

*Remington Community
Development District*

Agenda

April 24, 2018

AGENDA

Remington

Community Development District

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

April 17, 2018

Board of Supervisors
Remington Community
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, April 24, 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 March 27, 2018 Meeting
- V. Consideration of Resolution 2018-01 Approving the Proposed Budget for Fiscal Year 2019 and Setting a Public Hearing
- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
 3. Field Manager's Report
 4. 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 March 27, 2018 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of the Resolution 2018-01 approving the proposed budget for Fiscal Year 2019 and setting a public hearing. Once approved, the

proposed budget will be forwarded to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are 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 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, March 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	Vice Chairman
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
Mark Vincutonis	District Engineer
Eric LaSalle	UPS - Security
Frances Cordero	Kidsville Christian Academy
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: We added one item to the agenda, which is the discussion of our Recreational Property Use Agreement. It will be Item 5 on your agenda.

Mr. Perillo: I would like to tell Larry that I have the latest brochure from Osceola County for recycling. It tells you exactly what goes and doesn't go in a recycling bin. You can copy the front and back and put it in the newspaper. I also have a brochure from the voting office. It has the primary election date for August 28th and November 6th for the general election. Early voting is going to be from August 7th to August 26th for the August election. There is going to be another

early voting from October 26th to November 4th. I would like to get this into the newspaper so that homeowners can read it and know what's going on.

Mr. Hurley: The next issue comes out in May.

Mr. Perillo: I know. They will have plenty of time to participate in both of these. The primary election is August 28th, which conflicts with the CDD meeting. It is a very important election, so I'm wondering if you can change the date from August 28th to August 21st.

Mr. Brown: I don't see why not. Do we have to vote on that?

Mr. Showe: Yes.

On MOTION by Mr. Thilburg, seconded by Mr. Perillo, with all in favor, moving the August 28, 2018 meeting to August 21, 2018 at the same time and location, was approved.

Mr. Showe: We will advertise that. That will likely be your budget meeting too, so we will make sure that the resolution and the website reflect the revised date.

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 just noticed that the lights on the community subdivision letters are either pointing in the wrong direction or, in the case of Harwood Circle, one of the two lights on the sign, shine into the sky. I just wanted to make Alan aware of that.

Mr. Scheerer: We are aware of that. We have our maintenance guys working on it. Thank you.

Mr. Hurley: Other than that, we talked before about the lamp lights not working. Are they the responsibility of OUC?

Mr. Scheerer: Yes.

Mr. Hurley: I noticed that some of them have a ribbon around them. On the ones that come on when you are walking by and then go out, I don't see any action. I was going to put a brighter ribbon around it and take the numbers off of them and send it to OUC for their website.

Mr. Showe: That's probably the best way to do it.

Mr. Scheerer: If you know that they are going off and on, indicate that.

Mr. Hurley: I did.

Mr. Scheerer: A lot of times OUC doesn't know that. They will come out and see that it's on.

Mr. Thilburg: Larry, you have to turn that in to OUC for their website.

Mr. Hurley: I've done that.

Mr. Thilburg: I listed the pole numbers and everything, twice now, for two months.

Mr. Hurley: We will keep on them. Sooner or later, we will get to the top of the list. I had to make sure that we were on the list. Thank you.

Mr. Perillo: Carl, when you submit that, you don't send anything to the Board, do you?

Mr. Thilburg: No.

Mr. Scheerer: Any resident can go online.

Mr. Perillo: I just want to be sure. I was wondering if he was doing it for the CDD. Come to us first and let us know. That's why I'm questioning it.

Mr. Showe: They are not technically a CDD function.

Mr. Perillo: I know that. We went through the lighting system a long time ago.

Mr. Brown: Is there anyone else? If not, we will proceed to the minutes.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 27, 2018 Meeting

Mr. Brown: We have the minutes of the February 27, 2018 meeting. Does anyone have any changes, additions or deletions? If not, we need a motion to approve.

