

*Remington Community  
Development District*

*Agenda*

*March 27, 2018*

# **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

March 20, 2018

Board of Supervisors  
Remington Community  
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, March 27, 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 February 27, 2018 Meeting
- V. Consideration of Proposal for Pool Gate
- VI. 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 Series 2008-02 Rebate Calculation Arbitrage Report
    4. Field Manager's Report
    5. Security
- VII. Supervisor's Requests
- VIII. 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 February 27, 2018 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of the proposal for the pool gate. A copy of the proposal is enclosed for your review.

The sixth 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 Series 2008-02 Rebate Calculation Arbitrage Report. A copy of the report is enclosed for your review. Section 4 is the Field Manager's Report that will update you on the status of any field or maintenance issues around the community. The Field Manager's Report will be provided under separate cover. Section 5 is the 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**

4

1000  
1000

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, February 27, 2018 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	Supervisor
Pam Zaresk	Assistant Secretary

Also present were:

Jason Showe	District Manager
Leigh Ann Buzyniski	District Counsel
Alan Scheerer	Field Manager
Mark Vincutonis	HWA
Eric LaSalle	UPS
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**

Mr. Showe: I have none.

Mr. Perillo: Larry Hurley is not here, but I had information on the upcoming election for early voting and the actual days of voting. I wanted to forward that to him to put in the newspaper, so homeowners would know. Secondly, I went through my old mail and found something from Osceola County that talked about recycling. I also have it in Spanish. He can put in an article about recycling. The only thing is that I don't have Larry's phone number.

Ms. Strange: He's out of town.

Mr. Brown: You can give it to him later so it's not on the public record.

Mr. Perillo: One last thing, I was reading the article about a house in Mount Dora that was painted like Van Gogh. They were fined \$10,000. What happened was, a law firm out of California, who won nine cases in the Supreme Court in Washington, offered to represent them for free. I took a look at our pool. It is strictly legit. You have the information on the opening and closing time and the gate isn't locked. It's all legal. I'm concerned because young kids are mischievous. God forbid, they open the door, run in and some kid gets hurt or killed from them horsing around, would the law firm in California that helped the Van Gogh house represent us? If we get a lawsuit and they win \$1 million, it would cost every homeowner. There are 1,900 residents, which I divided by \$1 million, each resident would be liable for \$5,232. If its \$10,000,000, each homeowner is going to have to pay \$52,000. I'm recommending that we put a lock on that gate. I spoke to the people in charge of the pools for the town. I also went to the old Health Center and I spoke to a woman who told me "*You are legal if you have the pool hours posted and it was unlocked illegally.*" I asked if she could give me the name of the person that runs the pool and I spoke to him. He said that the law is you could have it unlocked or locked, both are legal, so I'm going to recommend that we lock it. I don't know if you want to vote on it now or if everyone wants to speak about it. I'm recommending that we lock the pool. I think we will be in better shape if kids were hurt by climbing over the fence, rather than just walking up to the pool. I don't know if you want to talk about it now or later in the meeting.

Mr. Thilburg: Can residents access the pool in the evening? Yes or no?

Mr. Scheerer: Yes, they could.

Mr. Brown: There's no lock on it, but it's not open.

Mr. Scheerer: Security is here until 10:00 p.m., but we have roving patrol. It's not a problem to lock it. If the Board chooses to lock the pool, the manual latch that is on there is capable of being locked. The only thing that we would have to make sure of, is that when roving patrol leaves at 6:00 a.m., they would have to unlock it. Patrick and the weekend officers could lock the pool when its dark. Its real simple. If you want to do it, we can do it.

Mr. Perillo: As a reminder for security, the key could be on the wall with a note to lock it at sunset. The roving patrol could open it and hang the key there all the time.

Mr. Scheerer: Just let us know. We can get a bunch of those keys and instruct the officers.

Mr. Perillo: So if the pool is locked and somebody jumps the fence and goes in and drowns, are we still liable?

Mr. Scheerer: You need to ask the Attorney.

Mr. Thilburg: I think we would be in a better position, if he had jumped the fence, rather than having the fence unlocked. If we lock it, Sal, and somebody jumps the fence to bypass the lock, where's the liability?

Mr. Scheerer: I think you always have liability, regardless.

Ms. Zaresk: We are in conformance right now, if we put a lock on it, does that increase our responsibility if for some reason it doesn't get locked?

Mr. Scheerer: Of course, if security was here and they can't unlock it or there was a problem with the gate and we can't get out here right away, then you run the risk. Patrick's really good about putting pool closed signs at the pool, so we should just put out the pool closed sign. If the officer can't unlock the gate in the morning, the pool stays closed until staff or our pool provider can come out here and assist us with that. It's more of an inconvenience if it doesn't unlock, especially knowing that you are going into Spring Break next month, when all of the kids are going to be out. It's not a big deal. If the Board wants to do it, you can.

Ms. Zaresk: I guess my question is, right now we all know and I think we all understand that there's always some liability. Anybody can sue anybody for anything. By putting a lock on it, when there isn't one now, does that put an extra level of responsibility or does that affect anything? In other words, right now, there's no law, so it meets requirement and we've done what we are supposed to do. If we decide to put a lock on it, and God forbid something happens, does the fact that we have a lock on it, in any way, go against, you know what I'm saying?

Ms. Buzyniski: Do you mean, does it give you a burden that you wouldn't otherwise have? Is that what you are saying?

Ms. Zaresk: Right, exactly.

Ms. Buzyniski: That doesn't sound right to me. I haven't researched it, but I don't see how when you're putting a lock on it. You have a sign or a lock. I don't see how that would give you any greater scope of liability, than if you didn't.

Mr. Scheerer: The lock is already in place. We just don't lock it.



Mr. Brown: Is our liability greater at midnight, if someone opens the gate and goes in the pool and something happens to them, or after the pool is opened at 6:10 a.m. and no one is here and they go in?

Ms. Buzyniski: I don't think so. Your status might change, but your duty of care, being a place of public accommodation, I don't think changes it.

Mr. Thilburg: How do the other communities that you manage handle that?

Mr. Scheerer: We have a community that has onsite staff, just like here. They lock it and unlock it. When they leave, the pool is closed. We have other pools that are not locked in the evening and its open and available. The hours are posted. That's a requirement under the Department of Health. We have an obligation to close the pool at dusk, because we are not permitted for nighttime swimming. We met all of those obligations. This pool has been operating that way, since long before I got here. It's just a matter of preference. When we started with the security many years ago, we didn't lock the gate, ever, because we didn't have the roving patrol. The only person that we had was this one, the gate officers and the Supervisor. When you start doing parking enforcement, you have the roving patrol officer. We have the ability to do it, but it is going to require, obviously, security doing their job of locking and unlocking the gate in the morning. The locks are already in place. We are required to keep the equipment locked at all times. The same key and the same lock would be used if they chose to use the lock here.

Mr. Perillo stated the only reason that I brought this up, is I read about the Van Gogh house and this firm from California hearing about them and deciding to protect that house for free. They have a reputation and won nine cases in the Supreme Court. All I'm doing is bringing up that if we lose a \$1 million case, each family must pay \$5,000 and we would be in a better position if the gate was locked rather than the gate being open, even though we have pool closed signs posted. That's why I brought it up.

Mr. Showe: I will point out, Sal, that the District has insurance and there are statutory limits to the liability we have as a District. We have some protections because we are a governmental agency.

Mr. Brown: I can't say that I haven't thought about that; however, I probably went a step further where I thought about asking if you wanted to put a lock on it at some point. I would like to lock it at 10:00 p.m., like this place does, and they have to have their card to go in.

Mr. Scheerer: It will take a little longer to do, because there is probably some permitting involved, but we can try to get a system that would mirror what we have here, so resident key cards that are currently being used, will also work at the gate.

Mr. Brown: At 10:00 p.m. it stops working and you can't get in.

Mr. Scheerer: Unless you have the master key.

Mr. Perillo: Kids come with cards.

Mr. Brown: It gets deactivated and it won't work anymore. Can you see what that would cost?

Mr. Scheerer: Certainly.

Mr. Brown: I thought about before, that it would be nice to have the card work for that.

Mr. Perillo: The only problem is, the expense of putting that in by the pool, is going to be much more than buying a lock. You also have to look at how close he can get to the pool with an electrical line.

Mr. Soukup: It's all low voltage.

Mr. Showe: It does take the burden off of security to have them reopen it. If you put it on a time lock, its automatic.

Mr. Scheerer: We will get some proposals. This is a good time of year to consider that, with the budget coming up.

Mr. Showe: Absolutely.

### **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.

Ms. Strange: Linda Strange, 2706 Keswick Court. I received complaints and I would like to know why there aren't as many security guards as there usually are.

Mr. Brown: We staff the two guardhouses and there is roving patrol. That's all there's ever been.

Mr. Scheerer: We have increased security patrol during high profile times and we sporadically do that to enforce daytime parking.

