/18	15502	201712	310	51300	31500	APPLIED AQUATIC MANAGEMENT, INC.	*	3,146.00		1,265.00 005557
		GENERAL MATTERS DEC17										
		CLARK & ALBAUGH, LLP										
1/12/18	00192	12/11/17	17183	201712	320	53800	57200		*	120.00		3,146.00 005558
		ARMCURL SERVICE CALL										
12/28/17	17187	201712	320	53800	57200				*	120.00		
		BICEP CURL SERVICE CALL										
12/28/17	17187	201712	320	53800	57200				*	76.42		
		CABLE										
		FITNESS SHOWCASE EQUIP SALE & SVC										
1/12/18	00186	1/01/18	1452525	201712	320	53800	46500		*	450.48		316.42 005559
		REC.CTR.EMERG.PHONE-FY18										
		KINGS III OF AMERICA INC NA										
1/12/18	00251	1/02/18	723477	201712	320	53800	46200		*	22,380.99		450.48 005560
		LANDSCAPE MAINT JAN18										
		REW LANDSCAPE CORP										
1/12/18	00291	1/02/18	4093	201712	320	53800	46400		*	600.00		22,380.99 005561
		POOL MAINTENANCE JAN18										
		ROBERTS POOL SERVICE AND REPAIR INC										
1/12/18	00292	12/27/17	1712-027	201712	320	53800	47300		*	245.00		600.00 005562
		RPR NB SCHOOL BEACON										
12/27/17	1712-027	201712	320	53800	47300				*	245.00		
		LIFT TRUCH HOURS										
		TRAFFIC ENGINEERING & MGMT LLC										
1/12/18	00128	12/29/17	378198	201712	320	53800	53000		*	635.00		490.00 005563
		MECHANICAL SWEEP 12/28/17										
		USA SERVICES OF FLORIDA, INC										
		REMI -REMINOTON - BPHEREGRINO										

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
1/12/18	00296	12/28/17	7585147	201712	320-53800-34500			UNIVERSAL PROTECTION SERVICE LP	*	19,580.77	005565
1/22/18	00282	12/22/17	17-5038	201712	320-53800-46700			CLUBHOUSE 12/1-12/3/17	*	50.00	
12/22/17		17-5038	201712	320-53800-46700				CLUBHOUSE 12/4-12/10/17	*	250.00	
12/22/17		17-5038	201712	320-53800-46700				CLUBHOUSE 12/11-12/17/17	*	250.00	
12/22/17		17-5038	201712	320-53800-46700				CLUBHOUSE 12/18-12/24/17	*	250.00	
12/22/17		17-5038	201712	320-53800-46700				CLUBHOUSE 12/25-12/31/17	*	50.00	
12/22/17		17-5038	201712	320-53800-35000				GUARDHOUSE CLEAN 12/5/17	*	50.00	
12/22/17		17-5038	201712	320-53800-35000				GUARDHOUSE CLEAN 12/12/17	*	50.00	
12/22/17		17-5038	201712	320-53800-35000				GUARDHOUSE CLEAN 12/19/17	*	50.00	
12/22/17		17-5038	201712	320-53800-35000				GUARDHOUSE CLEAN 12/26/17	*	50.00	
12/29/17		17-5063	201712	320-53800-46700				JANITORIAL CLEAN SUPPLIES	*	439.92	
1/19/18	00133	1/01/18	30504	201801	310-51300-42600			WESTWOOD INTERIOR CLEANING INC.	*	1,689.92	005566
1/19/18	00127	1/09/18	262149	201712	310-51300-31100			NEWSLETTER-JAN18	*	540.16	
1/19/18	00251	9/29/17	722980	201801	320-53800-46200			STORM CLEANUP	*	2,882.50	
1/19/18	00303	1/01/18	W1008	201801	320-53800-34800			MTHLY SRVC FEE LAKE SHORE	*	110.00	
1/01/18		W1008	201801	320-53800-34800				MTHLY SRVC FEE SEC PARTIN	*	110.00	
										220.00	005570

TOTAL FOR BANK A 520,404.30

REMI -REMINGTON - BPHEREGRINO

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
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TOTAL FOR REGISTER 520,404.30

REMI -REMINGTON - BPHEREGRINO

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# Remington

## Community Development District



**Unaudited Financial Reporting**  
**December 31, 2017**

Presented by:



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**REMINGTON COMMUNITY DEVELOPMENT DISTRICT**  
**Balance Sheet - All Fund Types and Accounts Groups**  
**December 31, 2017**