On MOTION by Mr. Soukup, seconded by Ms. Zaresk, with all in favor, the Minutes of the February 27, 2018 Meeting were approved, as presented.

FIFTH ORDER OF BUSINESS

Discussion of Recreational Property Use Agreement

Mr. Showe: We were just recently approached by Kidsville Christian Academy who has now taken over the commercial property that used to be Kingdom Christian School. For those Board Members that were on the Board at the time, we had an agreement with Kingdom Christian School that allowed them to use some of the District facilities for designated time periods. There

was a fee of \$485 a year for the rights to use everything between the Recreation Center and the fields, which is outlined in the agreement, from Tuesdays from 9:00 a.m. to Noon and Thursdays from 9:00 a.m. to Noon, only when the Osceola School Board is operating normal hours. It wouldn't include the summer. Kidsville Christian Academy asked if the Board would be interested in entering into an agreement with them. Obviously, with Kingdom Christian School no longer being here, this agreement is no longer valid, but it would be in the same form. If the Board is interested, we can have the agreement drafted quickly and replace the name. We have a representative here. Do they want to say anything?

Ms. Cordero: Yes. We are going to use the area on Monday through Thursday.

Mr. Showe: They had some discussion on that when the agreement was first created and Tuesday and Thursday was what the Board was comfortable with, so we can ensure that other residents have access to it.

Mr. Brown: We rent out the ballfields a fair amount. I don't have a problem with it.

Mr. Soukup: No problems came up with the last agreement?

Mr. Showe: There were some issues with the previous vendor using it at different times, other than what was in the agreement, but as soon as they were notified, they made the correction.

Mr. Brown: The only issue the last time was that there were some residents here who didn't like that school being there, and didn't want us to do it at all, but once we did it, I don't think we had any problems with them.

Mr. Showe: No. There were times when they should've been using it.

Ms. Cordero: I have been an administrator for Kidsville for four-and-a-half years. Most of the kids that we have that are going to the school, are Remington residents.

Mr. Brown: The biggest problem that I thought we had with them before, was that they used the exercise equipment.

Mr. Showe: Usually they were on the playground, so we had to make sure we knew when they were off. Essentially the agreement covers the basketball court. It doesn't include the tennis court, pool and this footprint here.

Mr. Soukup: So no playground.

Mr. Brown: Or the equipment along the sidewalk.

Mr. Showe: Correct. That's not a part of the agreement.

Ms. Cordero: We have our own playground.

Mr. Perillo: This was written on February 14th.

Mr. Showe: We will have to update it.

Mr. Perillo: In the original agreement, it was just Tuesday, not Thursday.

Mr. Showe: It's on the next page, Page 2. Essentially, we will use the same agreement and change the name and updated it with any new statutes, if the Board is amenable.

Mr. Perillo: I don't see any reason why not.

Mr. Showe: Perfect.

On MOTION by Mr. Perillo, seconded by Mr. Thilburg, with all in favor, the Recreational Property Use Agreement with Kidsville Christian Academy, was approved in substantial form.

Mr. Showe: We will draft it and send it the Board for execution.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Pool Gate

Mr. Showe: This is a follow-up from the last meeting's agenda, which is a discussion of the pool gate. You will see that the proposal included a camera system upgrade. We were looking at that for budget purposes. I will let Alan present the pool gate proposal.