Mr. Brown: The only time I have ever seen more here is occasionally when they train people. They will have two people in the guardhouse.

Mr. Scheerer: We have additional guards on National Night Out and Halloween.

Ms. Strange: There was a lady that moved all of the cones out of the way the other day. Then there was a sports car that goes underneath the gate arms and never stops for anything.

Mr. Brown: We could put a speed hump under there.

Mr. Scheerer: The gates were installed at the proper height per code. I don't think we can lower them anymore.

Ms. Strange: I just want you to take them down two feet.

Mr. Perillo: Then we will have kids jumping over the bar.

Ms. Strange: The police have been out there. They have done a better job when school is out. The school principal is going to start writing something for the newsletter.

Mr. Showe: I think he's here.

Mr. Ramos: Alan Ramos, Principal of PM Wells Charter Academy. I want to be good neighbors. Hopefully traffic hasn't been as bad in the afternoon. We changed the way that traffic flows. Everyone seems happy. It was good to finally meet everybody. I've been wanting to come out here. I appreciate the opportunity. We are trying to be a good neighbor. If you ever need a place to meet, I am happy to host any events that you want at the school and we won't charge you.

Ms. Strange: Do you have National Night Out there?

Mr. Ramos: Yes.

Ms. Strange: I will come to it.

Mr. Ramos: We are trying to get the face with the name and let you know that we are open for business. We are a charter school, serving Grades K-8, but we are a tuition free public school in every sense of the word. Many of our students live in this community. My address is 2426 Remington Boulevard. We are going to have summer programs and have an after-school program. If you ever have any issues with our students, let us know. It is a place to meet, if you ever outgrow this location. I am happy to accommodate you. We just want to be a good partner to Remington.

Mr. Brown: Is there anyone else?

Ms. Lyons: Yes. My Name is Karen Lyons and I live at 133 Club Villas. I think it is a great idea to use a passcode for the gate, except that we should have a Board Member lock and unlock the gate rather than security. We can actually save money by investing in something like

you are talking about, and be able to have a Board Member lock and another to unlock it. It would be beneficial to us in the long run, so we appreciate that very much, because we were paying \$5,000 a year for the last 15 years.

Mr. Scheerer: Absolutely.

Mr. Essing: Dennis Essing, from 186 Club Villas. I hope that the figure she just spoke of is completely wrong. There are other duties that security performs besides locking the gates.

Mr. Brown: Is there anyone else? Not hearing any,

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the January 30, 2018 Meeting**

Mr. Brown: We have the minutes of the January 30, 2018 meeting. Does anyone have any changes?

Mr. Thilburg: I have one. I did not make one single comment on Page 6.

Mr. Scheerer: Duly noted.

Mr. Perillo: On Page 11, three consecutive lines said “*Mr. Perillo.*” I don’t think it was me all three times.

Mr. Scheerer: Say your name before you speak.

Mr. Brown: Are there any other changes?

Ms. Buzyniski: On Page 21, under the Attorney’s Report, in the third paragraph from the bottom, “*flower*” should be “*flag.*”

On MOTION by Ms. Zaresk, seconded by Mr. Thilburg, with all in favor, the Minutes of the January 30, 2018 Meeting were approved, as amended.
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**FIFTH ORDER OF BUSINESS**

**Discussion of Trespass Signs**

Mr. Scheerer: Per the Board’s request, we have a picture of what the signs will look like. Those are the signs you have to purchase from Osceola, so you don’t have a choice in the style. They are 18 x 12 and cost \$16.20 each. We were told that we need 8 to 10 signs.

Mr. Perillo: They are going to be different than our current signs.

Mr. Showe: They would say “*Remington CDD.*”

Mr. Thilburg MOVED to purchase eight trespassing signs at a cost of \$16.20 each, and Ms. Zaresk seconded the motion.

Mr. Brown: Do we need to amend the motion to send the letter?

Mr. Showe: The Board directed us to send the letter. You have to send the letter before they give you a case number and before they tell you what the signs are going to cost. A number was assigned to it, which is posted on the back of the sign for the police.

Mr. Perillo: After posting the signs, do they have to do anything else?

Mr. Showe: No.

On VOICE VOTE with all in favor the purchase of eight trespassing signs at a cost of \$16.20 each, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Buzyniski: At the last meeting, the Board discussed the golf course access road across Tract K. I looked into that, and what I found is that there is an Entryway and Boundary Easement, between the golf course developer, Remington Golf Course Partnership and the CDD. This easement grants the CDD a 10-foot-wide easement. One is parallel with East Lakeshore Boulevard. Under this easement, you could wall this area off, if you wanted to. We would say that inherent rights granted in this easement, would require that it be gated.

Mr. Perillo: They removed the gates.

Ms. Buzyniski: I think you have the right to have them put the gates back in. If they don't, then you can do it yourself.

Mr. Perillo: We don't want to do it. We want them to do it.

Mr. Thilburg: I talked to the Superintendent. The reason that the gate was taken down was because numerous times, when they called the police for a theft, the police would not go past that gate.

Mr. Perillo: Is this the new company?

Mr. Thilburg: Yes.

Mr. Perillo: The new company never locked that gate. People walk from Remington, up the street and around and that gate is never locked. I used to take the two chains and put the lock

in it, but I never locked it. They never allowed that gate. The previous owners, used to lock it every night. The new owners never locked it and then people tried to steal their maintenance equipment. They said the reason why they didn't want to lock it was because the people coming early in the morning, didn't want to get out of the car and unlock the gate. That gate was put in for security for Remington, because that road goes directly to the Villas. Anybody can walk right down the street.

Mr. Thilburg: Anybody can get into the Villas.

Mr. Perillo: I know. Its posted in the front that you can't drive down that road. We even locked the gates because people were still coming through. After we put that sign up saying that its private property, they locked the gate and it solved that problem. I was questioning them taking that gate out, because we have a gate on Remington Boulevard on both ends. That was another way of getting in with a car. If they had the gate locked, they can't get in with a car. That's why I brought it up. We are losing our security.

Mr. Thilburg: That's fine, but this company has only been here for two months.

Mr. Perillo: Okay.

Mr. Thilburg: That road stops at their maintenance shop. A vehicle cannot get past there.

Mr. Perillo: Yes it can. You can drive past that and go to another green. Take a ride in a cart and see where it ends up.

Mr. Thilburg: Anyway, I hope Club Villas is not worried about security.

Mr. Perillo: I am.

Mr. Thilburg: Then I would ask the Club Villas Board to put up a chain link fence surrounding Club Villas, so nobody can get in at all, unless they come through that main gate. That's up to their Board.

Mr. Perillo: The problem is they were supposed to have that gate. You are missing the point.

Mr. Thilburg: I know what you are saying.

Mr. Perillo: This is security for the CDD.

Mr. Thilburg: I was just making a general statement that if Club Villas wants complete security, they could put a chain link fence around their property, so nobody can get in.

Mr. Perillo: Our gates have to be put back in. That was set up years ago.

Mr. Thilburg: Then we have to have the Attorney do that.

Mr. Showe: I think we need to have the Attorney send a letter to the owner of the property.

Mr. Brown: They moved it, originally, because they started having those classes up there. They moved it back further.

Mr. Perillo: Yes, golf classes. The reason why I brought it up was because crime in Kissimmee is increasing. Now it's starting in St. Cloud and we are in between. It isn't going to be long before we are going to hear that certain things are happening in our neighborhood. That's why I brought that fence up. If they want to walk in, they can walk in. They can climb the walls to get in if they wanted, but I don't want them driving a car in.

Mr. Brown: I guess the only way to really tell, whether they were supposed to have it or not, is unknown. It wouldn't be on the plat, but it might be on the site plan.

Mr. Scheerer: Maybe.

Mr. Brown: It may be required on the site plan.

Mr. Showe: If they moved it, it's likely not on the site plan in the same spot.

Mr. Brown: I know that's why they moved it. Send me an email and I will see if it was a requirement on the site plan.

Ms. Buzyniski: That would be helpful to know, because there's some language in the Development Agreement about the CDD and the Security Plan.

Mr. Brown: Was that all you had?

Ms. Buzyniski: Yes. The recommendation would be if you want to take direction to write a demand letter, asking the golf course developer, Remington Golf Course Partnership to restore that gate within a certain period of time.

Mr. Brown: Let's wait to see if we can find the backup.

Mr. Showe: There's a plat.

Ms. Buzyniski: The idea is that their road is a purpose of use in your easement area.

Mr. Perillo: We will wait until next month.

Ms. Buzyniski: That's all I have.

**B. Engineer**

Mr. Vincutonis: All Terrain Tractor Service completed all work on the ramps. We need to take a look at the other new ramps that the second contractor installed, to make sure they are where they need to be.

Ms. Zaresk: I had time to use it and they look good.

### **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 #5751 through #5591, in the amount of \$72,301.45. In the Capital Projects Fund, we have Checks #35-41 for \$125,340 and February Payroll, in the amount of \$918.80, for a grand total of \$198,560.25. Alan and I can answer any questions or comments from the Board.