	Governmental Fund Types			Totals 2018
	General Fund	Debt Service Fund	Capital Projects Fund	
<b>ASSETS</b>				
Cash				
Operating Account	\$952,278	---	---	\$952,278
Pavement Management	---	---	\$350,860	\$350,860
Capital Projects Fund	---	---	\$433,324	\$433,324
Investments				
Series 2008-2				
Revenue	---	\$242,657	---	\$242,657
Operations				
Custody Account	\$5,254	---	\$459,010	\$464,264
State Board	\$114,943	---	---	\$114,943
Due From General Fund	---	\$451,536	---	\$451,536
<b>Total Assets</b>	<b>\$1,072,475</b>	<b>\$694,193</b>	<b>\$1,243,194</b>	<b>\$3,009,861</b>
<b>LIABILITIES</b>				
Accounts Payable	\$50,488	---	\$36,300	\$86,788
Due to Debt Service	\$33,946	---	---	\$33,946
<b>FUND EQUITY:</b>				
Investment in General				
Restricted for Debt Service 2008-2	---	\$694,193	---	\$694,193
Restricted for Capital Projects	---	---	\$397,024	\$397,024
Restricted for Capital Projects	---	---	\$809,870	\$809,870
Unassigned	\$988,040	---	---	\$988,040
<b>Total Liabilities and Fund Equity &amp; Other Credits</b>	<b>\$1,072,475</b>	<b>\$694,193</b>	<b>\$1,243,194</b>	<b>\$3,009,861</b>

# REMINGTON

## Community Development District

### General Fund Statement of Revenues & Expenditures For Period Ending December 31, 2017

	General Fund Budget	Prorated Budget thru 12/31/17	Actual thru 12/31/17	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$1,137,222	\$998,730	\$998,730	\$0
Miscellaneous Income	\$5,000	\$1,250	\$1,020	(\$230)
Interest Income	\$1,900	\$475	\$455	(\$20)
<b>Total Revenues</b>	<b>\$1,144,122</b>	<b>\$1,000,455</b>	<b>\$1,000,205</b>	<b>(\$250)</b>
<b>Expenditures:</b>				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$3,000	\$3,000	\$0
FICA	\$918	\$230	\$184	\$46
Engineer	\$10,000	\$2,500	\$2,186	\$314
Attorney	\$30,000	\$7,500	\$8,210	(\$710)
Annual Audit	\$4,000	\$0	\$0	\$0
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Property Appraiser Fee	\$1,000	\$0	\$0	\$0
Management Fees	\$66,583	\$16,646	\$16,646	\$0
Information Technology	\$1,600	\$400	\$400	\$0
Trustee Fees	\$4,500	\$0	\$0	\$0
Dissemination Agreement	\$1,000	\$250	\$250	\$0
Arbitrage Rebate	\$600	\$0	\$0	\$0
Telephone	\$200	\$50	\$0	\$50
Postage	\$1,000	\$250	\$165	\$85
Insurance	\$37,100	\$37,100	\$33,776	\$3,324
Printing and Binding	\$2,000	\$500	\$219	\$281
Newsletter	\$3,300	\$825	\$540	\$285
Legal Advertising	\$1,500	\$375	\$0	\$375
Office Supplies	\$500	\$125	\$52	\$73
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Administrative Contingency	\$500	\$125	\$164	(\$39)
<b>Total Administrative</b>	<b>\$183,476</b>	<b>\$75,050</b>	<b>\$70,967</b>	<b>\$4,083</b>
<u>Maintenance</u>				
<u>Environmental</u>				
Lake Maintenance	\$18,135	\$4,534	\$3,795	\$739
<u>Utilities</u>				
Kissimmee Utility Authority	\$8,740	\$2,185	\$1,423	\$762
TOHO Water Authority	\$87,000	\$21,750	\$10,627	\$11,123
Orlando Utilities Commission	\$20,312	\$5,078	\$4,086	\$992
Centurylink	\$7,000	\$1,750	\$1,188	\$562
Bright House	\$1,800	\$450	\$381	\$69
<u>Roadways</u>				
Street Sweeping	\$17,005	\$4,251	\$3,810	\$441
Drainage	\$5,000	\$1,250	\$3,756	(\$2,506)
Signage	\$5,000	\$1,250	\$0	\$1,250
<u>Common Area</u>				
Landscaping	\$280,658	\$70,165	\$106,089	(\$35,924)
Feature Lighting	\$3,000	\$750	\$62	\$688
Irrigation	\$20,000	\$5,000	\$1,134	\$3,866
Trash Receptacles & Benches	\$5,000	\$1,250	\$0	\$1,250
Plant Replacement & Bed Enhancements	\$10,000	\$2,500	\$0	\$2,500
Miscellaneous Common Area Services	\$10,000	\$2,500	\$2,258	\$242
Soccer/Ball Field Maintenance	\$1,000	\$250	\$0	\$250
<u>Recreation Center</u>				
Pool Maintenance	\$20,000	\$5,000	\$2,675	\$2,325
Pool Cleaning	\$7,852	\$1,963	\$1,800	\$163
Pool Permits	\$550	\$550	\$0	\$550
Recreational Center Cleaning	\$14,830	\$3,708	\$3,690	\$18
Recreational Center Repairs & Maintenance	\$10,000	\$2,500	\$1,326	\$1,174
Pest Control	\$672	\$672	\$652	\$20
<b>Subtotal Maintenance</b>	<b>\$553,554</b>	<b>\$139,305</b>	<b>\$148,753</b>	<b>(\$9,448)</b>