Mr. Scheerer: At the last meeting, there was discussion about whether or not to lock or unlock the swimming pool at night. Mr. Perillo presented a report. We are not obligated under the law to do that, because Health Department regulations only require us to close the pool. It doesn't say that we have to lock it. During that discussion, I believe that Mr. Brown brought up adding a key card access system. As you know, your equipment is outdated. I think this is the original card reader from 15 to 20 years ago. In order to make something like that work, we would have to install two brand new readers. In your agenda, is a proposal from ACT who currently services your gate to add a web-based node to the current "eMerge." We have an "eMerge" system in place, and in order for the two locks to communicate, they would have to add a node. We would also have to add the reader to the pool gate, the new reader to the building and surge protection. There would have to be some modifications to the swimming pool gate. There would be a 4x6 gate and two 4x6 panels on either side, which would help prevent people from reaching around it to access the gate. A panic bar would be added to the gate on the inside of the pool, so people could push the bar and get out. We must meet the health code. The base price for that system is

\$8,755. That's just for the system. I don't think we can use the existing cards that we currently have, which isn't a bad thing, but if you choose to do something like that, we could send out a notice, kind of like we did when we added the bar code scanners at the gates, for residents to contact the office to get two new cards. We will make sure that we get the tracking numbers. There would be some consideration for 1,000 cards at \$3.70 each. You would probably have to more than double that. With two cards per household, there are almost 1,800 homes.

Mr. Perillo: The cost would be \$7,000.

Mr. Scheerer: So there are some financial considerations in this, which would be up to the Board. It's not something you want to do now. If it's something that you want to think about, we could consider it for the budget for 2019. If you want to lock the gate, if there's a concern about people getting into the pool at night, we have a key that fits into the current system that's there now. We could just have security lock it at dusk and roving patrol unlock it in the morning before they go home at 6:00 a.m. This is basically for your information and discussion purposes.

Mr. Perillo: Is there anything wrong with this system right now?

Mr. Scheerer: No, its fully functional.

Mr. Perillo: That quote was to replace that and put another one out there.

Mr. Scheerer: Yes. It would give you a few other necessities to deal with the proximity cards.

Mr. Perillo: Okay. You and I were aware that gate had a handle to open the gate. We have a key to lock and unlock it.

Mr. Scheerer: Absolutely.

Mr. Perillo: So why do we want to spend \$8,000?

Mr. Scheerer: That's a question for all of you to discuss.

Mr. Perillo: I'm presenting the question. Why would we want to spend \$8,000? The guard can lock it at night and unlock it at 6:00 a.m. I don't understand why they want to put a 6-foot gate with panels on the side. The kids will be opening that door all day long for every other kid to come to the pool without a key card. It's ridiculous to spend \$7,000.

Ms. Zaresk: Do the current access cards expire? Are we going to have to replace them at some point?

Mr. Scheerer: I've been here a long time and I don't know how many we've replaced due to defect.

Mr. Showe: They don't have a battery in them so there's nothing to wear out.

Ms. Zaresk: They are working on the existing systems.

Mr. Scheerer: We only have one system for a key card and it's for this door.

Ms. Zaresk: Is it in good shape?

Mr. Scheerer: Its working fine. Not to get off track, but we have some old analog cameras in here. There's a lot better technology, which I can show you on my phone. We just installed a new camera system that is live feed 24/7. When Wanda was doing roving patrol, she mentioned to me that some kids popped the door. I went to pull it up on the camera and it was so fuzzy that you couldn't make anybody out. The technology that's out there now, compared to 10 to 15 years ago, when you installed these cameras, is much better. That doesn't mean you want to live with that same system. It might be a good idea at some point to consider upgrading your key cards. We are going to be looking at cameras at the gatehouses too. There is an item on the Manager's Report about the Partin Settlement Road DVR failing.

Ms. Zaresk: One other question for clarification. You mentioned if we locked that, the health code says that we must have a bump out.

Mr. Scheerer: No.

Ms. Zaresk: I'm sorry, I misunderstood.

Mr. Scheerer: Mr. Perillo mentioned the bump out.

Mr. Perillo: Its part of the new proposal.

Mr. Scheerer: The new proposal is basically going to have three 4x6 panels that run from the side of the wall where the gate is on the other side of the gate. The reason to do that is so that kids can't reach over and push the panic bar to get out. That's the only reason. The health code doesn't require us to physically lock this gate.