Mr. Perillo: Last month, the Attorney worked .8 hours. You explained the .8 hours. I am looking at the Attorney's bill and its \$1,700. Do you have any idea what that is for? I have no idea what general matters are.

Mr. Showe: That was part of the direction from the Board at the last meeting, which was that we make the billing a little more general, instead of specific to the items that were in there. I can pull that invoice and give it to you.

Mr. Perillo: Can you give me an idea of what it's for?

Mr. Showe: Let me find out. There was \$130 for a phone call with Sal, \$390 to review the agenda and prepare for the trademarks, \$378 for the review of easement documents and all easements and 3.3 hours or \$858 for the travel to and attending the meeting.

Mr. Perillo: What easement documents?

Mr. Scheerer: Researching the gate issues.

Mr. Brown: Are there any other questions?

Mr. Perillo: No.

On MOTION by Mr. Thilburg, seconded by Mr. Soukup, with all in favor, the Check Register and January Payroll totaling \$198,560.25, was approved.

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

Mr. Showe: No action is required by the Board. Most of these accounts are falling under what we would expect. "*Miscellaneous Common Areas*" was for the sidewalk repair. We



expressed to the Board the number of repairs that we are doing for safety concerns. The last page has your assessment collections through January 26<sup>th</sup>. Your assessments are 90% collected, so we are in great shape.

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

Mr. Scheerer: There were not a lot of changes since the last meeting. Chet Berry repaired the recreation side that was damaged. At the Recreation Center, the A/C is working well. I think everyone will agree with that. At the Amenity Center and Fitness Center, the pool is in good shape. The gates are working with some minor repairs. All of the ponds are being treated. REW is still on their twice a month mowing. I think they snuck an extra mowing because of the warm weather and the height of the grass. As you saw in the Check Register, we are doing a lot of sidewalk repairs. We had all of the exterior neighborhood walls pressure washed along the main Boulevard and Knightsbridge. We are still working on getting the sidewalk out front completed. We ordered additional trash cans. We probably have two to four that were damaged. Someone removed a portion of the black fence behind the baseball field on one of the gates. There is a double gate and the fence was gone so we had to replace it. That was done. All of the backflows that we needed to have tested and inspected were inspected and all backflows passed.

Mr. Brown: I was talking to Alan earlier about the flags. We were talking about putting one at Partin Settlement Road; however, at some point, they are going to put a red light up there, and I don't know what the configuration of that red light is going to look like. They will probably do something to the entire intersection. I don't know if that will affect where we are going to put the flagpole and if you wanted to do the one on East Lakeshore Drive first and leave that one off, until we get some plans from the County to see how they are going to put that red light up.

Mr. Perillo: I agree. That make sense. No sense doing extra work.

Mr. Scheerer: I don't know if there's "x" amount of feet of right-of-way (ROW) that we have to give the County, even though that's our property. Anything beyond that is the County. I don't know how much they are going to take to configure that, for all of their turn lanes. We will definitely move forward with the East Lakeshore Boulevard flagpole and hold off on Partin Settlement Road until the County can provide us with documentation.

Mr. Brown: If they are going to four-lane that road, they may do it right away.

Mr. Scheerer: We will proceed. That's all I have.

Mr. Brown: Are there any other questions for Alan?

Mr. Perillo: I was wondering what light you are talking about.

Mr. Brown: They are going to put a red light at Partin Settlement Road and Remington Boulevard.

Mr. Perillo: A street light?

Mr. Brown: A traffic signal.

Mr. Perillo: So it's an actual traffic light that's being put up by the County.

Mr. Brown: Yes, but we don't know how that's going to be configured, whether we are going to have to give up any property or not, for ROW down there.

Mr. Soukup: I would imagine that they have to cross the road with a cable.

Mr. Perillo: Not exactly.

Mr. Scheerer: It's a two-lane road now.

Mr. Brown: We want to see what they are going to do first.

#### **4. Security**

Mr. LaSalle: I am Eric LaSalle, the Security Supervisor. Partin Settlement Gate had 18,972 entries, versus 8,840 at the East Lakeshore Boulevard Gate. There were 48 vehicles tagged, 14 code enforcements and only 4 repeat offenders. We did not have any tows, because the repeat offenders were second offenders.

Mr. Perillo: If they were second offenders, they are repeat offenders and you can tow them. We give them a warning the first time. Am I right?

Mr. Scheerer: You are exactly right. It's one ticket and then a tow.

Mr. Perillo: Has anyone given them a ticket?

Mr. Showe: Yes.

Mr. Scheerer: They have Post Orders. They have been providing this service for quite some time. If Eric has any questions, he knows that all he has to do is call us, because if he is not getting direction from us, then he's not getting accurate information. I don't know who he's hearing it from.

Mr. LaSalle: From the last Supervisor.

Mr. Showe: That is incorrect.

Mr. Scheerer: Bill knew what to do. If a car is ticketed once, they are towed on the second infraction.

Mr. LaSalle: I appreciate that. Sal eluded to the guard at the gate and he is no longer here.

Mr. Perillo: Why? He didn't want to do the job or because he wasn't doing it here?

Mr. LaSalle: No. He found another job.

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Brown: Mr. Soukup?

Mr. Soukup: Yes. Over by Harwood, we have a safety hazard. There is a valve over there for irrigation that is all washed out. It is right at the edge of the sidewalk on the right side of the Harwood entrance. If someone was walking around there and they happened to step off of the sidewalk, they would twist their ankle. That's all I have.

Mr. Brown: Mr. Thilburg?

Mr. Thilburg: Yes, on Remington Boulevard, six pole lights were out. I took the pole numbers down and emailed them to OUC, but have not received a response. That was about four days ago.

Mr. Showe: They typically take a couple of weeks to respond, unfortunately.

Mr. Thilburg: On their website, it says five days.

Mr. Scheerer: They don't say which five days.

Mr. Thilburg: They have pole numbers on the pole, which is good. That's all.

Mr. Perillo: Did you send an email to Jason?

Mr. Thilburg: No. I filled out an OUC form.

Mr. Perillo: If you sent an email to OUC, you should've copied Jason.

Mr. Thilburg: It's a form on their website. You just fill it out and hit send.

Mr. Perillo: You fill out the form and let Jason know about it also.

Mr. Brown: Sal, do you have anything?

Mr. Perillo: Not this month. Maybe next month.

Mr. Brown: I don't have anything either.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Brown adjourned the meeting.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

**SECTION V**

3/8/2018



Mr. Alan Scheerer  
Governmental Management Services, Central Florida  
135 W. Central Blvd., Suite 320  
Orlando, FL 32801  
Phone: 407-841-5524 Mobile: 407-398-2890  
[ascheerer@gmscfl.com](mailto:ascheerer@gmscfl.com)

RE: Remington Access Control and Camera System Upgrades (030818ND)

Dear Mr. Scheerer,

Thank you for giving us the opportunity to quote on your access control and camera system requirements for Remington, a residential community located in Osceola County. Following is a description of the job to be performed and our cost quotation.

*The cost information given should be considered budgetary at this time. When you have made your final decision as to the configuration of the job, we will be pleased to submit a final price.*

#### **WORK EFFORT – ACCESS CONTROL SYSTEM UPGRADES**

Our work effort is to upgrade the access control system for Remington. This effort will consist of removal and disposal of one (1) *existing* proximity card reader and the installation of two (2) proximity card readers to control access to one (1) clubhouse front door and one (1) new powder-coated, ornamental aluminum pedestrian gate at the pool. A mag-lock and a panic bar will be installed to control access to the new pedestrian gate. The gate will have expanded metal to prevent reach-through. Each card reader will be connected to and controlled by a web-based programmable entry controller. The controller will be networked via a static IP address with the *existing* controllers at the gates.

Quotation for  
- Remington -  
03/08/18  
Page 1 of 5

**NOTE: This proposal is based on all existing electrical wiring, communications wiring, conduit, access control devices, etc. being present and in proper working order for re-use. Any additional labor and materials necessary will be separate and billable.**

**BASE SYSTEM EQUIPMENT, PRICE AND CARD COSTS – ACCESS CONTROL SYSTEM UPGRADES**

**Base System Equipment**

- 1 ea Linear model “eMerge” web-based node
- 2 ea HID proximity card reader
- 2 ea Surge suppression (power and control) for card reader
- 1 ea Ornamental aluminum pedestrian gate approximately 4' long x 6' high, powder-coated black
- 1 ea Mag-lock
- 1 ea Panic bar with micro-switch
- 2 ea Approximately 4' of 6' high ornamental aluminum fence (welded), powder-coated black

**Base System Price**

Total base system price including equipment, installation and freight, as quoted: **\$8,755.00**

**Card Costs**

**Standard Proximity Cards**

Standard proximity access cards in quantities of 50-199, each:	<b>\$4.15</b>
Standard proximity access cards in quantities of 200-549, each:	<b>\$4.00</b>
Standard proximity access cards in quantities of 550-1100, each:	<b>\$3.85</b>
Standard proximity access cards in quantities of 1101-up, each:	<b>\$3.70</b>

**Proxkey II Key Fob**

Key Fob in quantities of 100, engraved each:	<b>\$6.25</b>
Key Fob in quantities of 100, stamped each:	<b>\$5.95</b>

## WORK EFFORT – CAMERA SYSTEM UPGRADES

Our work effort is to upgrade the camera system for Remington. This effort will consist of installing six (6) new cameras to monitor the clubhouse and the pool area. Two (2) cameras will be installed on an *existing* pole at the pool to provide an overview of the pool area. Four (4) camera will be installed inside the clubhouse to provide an overview of the clubhouse. Each camera will be connected to a Network Video Recorder (NVR). The NVR will be located in the clubhouse. To view recordings, a monitor may be connected to the NVR. Remington may also provide high-speed internet service with a static IP address to the NVR in order to view recordings from a remote location.