# REMINGTON

## Community Development District

### General Fund

Statement of Revenues & Expenditures  
For Period Ending December 31, 2017

	General Fund Budget	Prorated Budget thru 12/31/17	Actual thru 12/31/17	Variance
<u>Security</u>				
Recreation Center Access	\$4,000	\$1,375	\$1,375	\$0
Security Guard	\$275,209	\$68,802	\$63,282	\$5,520
Gate Repairs	\$11,000	\$2,750	\$3,556	(\$806)
Guard House Cleaning	\$3,278	\$820	\$650	\$170
Guard House Repairs and Maintenance	\$4,500	\$1,125	\$117	\$1,008
Gate Maintenance Agreement	\$1,100	\$0	\$0	\$0
<u>Other</u>				
Contingency	\$500	\$125	\$0	\$125
Field Management Services	\$25,894	\$6,474	\$6,473	(\$0)
<b>Subtotal Maintenance</b>	<b>\$325,481</b>	<b>\$81,470</b>	<b>\$75,453</b>	<b>\$6,017</b>
<b>Total Maintenance</b>	<b>\$879,035</b>	<b>\$220,775</b>	<b>\$224,206</b>	<b>(\$3,431)</b>
 <u>Other Sources &amp; Uses</u>				
Transfer Out - Pavement Management	(\$150,000)	\$0	\$0	\$0
Transfer Out - Capital Projects	(\$51,610)	\$0	\$0	\$0
<b>Total Other</b>	<b>(\$201,610)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
 <b>Total Expenditures</b>	 <b>\$1,264,122</b>		 <b>\$295,173</b>	
 <b>Excess Revenues/(Expenditures)</b>	 <b>(\$120,000)</b>		 <b>\$705,032</b>	
 <b>Fund Balance - Beginning</b>	 <b>\$120,000</b>		 <b>\$283,009</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$988,040</b>	

**REMINGTON**  
**Community Development District**

**Series 2008-2**  
**Debt Service Fund**

Statement of Revenues & Expenditures  
For Period Ending December 31, 2017

	Adopted Budget	Prorated Budget thru 12/31/17	Actual thru 12/31/17	Variance
<b>Revenues:</b>				
Special Assessments	\$571,509	\$501,462	\$501,462	\$0
Interest Income	\$400	\$100	\$102	\$2
<b>Total Revenues</b>	<b>\$571,909</b>	<b>\$501,562</b>	<b>\$501,563</b>	<b>\$2</b>
<b>Expenditures:</b>				
Interest Expense 11/01	\$21,800	\$21,800	\$21,800	\$0
Principal 05/01	\$535,000	\$0	\$0	\$0
Interest Expense 05/01	\$21,800	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$578,600</b>	<b>\$21,800</b>	<b>\$21,800</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$6,691)</b>		<b>\$479,763</b>	
<b>Fund Balance - Beginning</b>	<b>\$211,205</b>		<b>\$214,430</b>	
<b>Fund Balance - Ending</b>	<b>\$204,514</b>		<b>\$694,193</b>	

**REMINGTON**  
**Community Development District**

**Pavement Management**  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2017

	Adopted Budget	Prorated Budget thru 12/31/17	Actual thru 12/31/17	Variance
<b>Revenues:</b>				
Transfer In	\$150,000	\$0	\$0	\$0
Interest Income	\$500	\$125	\$264	\$139
<b>Total Revenues</b>	<b>\$150,500</b>	<b>\$125</b>	<b>\$264</b>	<b>\$139</b>
<b>Expenditures:</b>				
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>\$264</b>	
<b>Fund Balance - Beginning</b>	<b>\$809,609</b>		<b>\$809,606</b>	
<b>Fund Balance - Ending</b>	<b>\$960,109</b>		<b>\$809,870</b>	