## BASE SYSTEM EQUIPMENT AND PRICE – CAMERA SYSTEM UPGRADES

### Base System Equipment

2 ea Color bullet camera with:

- Vari-focal lens (2.8mm-12mm)
- Outdoor enclosure
- 4 Mega pixel resolution

[http://www.hikvision.com/us/Products\\_1\\_10534\\_i7722.html](http://www.hikvision.com/us/Products_1_10534_i7722.html)

4 ea Color dome camera with:

- Vari-focal lens (2.8mm-12mm)
- Vandal-proof housing
- 4 Megapixel resolution

[http://www.hikvision.com/us/Products\\_1\\_10532\\_i7567.html](http://www.hikvision.com/us/Products_1_10532_i7567.html)

1 ea Eight (8) Channel Network Video Recorder (NVR) (8 TB) with:

- Network
- Uninterruptible power supply

[http://www.hikvision.com/us/Products\\_1\\_10649\\_i32623.html](http://www.hikvision.com/us/Products_1_10649_i32623.html)

### Base System Price

Total base system price including  
equipment, installation and freight, as quoted:

**\$7,145.00**



## INSTALLATION

### Includes:

- Installing all equipment.
- Concrete work required for device mounting.
- Providing electrical power to system equipment
- Providing of conduit and control wiring between equipment items.
- Making all power and electrical connections to equipment.
- Testing out system for proper operation.
- Training owner in operation of system.

### Does Not Include:

- Grounding of fence, if required or applicable.
- Decorative brick paver removal, if required or applicable.
- Adequate signage, if required or applicable.
- Adequate lighting, if required or applicable.
- Costs for permits, bonds, surveys, drawings (which includes electrical, mechanical, engineering, elevation, etc.) or site plan modifications.
- Concrete work required for construction of walls, islands or curb separations in or adjacent to roadways.
- Removal of trees or other landscaping that may be required in order to install equipment.
- Repair and/or replacements of grass, irrigation lines, sprinklers, control wiring or any other landscape materials that might be damaged during installation.
- Cost of repairing undetected items that may be damaged during installation.
- Cost of installing, and monthly rental on, high-speed internet service with a Static IP address required by telephone entrance device and/or programmable entry device.

## ADDITIONAL INFORMATION

### Warranty

Our warranty covers ***all parts, labor & travel***, with the only exclusions being vandalism (such as being hit by a vehicle) and natural disaster (such as lightning or flooding). The warranty for the system is ***one year*** from date of completed installation.

### **Annual Service Agreement**

In most cases customers choose, after the one-year warranty expires, to utilize our annual service agreement for the mechanical and electronic items. Please let us know if this would be of interest and I will be glad to work up the contract cost for your final system configuration.

### **Service Support**

At ACT, we are very proud of our service department. We have provided sales and service in Central Florida since **1942** and have been installing and maintaining gated entry systems for over **25** years. ACT provides factory-trained technicians, radio dispatched service vehicles and a large inventory of spares for all products sold. Because of this attention to service, calls are responded to the same or next working day with **95%** of all problems encountered being repaired on the first call. If the highest quality installation and service after the sale are of importance in your purchasing decision, ACT is the right choice.

### **Quotation Expiration**

This quotation remains valid for 30 days from the submission date. ACT reserves the right to requote after this time period elapses.

### **Terms of Sale**

Net ten (10) upon completion.

If you have any questions, please be sure and give me a call. We look forward to serving you soon.

Sincerely yours,



Robert Payne  
Access Control Technologies, Inc.  
407-422-8850  
[robert.payne@actflorida.com](mailto:robert.payne@actflorida.com)

**SECTION VI**



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1

# Remington Community Development District

## Summary of Invoices

February 21, 2018 to March 19, 2018

Fund	Date	Check No.'s	Amount
General Fund	2/23/18	5592-5596	\$ 26,687.00
	3/2/18	5597-5602	\$ 21,231.75
	3/6/18	5603	\$ 8,065.88
	3/8/18	5604-5607	\$ 7,315.75
	3/13/18	5608	\$ 9,369.95
	3/16/18	5609-5614	\$ 29,417.19
			\$ 102,087.52
Capital Projects	3/2/18	43	\$ 28,813.37
	3/16/18	44	\$ 3,445.00
			\$ 32,258.37
Payroll	<b>February 2018</b>		
	Brian K. Brown	50709	\$ 184.70
	Carl R. Thilburg	50710	\$ 184.70
	Kenneth R. Soukup	50711	\$ 164.70
	Pamela M. Zaresk	50712	\$ 184.70
	Salvatore A. Perillo	50713	\$ 200.00
			\$ 918.80
			\$ 135,264.69

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/23/18	00251	2/20/18	723753	201802	320-53800-47700	PLANT REMOVAL/SOD PREP			*	2,787.50	
2/23/18		2/23/18	723771	201802	320-53800-46300	IRRIGATION RPRS 2/16/18			*	201.52	
2/23/18	00125	2/05/18	317005	201802	320-53800-46500	4 SULFURIC/ 8 MURIATIC			*	267.40	
2/23/18		2/06/18	317177	201802	320-53800-46500	300 BULK BLEACH			*	503.00	
2/23/18	00294	2/01/18	39983	201802	320-53800-46700	CARPET CLEANING			*	125.00	
2/23/18	00137	2/20/18	02202018	201802	300-20700-10000	FY18 DEBT ASMNT-DS2008-2		STATEWIDE BUILDING MAINTENANCE	*	12,291.01	125.00 005594
2/23/18	00137	2/22/18	0222018	201802	300-20700-10000	FY18 DEBT ASMNT-DS 2008-2		REMINGTON CDD C/O USBANK	*	10,511.57	12,291.01 005595
3/02/18	00213	3/01/18	03012018	201803	320-53800-53300	8 SIGNS		REMINGTON CDD C/O USBANK	*	129.60	10,511.57 005596
3/02/18	00291	2/28/18	4217	201802	320-53800-46400	POOL MAINTENANCE MAR18		OSCEOLA COUNTY SHERIFF'S OFFICE	*	600.00	129.60 005597
3/02/18	00125	2/18/18	317388	201803	320-53800-46500	CHEMICAL CONTROLLER MAR18		ROBERTS POOL SERVICE AND REPAIR INC	*	89.95	600.00 005598
3/02/18	00296	2/22/18	7730549	201801	320-53800-34500	SECURITY 1/26/18-1/31/18		SPIES POOL LLC	*	4,109.64	89.95 005599
2/22/18		2/22/18	7730549A	201802	320-53800-34500	SECURITY 2/1/18-2/22/18		UNIVERSAL PROTECTION SERVICE LP	*	14,882.56	
3/01/18	00303	3/01/18	W1033	201803	320-53800-34800	MTHLY SRVC FEE LAKE SHORE			*	110.00	18,992.20 005600
3/01/18		3/01/18	W1033	201803	320-53800-34800	MTHLY SRVC FEE SET PARTIN		WI-PAK	*	110.00	
											220.00 005601

REMINGTON CDD - GENERAL FUND  
BANK A REMINGTON CDD - GF

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/02/18	00282	2/16/18	18	2864	201802	320-53800-46700		CLUBHOUSE 2/1/18-2/3/18	*	100.00	
		2/16/18	18	2864	201802	320-53800-46700		CLUBHOUSE 2/4/18-2/10/18	*	250.00	
		2/16/18	18	2864	201802	320-53800-46700		CLUBHOUSE 2/11/18-2/17/18	*	250.00	
		2/16/18	18	2864	201802	320-53800-46700		CLUBHOUSE 2/18/18-2/24/18	*	250.00	
		2/16/18	18	2864	201802	320-53800-46700		CLUBHOUSE 2/25/18-2/28/18	*	150.00	
		2/16/18	18	2864	201802	320-53800-35000		GUARDHOUSE CLEAN 2/6/18	*	50.00	
		2/16/18	18	2864	201802	320-53800-35000		GUARDHOUSE CLEAN 2/13/18	*	50.00	
		2/16/18	18	2864	201802	320-53800-35000		GUARDHOUSE CLEAN 2/20/18	*	50.00	
		2/16/18	18	2864	201802	320-53800-35000		GUARDHOUSE CLEAN 2/27/18	*	50.00	
WESTWOOD INTERIOR CLEANING INC.											
3/06/18	00168	3/01/18	330		201803	310-51300-34000		MANAGEMENT FEES MAR18	*	5,548.58	1,200.00 005602
		3/01/18	330		201803	310-51300-34100		INFO TECHNOLOGY MAR18	*	133.33	
		3/01/18	330		201803	310-51300-31300		DISSEMINATION FEE MAR18	*	83.33	
		3/01/18	330		201803	310-51300-51000		OFFICE SUPPLIES	*	24.99	
		3/01/18	330		201803	310-51300-42000		POSTAGE	*	25.65	
		3/01/18	330		201803	310-51300-42500		COPIES	*	54.90	
		3/01/18	331		201803	320-53800-12000		FIELD MANAGEMENT MAR18	*	2,157.83	
		3/01/18	331		201803	320-53800-35100		GUARDHOUSE	*	37.27	
GOVERNMENTAL MANAGEMENT SERVICES											
3/08/18	00082	3/01/18	15623		201802	310-51300-31500		GENERAL MATTERS FEB18	*	2,241.00	8,065.88 005603
		2/27/18	6-101-20		201802	310-51300-42000		DELIVERY 2/20/18	*	34.19	2,241.00 005604
CLARK & ALBAUGH, LLP											
FEDEX											
REMI -REMINGTON - BPEREGRINO											



CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
3/08/18	00272	2/23/18	2018094	201802	310-51300-49400			OSCEOLA COUNTY PROPERTY APPRAISER	*	703.62	703.62	005606
			2017	TAX	ROLL	FEE						
3/08/18	00210	2/23/18	4913668	201802	310-51300-73000			TRUSTEE FEES SER. 2008-2	*	4,336.94	4,336.94	
							USBANK					
3/13/18	00137	3/12/18	03122018	201803	300-20700-10000			FY18 DEBT ASMTS-2008-2	*	9,369.95	9,369.95	
							REMINGTON CDD C/O USBANK					
3/16/18	00302	3/07/18	17-1617	201803	320-53800-53400			CURB INLET RPR	*	3,712.00	3,712.00	
							ALL TERRAIN TRACTOR SERVICE INC					
3/16/18	00093	2/28/18	167960	201802	320-53800-47100			AQUATIC PLANT MGMT FEB18	*	1,265.00	1,265.00	
							APPLIED AQUATIC MANAGEMENT, INC.					
3/16/18	00290	3/06/18	4219	201803	320-53800-47800			INST VINYL CHAINLINK FENCE	*	855.00	855.00	
							LOCK BAR SLIDING DOOR					
3/06/18	4220	3/06/18	4220	201803	320-53800-35100				*	145.00	145.00	
							BERRY CONSTRUCTION INC.					
3/16/18	00217	3/09/18	15774-11	201803	320-53800-57200			AC MAINTENANCE REC CENTER	*	160.00	160.00	
							FRANKS AIR CONDITIONING INC					
3/16/18	00251	3/01/18	723823	201803	320-53800-46200			LANDSCAPE MAINT MAR18	*	22,380.99	22,380.99	
							IRRIGATION RPRS 3/2/18					
3/06/18	723857	3/06/18	723857	201803	320-53800-46300				*	264.20	264.20	
							REW LANDSCAPE CORP					
3/16/18	00128	2/26/18	380676	201802	320-53800-53000			MECHANICAL SWEEP 2/23/18	*	635.00	635.00	
							USA SERVICES OF FLORIDA, INC					
							TOTAL FOR BANK A			102,087.52	102,087.52	
							TOTAL FOR REGISTER			102,087.52	102,087.52	

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/02/18	00260	12/21/17	17-1513	201712	600-53800-53100			ALL TERRAIN TRACTOR SERVICE, INC.	*	28,813.37	28,813.37 000043
								PHASE II SIDEWALK MODIFIC			
3/16/18	00253	3/08/18	4224	201803	600-53800-53100			CONCRETE RPR-WESTMORELAND	*	3,445.00	3,445.00
								BERRY CONSTRUCTION INC.			3,445.00 000044

TOTAL FOR BANK C 32,258.37  
 TOTAL FOR REGISTER 32,258.37

REMI -REMINGTON - BPHEREGRINO

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# Remington

## Community Development District



**Unaudited Financial Reporting**  
**February 28, 2018**

Presented by:



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5	<u>Pavement Management Income Statement</u>
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7-8	<u>Month to Month</u>
9	<u>Long Term Debt Summary</u>
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**REMINGTON COMMUNITY DEVELOPMENT DISTRICT**  
**Balance Sheet - All Fund Types and Accounts Groups**  
**February 28, 2018**

	Governmental Fund Types			Totals 2018
	General Fund	Debt Service Fund	Capital Projects Fund	
<b><u>ASSETS</u></b>				
Cash				
Operating Account	\$813,211	---	---	\$813,211
Pavement Management	---	---	\$350,882	\$350,882
Capital Projects Fund	---	---	\$313,009	\$313,009
<b><u>Investments</u></b>				
Series 2008-2				
Revenue	---	\$717,241	---	\$717,241
Operations				
Custody Account	\$5,264	---	\$459,166	\$464,430
State Board	\$115,256	---	---	\$115,256
Due From General Fund	---	---	---	\$0
<b>Total Assets</b>	<b>\$933,731</b>	<b>\$717,241</b>	<b>\$1,123,058</b>	<b>\$2,774,030</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$30,008	---	\$28,813	\$58,821
Due to Debt Service	---	---	---	\$0
<b><u>FUND EQUITY:</u></b>				
Investment in General				
Restricted for Debt Service 2008-2	---	\$717,241	---	\$717,241
Restricted for Capital Projects	---	---	\$284,196	\$284,196
Restricted for Capital Projects	---	---	\$810,049	\$810,049
Unassigned	\$903,723	---	---	\$903,723
<b>Total Liabilities and Fund Equity &amp; Other Credits</b>	<b>\$933,731</b>	<b>\$717,241</b>	<b>\$1,123,058</b>	<b>\$2,774,030</b>

# REMINGTON

## Community Development District

### General Fund

Statement of Revenues & Expenditures  
For Period Ending February 28, 2018

	General Fund Budget	Prorated Budget thru 2/28/18	Actual thru 2/28/18	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$1,137,222	\$1,044,350	\$1,044,350	\$0
Miscellaneous Income	\$5,000	\$2,083	\$1,640	(\$443)
Interest Income	\$1,900	\$791	\$779	(\$13)
<b>Total Revenues</b>	<b>\$1,144,122</b>	<b>\$1,047,224</b>	<b>\$1,046,768</b>	<b>(\$456)</b>
<b>Expenditures:</b>				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$5,000	\$5,000	\$0
FICA	\$918	\$383	\$306	\$77
Engineer	\$10,000	\$4,167	\$2,534	\$1,633
Attorney	\$30,000	\$12,500	\$12,207	\$293
Annual Audit	\$4,000	\$0	\$0	\$0
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Property Appraiser Fee	\$1,000	\$704	\$704	\$0
Management Fees	\$66,583	\$27,743	\$27,743	\$0
Information Technology	\$1,600	\$667	\$667	\$0
Trustee Fees	\$4,500	\$4,500	\$4,337	\$163
Dissemination Agreement	\$1,000	\$417	\$417	\$0
Arbitrage Rebate	\$600	\$0	\$0	\$0
Telephone	\$200	\$83	\$0	\$83
Postage	\$1,000	\$417	\$315	\$102
Insurance	\$37,100	\$37,100	\$33,776	\$3,324
Printing and Binding	\$2,000	\$833	\$360	\$474
Newsletter	\$3,300	\$1,375	\$1,080	\$295
Legal Advertising	\$1,500	\$625	\$0	\$625
Office Supplies	\$500	\$208	\$99	\$109
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Administrative Contingency	\$500	\$208	\$164	\$44
<b>Total Administrative</b>	<b>\$183,476</b>	<b>\$102,104</b>	<b>\$94,883</b>	<b>\$7,221</b>
<u>Maintenance</u>				
<u>Environmental</u>				
Lake Maintenance	\$18,135	\$7,556	\$6,325	\$1,231
<u>Utilities</u>				
Kissimmee Utility Authority	\$8,740	\$3,642	\$2,380	\$1,261
TOHO Water Authority	\$87,000	\$36,250	\$15,871	\$20,379
Orlando Utilities Commission	\$20,312	\$8,463	\$6,772	\$1,692
Centurylink	\$7,000	\$2,917	\$2,156	\$761
Bright House	\$1,800	\$750	\$635	\$116
<u>Roadways</u>				
Street Sweeping	\$17,005	\$7,085	\$6,350	\$735
Drainage	\$5,000	\$2,083	\$3,756	(\$1,673)
Signage	\$5,000	\$2,083	\$0	\$2,083
<u>Common Area</u>				
Landscaping	\$280,658	\$116,941	\$111,905	\$5,036
Feature Lighting	\$3,000	\$1,250	\$62	\$1,188
Irrigation	\$20,000	\$8,333	\$1,874	\$6,460
Trash Receptacles & Benches	\$5,000	\$2,083	\$0	\$2,083
Plant Replacement & Bed Enhancements	\$10,000	\$4,167	\$2,788	\$1,379
Miscellaneous Common Area Services	\$10,000	\$4,167	\$27,726	(\$23,559)
Soccer/Ball Field Maintenance	\$1,000	\$680	\$680	\$0
<u>Recreation Center</u>				
Pool Maintenance	\$20,000	\$8,333	\$3,626	\$4,708
Pool Cleaning	\$7,852	\$3,272	\$3,600	(\$328)
Pool Permits	\$550	\$0	\$0	\$0
Recreational Center Cleaning	\$14,830	\$6,179	\$5,965	\$214
Recreational Center Repairs & Maintenance	\$10,000	\$4,167	\$1,538	\$2,629
Pest Control	\$672	\$672	\$652	\$20
<b>Subtotal Maintenance</b>	<b>\$553,554</b>	<b>\$231,074</b>	<b>\$204,659</b>	<b>\$26,415</b>