**REMINGTON**  
**Community Development District**

**Capital Projects Fund**  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2017

	Adopted Budget	Prorated Budget thru 12/31/17	Actual thru 12/31/17	Variance
<b>Revenues:</b>				
Transfer In	\$51,610	\$0	\$0	\$0
Interest Income	\$100	\$25	\$45	\$20
<b>Total Revenues</b>	<b>\$51,710</b>	<b>\$25</b>	<b>\$45</b>	<b>\$20</b>
<b>Expenditures:</b>				
Capital Outlay - Contingency	\$10,000	\$2,500	\$0	\$2,500
Capital Outlay - Fitness Equipments	\$10,000	\$2,500	\$0	\$2,500
Capital Outlay - Pressure Washing	\$20,000	\$5,000	\$19,350	(\$14,350)
Capital Outlay -Sidewalk/Roadway Improvements	\$95,000	\$23,750	\$35,475	(\$11,725)
<b>Total Expenditures</b>	<b>\$135,000</b>	<b>\$33,750</b>	<b>\$54,825</b>	<b>(\$21,075)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$83,290)</b>		<b>(\$54,780)</b>	
<b>Fund Balance - Beginning</b>	<b>\$440,946</b>		<b>\$451,803</b>	
<b>Fund Balance - Ending</b>	<b>\$357,656</b>		<b>\$397,024</b>	

Remington  
COMMUNITY DEVELOPMENT DISTRICT  
Month by Month Income Statement

Description	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	TOTAL
<b>Revenues:</b>													
Assessments	\$0	\$99,433	\$899,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$998,730
Miscellaneous Income	\$380	\$365	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,020
Interest Income	\$178	\$133	\$145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$455
<b>Total Revenues</b>	<b>\$558</b>	<b>\$99,930</b>	<b>\$899,717</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,000,205</b>
<b>Expenditures:</b>													
<u>Administrative</u>													
Supervisors Fees	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
FICA	\$61	\$61	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184
Engineer	\$855	\$826	\$505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,186
Attorney	\$2,846	\$2,218	\$3,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,210
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$5,549	\$5,549	\$5,549	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,646
Information Technology	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agreement	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$48	\$45	\$72	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165
Insurance	\$33,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,776
Printing and Binding	\$94	\$57	\$68	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$219
Newsletter	\$0	\$540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$540
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$25	\$2	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Administrative Contingency	\$41	\$69	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$164
<b>Total Administrative</b>	<b>\$49,686</b>	<b>\$10,585</b>	<b>\$10,696</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70,967</b>

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

Description	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	TOTAL
<b>Maintenance</b>													
Environmental													
Lake Maintenance	\$1,265	\$1,265	\$1,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,795
Utilities													
Kissimmee Utility Authority	\$480	\$521	\$422	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,423
TOHO Water Authority	\$4,496	\$2,176	\$3,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,627
Orlando Utilities Commission	\$1,356	\$1,362	\$1,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,086
Centurylink	\$482	\$484	\$223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,188
Bright House	\$127	\$127	\$127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$381
Roadways													
Street Sweeping	\$1,270	\$1,270	\$1,270	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,810
Drainage	\$0	\$0	\$3,756	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,756
Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Common Area													
Landscaping	\$38,946	\$22,381	\$44,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,089
Feature Lighting	\$0	\$0	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62
Irrigation	\$538	\$596	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,134
Trash Receptacles & Benches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plant Replacement & Bed Enhancements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Common Area Services	\$0	\$1,768	\$490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,258
Soccer/Ball Field Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreation Center													
Pool Maintenance	\$1,650	\$0	\$1,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,675
Pool Cleaning	\$600	\$600	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
Pool Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreational Center Cleaning	\$1,100	\$1,100	\$1,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,690
Recreational Center Repairs & Maintenance	\$370	\$640	\$316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,326
Pest Control	\$0	\$652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$652
Security													
Recreation Center Access	\$0	\$0	\$1,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,375
Security Guard	\$22,350	\$21,352	\$19,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,282
Gate Repairs	\$194	\$3,362	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,556
Guard House Cleaning	\$250	\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650
Guard House Repairs and Maintenance	\$0	\$0	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117
Gate Maintenance Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Management Services	\$2,158	\$2,158	\$2,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,473
<b>Total Maintenance</b>	<b>\$77,632</b>	<b>\$62,013</b>	<b>\$84,561</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$224,206</b>
<b>Other Sources &amp; Uses</b>													
Transfer Out - Pavement Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out - Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$127,318</b>	<b>\$72,597</b>	<b>\$95,258</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$295,173</b>
<b>Net Income/(Loss)</b>	<b>(\$126,761)</b>	<b>\$27,333</b>	<b>\$804,459</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$705,032</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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$1,090,000</b>







*This item will be provided under  
separate cover*