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

**General Fund**  
Statement of Revenues & Expenditures  
For Period Ending February 28, 2018

	General Fund Budget	Prorated Budget thru 2/28/18	Actual thru 2/28/18	Variance
<u>Security</u>				
Recreation Center Access	\$4,000	\$1,667	\$1,375	\$292
Security Guard	\$275,209	\$114,670	\$100,854	\$13,817
Gate Repairs	\$11,000	\$4,583	\$4,317	\$266
Guard House Cleaning	\$3,278	\$1,366	\$1,100	\$266
Guard House Repairs and Maintenance	\$4,500	\$1,875	\$334	\$1,541
Gate Maintenance Agreement	\$1,100	\$550	\$550	\$0
<u>Other</u>				
Contingency	\$500	\$208	\$5,734	(\$5,525)
Field Management Services	\$25,894	\$10,789	\$10,789	(\$0)
<b>Subtotal Maintenance</b>	<b>\$325,481</b>	<b>\$135,709</b>	<b>\$125,053</b>	<b>\$10,656</b>
<b>Total Maintenance</b>	<b>\$879,035</b>	<b>\$366,783</b>	<b>\$329,712</b>	<b>\$37,071</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>\$424,595</b>	
<b>Excess Revenues/(Expenditures)</b>	<b>(\$120,000)</b>		<b>\$622,174</b>	
<b>Fund Balance - Beginning</b>	<b>\$120,000</b>		<b>\$281,549</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$903,723</b>	



# REMINGTON

## Community Development District

### Series 2008-2

### Debt Service Fund

Statement of Revenues & Expenditures

For Period Ending February 28, 2018

	Adopted Budget	Prorated Budget thru 2/28/18	Actual thru 2/28/18	Variance
<b>Revenues:</b>				
Special Assessments	\$571,509	\$524,367	\$524,367	\$0
Interest Income	\$400	\$167	\$245	\$78
<b>Total Revenues</b>	<b>\$571,909</b>	<b>\$524,534</b>	<b>\$524,611</b>	<b>\$78</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>\$502,811</b>	
<b>Fund Balance - Beginning</b>	<b>\$211,205</b>		<b>\$214,430</b>	
<b>Fund Balance - Ending</b>	<b>\$204,514</b>		<b>\$717,241</b>	

# REMINGTON

## Community Development District

### Pavement Management

Statement of Revenues & Expenditures

For Period Ending February 28, 2018

	Adopted Budget	Prorated Budget thru 2/28/18	Actual thru 2/28/18	Variance
<b>Revenues:</b>				
Transfer In	\$150,000	\$0	\$0	\$0
Interest Income	\$500	\$208	\$443	\$234
<b>Total Revenues</b>	<b>\$150,500</b>	<b>\$208</b>	<b>\$443</b>	<b>\$234</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>\$443</b>	
<b>Fund Balance - Beginning</b>	<b>\$809,609</b>		<b>\$809,606</b>	
<b>Fund Balance - Ending</b>	<b>\$960,109</b>		<b>\$810,049</b>	

# REMINGTON

## Community Development District

### Capital Projects Fund

Statement of Revenues & Expenditures

For Period Ending February 28, 2018

	Adopted Budget	Prorated Budget thru 2/28/18	Actual thru 2/28/18	Variance
<b>Revenues:</b>				
Transfer In	\$51,610	\$0	\$0	\$0
Interest Income	\$100	\$42	\$71	\$29
<b>Total Revenues</b>	<b>\$51,710</b>	<b>\$42</b>	<b>\$71</b>	<b>\$29</b>
<b>Expenditures:</b>				
Capital Outlay - Contingency	\$10,000	\$4,167	\$0	\$4,167
Capital Outlay - Fitness Equipments	\$10,000	\$4,167	\$0	\$4,167
Capital Outlay - Pressure Washing	\$20,000	\$8,333	\$24,550	(\$16,217)
Capital Outlay -Sidewalk/Roadway Improvements	\$95,000	\$39,583	\$143,128	(\$103,545)
<b>Total Expenditures</b>	<b>\$135,000</b>	<b>\$56,250</b>	<b>\$167,678</b>	<b>(\$111,428)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$83,290)</b>		<b>(\$167,607)</b>	
<b>Fund Balance - Beginning</b>	<b>\$440,946</b>		<b>\$451,803</b>	
<b>Fund Balance - Ending</b>	<b>\$357,656</b>		<b>\$284,196</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	\$24,684	\$20,935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,044,350
Miscellaneous Income	\$380	\$365	\$275	\$320	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,640
Interest Income	\$178	\$133	\$145	\$161	\$163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$779
<b>Total Revenues</b>	<b>\$558</b>	<b>\$99,930</b>	<b>\$899,717</b>	<b>\$25,164</b>	<b>\$21,399</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,046,768</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisors Fees	\$1,000	\$1,000	\$1,000	\$0	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
FICA	\$61	\$61	\$61	\$0	\$122	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306
Engineer	\$855	\$826	\$505	\$348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,534
Attorney	\$2,846	\$2,218	\$3,146	\$1,756	\$2,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,207
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	\$704	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$704
Management Fees	\$5,549	\$5,549	\$5,549	\$5,549	\$5,549	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,743
Information Technology	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$667
Trustee Fees	\$0	\$0	\$0	\$0	\$4,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,337
Dissemination Agreement	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
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	\$72	\$78	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315
Insurance	\$33,776	\$0	\$72	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,776
Printing and Binding	\$94	\$57	\$68	\$43	\$98	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$360
Newsletter	\$0	\$540	\$0	\$540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,080
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$25	\$2	\$25	\$23	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99
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>\$9,547</b>	<b>\$15,368</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$94,883</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
<u>Maintenance</u>													
Environmental													
Lake Maintenance													
Utilities	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,325
Kissimmee Utility Authority	\$480	\$521	\$422	\$457	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,380
TOHO Water Authority	\$4,496	\$2,176	\$3,954	\$4,765	\$479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,871
Orlando Utilities Commission	\$1,356	\$1,362	\$1,368	\$1,430	\$1,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,772
Centurylink	\$482	\$484	\$223	\$744	\$223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,156
Bright House	\$127	\$127	\$127	\$127	\$127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$635
Roadways													
Street Sweeping	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,350
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	\$22,381	\$22,381	\$22,381	\$22,381	\$22,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,905
Feature Lighting	\$0	\$0	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62
Irrigation	\$538	\$596	\$437	\$101	\$202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,874
Trash Receptacles & Benches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plant Replacement & Bed Enhancements	\$0	\$0	\$0	\$0	\$2,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,788
Miscellaneous Common Area Services	\$16,565	\$1,768	\$490	\$6,133	\$770	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,726
Soccer/Ball Field Maintenance	\$0	\$0	\$0	\$680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$680
Recreation Center													
Pool Maintenance	\$1,650	\$0	\$1,025	\$90	\$860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,626
Pool Cleaning	\$600	\$600	\$600	\$600	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
Pool Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreational Center Cleaning	\$1,100	\$1,100	\$1,490	\$1,150	\$1,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,965
Recreational Center Repairs & Maintenance	\$370	\$640	\$316	\$162	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,538
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	\$20,891	\$21,352	\$20,947	\$22,782	\$14,883	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,854
Gate Repairs	\$194	\$3,362	\$0	\$542	\$220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,317
Guard House Cleaning	\$250	\$200	\$200	\$250	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100
Guard House Repairs and Maintenance	\$0	\$0	\$117	\$0	\$217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334
Gate Maintenance Agreement	\$0	\$0	\$0	\$550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550
Contingency	\$0	\$0	\$0	\$5,734	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,734
Field Management Services	\$2,158	\$2,158	\$2,158	\$2,158	\$2,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,789
<b>Total Maintenance</b>	<b>\$76,173</b>	<b>\$62,013</b>	<b>\$63,983</b>	<b>\$75,371</b>	<b>\$52,172</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$329,712</b>
<u>Other Sources &amp; Uses</u>													
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>\$125,859</b>	<b>\$72,597</b>	<b>\$74,680</b>	<b>\$83,918</b>	<b>\$67,540</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$424,595</b>
<b>Net Income/ (Loss)</b>	<b>(\$125,302)</b>	<b>\$27,333</b>	<b>\$825,038</b>	<b>(\$58,754)</b>	<b>(\$46,142)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$622,174</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>

**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2018**

**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		Total 100%
							General Fund 66.57%	Debt Svc Fund 33.43%	
11/9/17	ACH	\$ 20,922.79	\$ 1,078.60	\$ 396.88	\$ -	\$ 19,447.31	\$ 12,946.76	\$ 6,500.55	\$ 19,447.31
11/24/17	ACH	\$ 138,085.24	\$ 5,523.41	\$ 2,651.23	\$ -	\$ 129,910.60	\$ 86,486.04	\$ 43,424.56	\$ 129,910.60
12/15/17	ACH	\$ 1,327,849.47	\$ 53,074.19	\$ 25,495.52	\$ -	\$ 1,249,279.76	\$ 831,689.34	\$ 417,590.42	\$ 1,249,279.76
12/28/17	ACH	\$ 107,730.36	\$ 4,103.65	\$ 2,072.53	\$ -	\$ 101,554.18	\$ 67,608.18	\$ 33,946.00	\$ 101,554.18
1/16/18	ACH	\$ 38,631.53	\$ 1,110.84	\$ 750.41	\$ -	\$ 36,770.28	\$ 24,479.27	\$ 12,291.01	\$ 36,770.28
1/26/18	ACH	\$ -	\$ -	\$ -	\$ 307.42	\$ 307.42	\$ 204.66	\$ 102.76	\$ 307.42
2/14/18	ACH	\$ 32,865.96	\$ 777.36	\$ 641.78	\$ -	\$ 31,446.82	\$ 20,935.25	\$ 10,511.57	\$ 31,446.82
3/9/18	ACH	\$ 28,904.82	\$ 301.24	\$ 572.07	\$ -	\$ 28,031.51	\$ 18,661.56	\$ 9,369.95	\$ 28,031.51
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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<b>Totals</b>		\$ 1,694,990.17	\$ 65,969.29	\$ 32,580.42	\$ 307.42	\$ 1,596,747.88	\$ 1,063,011.06	\$ 533,736.82	\$ 1,596,747.88





# **REBATE REPORT**

**\$5,495,000**

**Remington Community  
Development District**

**(Osceola County, Florida)**

**Special Assessment Refunding Bonds**

**Series 2008-2**

**Dated: February 1, 2008**

**Delivered: February 14, 2008**

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**Rebate Report to the Computation Date**

**February 13, 2018**

**Reflecting Activity To**

**February 13, 2018**



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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

March 1, 2018

Remington Community Development District  
c/o Ms. Teresa Viscarra  
Governmental Management Services-CF, LLC  
1412S Narcoossee Road  
St. Cloud, FL 34771

Re: \$5,495,000 Series 2008-2, Remington Community Development District, (Osceola County, Florida), Special Assessment Refunding Bonds

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Remington Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986 (the "Code"), as amended, and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of February 28, 2019. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Analyst

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the February 13, 2018 Computation Date  
Reflecting Activity from February 14, 2008 through February 13, 2018

Fund Description	Taxable Investment Yield	Net Income	Rebatable Arbitrage
Cost of Issuance Fund	4.812340%	\$ 36.62	\$ 5.90
Capital Reserve Fund	1.994283%	26,491.32	(44,927.95)
<b>Totals</b>		<b>\$26,527.94</b>	<b>\$(44,922.05)</b>

Summary	
Bond Yield	4.299332%
Taxable Investment Yield	1.995919%
Rebatable Arbitrage	\$(44,922.05)
Rebate Computation Credits	(12,228.24)
<b>Net Rebatable Arbitrage</b>	<b>\$(57,150.29)</b>

**Based upon our computations, no rebate liability exists.**

## SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

### COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from February 14, 2008, the date of the closing, through February 13, 2018, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of February 13, 2018.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For purposes of computing Rebatable Arbitrage, interest earnings and yield, the value of the investments, subject to rebate and outstanding at the end of the Computation Period, was as follows:

Capital Reserve Fund	Value	Accrued Interest	Totals
– Balance	\$0.00	\$0.00	\$0.00
<b>Totals</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

4. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
5. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
6. As of May 9, 2013, all gross proceeds of the bonds were expended. The Interest Fund and Principal Fund (together, the “Funds”) are the only remaining funds subject to the Arbitrage Regulations. During the period between February 14, 2008 and February 13, 2018, the District made periodic payments into the Funds, which were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f) (4) (A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## **DEFINITIONS**

### **7. Computation Date**

February 13, 2018.

### **8. Computation Period**

The period beginning on February 14, 2008, the date of the closing, and ending on February 13, 2018, the Computation Date.

### **9. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of issuance.

### **10. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal, interest and qualified guarantee fees with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

### **11. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

### **12. Issue Price**

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold.

### **13. Rebutable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

**14. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Account Name</b>	<b>Account Number</b>
Interest Fund	120933000
Cost of Issuance Fund	120933002
Capital Reserve Fund	120933003
Principal Fund	120933005
Debt Service Reserve Fund	120933007

**METHODOLOGY**

**Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal, interest and qualified guarantee fees through the maturity date of the Bonds.

**Investment Yield and Rebate Amount**

The methodology used to calculate the Rebatable Arbitrage as of February 13, 2018, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to February 13, 2018. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on February 13, 2018, is the Rebatable Arbitrage.

**\$5,495,000**  
**Remington Community Development District**  
**(Osceola County, Florida)**  
**Special Assessment Refunding Bonds**  
**Series 2008-2**  
**Delivered: February 14, 2008**

**Sources of Funds**

<b>Par Amount</b>	<b>\$5,495,000.00</b>
<b>Original Issue Discount</b>	<b>-81,276.50</b>
<b>1997 Interest Account Contribution</b>	<b>606.97</b>
<b>1997 Revenue Account Contribution</b>	<b>58,099.12</b>
<b>1997 Reserve Fund Contribution</b>	<b>466,000.00</b>
<b>Underwriter's Discount</b>	<b>-109,900.00</b>
<b>Bond Insurance Premium</b>	<b>-39,571.32</b>
<b>Surety Bond Premium</b>	<b>-7,143.87</b>
<b>Accrued Interest</b>	<b>7,674.06</b>
<b>Total</b>	<b>\$5,789,488.46</b>

**Uses of Funds**

<b>Current Refunding – Series 1997</b>	<b>\$4,568,251.00</b>
<b>–Cash Deposit</b>	<b>607.19</b>
<b>Capital Reserve Fund</b>	<b>1,087,380.94</b>
<b>Cost of Issuance</b>	<b>125,575.27</b>
<b>Accrued Interest</b>	<b>7,674.06</b>
<b>Total</b>	<b>\$5,789,488.46</b>



PROOF OF ARBITRAGE YIELD

\$5,495,000  
 Remington Community Development District  
 (Osceola County, Florida)  
 Special Assessment Refunding Bonds  
 Series 2008-2

Date	Debt Service	Sinking Fund Adjustments	Total	Present Value to 02/14/2008 @ 4.2993316%
05/01/2008	473,128.13	-6,897.57	466,230.56	462,007.87
11/01/2008	98,381.25		98,381.25	95,438.59
05/01/2009	478,381.25	-5,302.22	473,079.03	449,271.05
11/01/2009	91,256.25		91,256.25	84,839.95
05/01/2010	486,256.25	-4,496.02	481,760.23	438,461.82
11/01/2010	83,850.00		83,850.00	74,707.97
05/01/2011	488,850.00	-3,525.93	485,324.07	423,310.23
11/01/2011	76,256.25		76,256.25	65,112.66
05/01/2012	496,256.25	-2,486.34	493,769.91	412,741.04
11/01/2012	68,381.25		68,381.25	55,956.83
05/01/2013	508,381.25	-1,328.55	507,052.70	406,192.82
11/01/2013	60,131.25		60,131.25	47,156.59
05/01/2014	515,131.25		515,131.25	395,478.73
11/01/2014	51,600.00		51,600.00	38,780.91
05/01/2015	526,600.00		526,600.00	387,446.90
11/01/2015	42,100.00		42,100.00	30,323.30
05/01/2016	537,100.00		537,100.00	378,715.07
11/01/2016	32,200.00		32,200.00	22,226.77
05/01/2017	547,200.00		547,200.00	369,768.26
11/01/2017	21,900.00		21,900.00	14,487.41
05/01/2018	556,900.00		556,900.00	360,650.76
11/01/2018	11,200.00		11,200.00	7,100.53
05/01/2019	571,200.00		571,200.00	354,506.28
	6,822,640.63	-24,036.63	6,798,604.00	5,374,682.37

Proceeds Summary

Delivery date	02/14/2008
Par Value	5,495,000.00
Accrued interest	7,674.06
Premium (Discount)	-81,276.50
Arbitrage expenses	-46,715.19
Target for yield calculation	5,374,682.37

Yields for Sinking Fund Adjustments

Term Bond Maturing	Yield	Arbitrage Expenses
05/01/2014	4.0611700%	22,455.97

BOND DEBT SERVICE

\$5,495,000  
 Remington Community Development District  
 (Osceola County, Florida)  
 Special Assessment Refunding Bonds  
 Series 2008-2

Dated Date 02/01/2008  
 Delivery Date 02/14/2008

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2008	420,000	3.750%	53,128.13	473,128.13	473,128.13
11/01/2008			98,381.25	98,381.25	98,381.25
05/01/2009	380,000	3.750%	98,381.25	478,381.25	576,762.50
11/01/2009			91,256.25	91,256.25	91,256.25
05/01/2010	395,000	3.750%	91,256.25	486,256.25	577,512.50
11/01/2010			83,850.00	83,850.00	83,850.00
05/01/2011	405,000	3.750%	83,850.00	488,850.00	572,700.00
11/01/2011			76,256.25	76,256.25	76,256.25
05/01/2012	420,000	3.750%	76,256.25	496,256.25	572,512.50
11/01/2012			68,381.25	68,381.25	68,381.25
05/01/2013	440,000	3.750%	68,381.25	508,381.25	576,762.50
11/01/2013			60,131.25	60,131.25	60,131.25
05/01/2014	455,000	3.750%	60,131.25	515,131.25	575,262.50
11/01/2014			51,600.00	51,600.00	51,600.00
05/01/2015	475,000	4.000%	51,600.00	526,600.00	578,200.00
11/01/2015			42,100.00	42,100.00	42,100.00
05/01/2016	495,000	4.000%	42,100.00	537,100.00	579,200.00
11/01/2016			32,200.00	32,200.00	32,200.00
05/01/2017	515,000	4.000%	32,200.00	547,200.00	579,400.00
11/01/2017			21,900.00	21,900.00	21,900.00
05/01/2018	535,000	4.000%	21,900.00	556,900.00	578,800.00
11/01/2018			11,200.00	11,200.00	11,200.00
05/01/2019	560,000	4.000%	11,200.00	571,200.00	582,400.00
	5,495,000		1,327,640.63	6,822,640.63	6,822,640.63

\$5,495,000  
Remington Community Development District  
(Osceola County, Florida)  
Special Assessment Refunding Bonds  
Series 2008-2  
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.299332%)
02/14/08	Beg Bal	-125,575.27	-192,128.51
02/14/08		10,825.45	16,562.80
02/14/08		37,672.58	57,638.55
02/14/08		3,897.16	5,962.60
02/14/08		12,990.54	19,875.35
02/14/08		7,621.12	11,660.21
02/14/08		4,546.69	6,956.38
02/14/08		21,650.91	33,125.61
02/15/08		7,216.03	11,039.13
02/19/08		5,786.00	8,847.28
02/19/08		4,330.18	6,621.21
03/04/08		4,984.88	7,608.80
03/11/08		3,031.13	4,622.82
03/12/08		-5,786.00	-8,823.26
03/12/08		5,786.60	8,824.18
03/20/08		1,052.54	1,603.54
04/15/08		6.07	9.22
05/14/08		0.01	0.02
-----			
02/13/18	TOTALS:	36.62	5.90
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ISSUE DATE:	02/14/08	REBATABLE ARBITRAGE:	5.90
COMP DATE:	02/13/18	NET INCOME:	36.62
BOND YIELD:	4.299332%	TAX INV YIELD:	4.812340%

\$5,495,000  
Remington Community Development District  
(Osceola County, Florida)  
Special Assessment Refunding Bonds  
Series 2008-2  
Capital Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.299332%)
02/14/08	Beg Bal	-1,087,380.94	-1,663,678.49
06/11/08		26.00	39.23
07/10/08		66,337.50	99,759.58
07/11/08		4,458.75	6,704.36
09/09/08		1,964.89	2,934.31
09/09/08		4,132.50	6,171.36
10/08/08		7,665.87	11,408.83
10/08/08		282.75	420.81
10/08/08		476.76	709.54
11/04/08		1,729.99	2,566.78
11/04/08		1,777.19	2,636.81
11/04/08		4,229.07	6,274.66
11/04/08		3,045.00	4,517.86
11/25/08		1,087.50	1,609.52
11/25/08		3,650.71	5,403.13
11/25/08		1,408.09	2,084.00
12/23/08		4,606.56	6,795.28
12/23/08		5,426.19	8,004.35
12/23/08		6,794.05	10,022.12
12/23/08		783.00	1,155.03
12/23/08		70,372.86	103,809.27
12/23/08		76,566.22	112,945.29
12/23/08		7,960.50	11,742.79
12/23/08		971.49	1,433.08
12/23/08		816.11	1,203.87
02/03/09		6,532.39	9,590.70
02/03/09		1,843.31	2,706.30
02/03/09		174.00	255.46
02/03/09		85,398.13	125,379.53
02/03/09		5,253.96	7,713.74
03/04/09		4,489.20	6,566.84
03/04/09		2,770.95	4,053.37
03/04/09		292,629.77	428,061.30
03/04/09		92,680.57	135,573.92
03/04/09		741.67	1,084.92
04/13/09		8,980.36	13,076.15
04/13/09		2,292.45	3,338.00
04/13/09		2,443.66	3,558.17
04/13/09		52,923.29	77,060.70
05/07/09		4,171.86	6,057.37
05/07/09		435.00	631.60
05/07/09		2,792.21	4,054.18
06/04/09		41,188.95	59,614.20
07/17/09		54.37	78.29

\$5,495,000  
Remington Community Development District  
(Osceola County, Florida)  
Special Assessment Refunding Bonds  
Series 2008-2  
Capital Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.299332%)
07/17/09		1,256.71	1,809.66
07/17/09		34,174.30	49,210.98
08/06/09		447.83	643.43
08/06/09		282.75	406.25
11/27/09		4,857.86	6,888.68
11/27/09		588.12	833.98
12/18/09		1,897.47	2,684.04
12/18/09		3,045.00	4,307.26
02/10/10		688.39	967.79
02/10/10		3,148.31	4,426.11
02/10/10		626.40	880.64
02/10/10		135.72	190.80
04/06/10		285.36	398.53
04/06/10		13,446.98	18,780.03
04/06/10		2,093.44	2,923.69
04/20/10		2,108.26	2,939.53
04/20/10		327.67	456.87
04/20/10		135.72	189.23
04/20/10		24,847.20	34,644.19
05/24/10		19,192.62	26,652.78
05/24/10		5,700.24	7,915.92
05/24/10		1,561.65	2,168.66
05/24/10		626.40	869.88
05/24/10		4,532.70	6,294.56
05/27/10		172,107.13	238,920.36
05/27/10		-105,587.68	-146,577.58
07/01/10		217.50	300.72
08/06/10		229.46	315.95
09/08/10		163.12	223.76
10/12/10		509.82	696.54
10/12/10		2,806.84	3,834.81
10/29/10		2,071.69	2,824.74
12/09/10		2,528.44	3,431.26
01/06/11		28,452.85	38,489.46
05/09/13		0.34	0.42
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02/13/18	TOTALS:	26,491.32	-44,927.95
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ISSUE DATE: 02/14/08      REBATABLE ARBITRAGE: -44,927.95  
COMP DATE: 02/13/18      NET INCOME: 26,491.32  
BOND YIELD: 4.299332%      TAX INV YIELD: 1.994283%

\$5,495,000  
 Remington Community Development District  
 (Osceola County, Florida)  
 Special Assessment Refunding Bonds  
 Series 2008-2  
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.299332%)
02/13/09		-1,490.00	-2,185.00
02/13/10		-1,500.00	-2,108.06
02/13/11		-1,520.00	-2,047.20
02/13/12		-1,550.00	-2,000.67
02/13/13		-1,590.00	-1,966.83
02/13/14		-1,620.00	-1,920.48
-----			
02/13/18	TOTALS:	-9,270.00	-12,228.24
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ISSUE DATE: 02/14/08      REBATABLE ARBITRAGE: -12,228.24  
 COMP DATE: 02/13/18  
 BOND YIELD: 4.299332%



*This item will be provided under  
separate cover*