Ms. Zaresk: I understand.

Mr. Scheerer: Mr. Perillo touched on that last month. We have the ability, if there is a concern with after-hours use, which I don't know that we have. Eric would have to speak to that. I know that Patrick is here in case anything happens. Roving patrol is here until 6:00 a.m. We talked about all of the pros and cons last month. If you think that there's a need to lock it, I think Ken was looking at it more like trying to keep people who don't live here out of the pool. That is a good reason for doing that at some point. We can physically lock this pool right now while spending a couple of dollars for a few extra keys.

Ms. Zaresk: We are not aware of any reason to lock it.

Mr. Perillo: The only reason I brought it up was because of the situation with the house in Mount Dora. I don't want to put the homeowners here under exposure. I think we should lock it and play it safe. Because if we get sued for \$1 million, each homeowner would have to pay \$5,000.

Mr. Soukup: Jason said that there are limits.

Mr. Perillo: There are limits, but all I'm saying is that I don't feel that the homeowners should be exposed to a \$1 million lawsuit from some kid getting hurt. I'm just putting it on the table. As a matter of fact, I talked to some of the people. The guard was here one time, when there was lightening. They chased the kids out of the pool and locked the pool in those days. We don't do that anymore.

Mr. Scheerer: We still do that. The Recreation Center does that when we get storms, when they are onsite and we lock the pool and post "*Pool Closed*" signs.

Mr. Perillo: We don't have the key. Nobody has the key.

Mr. Scheerer: We can lock the pool.

Mr. Perillo: I know, but they don't do it now. There's no key in that office.

Mr. Scheerer: They have a key that goes to that gate.

Mr. Perillo: The young lady who is in there doesn't know anything about where the key is.

Mr. Scheerer: I don't know if they hand the keys over, Sal. It's not hard to get another key.

Mr. Perillo: All I'm saying is when I got there, they used to have a key. She was aware, but there was no key, so I'm bringing it up.

Ms. Zaresk: With some of the other upgrades that we may need or want to consider in the upcoming budget, if we want this to be a part of that, is that more cost effective to us?

Mr. Showe: I don't think their proposals are tied together. I think they are separate. Because of the difference in the type of work they are doing, I don't think that there would be cost savings.

Mr. Brown: But it's the same company.

Mr. Scheerer: We have another company that we are researching for cameras, but I don't think they provide access systems.

Mr. Perillo: Regarding the cameras, I was looking at the pool and there are two posts with lights on top of the cameras all overlooking the pool.

Mr. Scheerer: There are two cameras.

Mr. Perillo: Two cameras on each post.

Mr. Scheerer: One comes this way and one comes toward the Kiddie Pool. I think there are two on one post.

Mr. Perillo: There are two on each post, for a total of four cameras. Are they active now?

Mr. Scheerer: Only two cameras are active and that's all that have ever been active. We changed one out, from an analog camera to a five mega-pixel camera. They are both active.

Mr. Perillo: But they don't cover the entire pool.

Mr. Scheerer: There are a couple of blind spots, because of where they are located.

Mr. Perillo: There are lights up there.

Mr. Scheerer: There are two lights.

Mr. Perillo: I know that we never had night swimming.

Mr. Scheerer: We are not permitted for night swimming. Those two lights would never allow you to permit for night swimming.

Mr. Perillo: I know. We went through that.

Ms. Zaresk: I would like to make a motion that we hold this in abeyance and include it as part of the budget.

Mr. Showe: You don't need a motion. We will just indicate that we will include it as part of your capital projects.

Mr. Scheerer: The same with the cameras. That wasn't supposed to be included with this, but if you want to get an idea of what some of these cameras cost, this will give you a good idea. We are going to have to address the guardhouses.

Mr. Perillo: So, we are going to disregard the cameras.

Mr. Showe: For now.

Mr. Perillo: I agree.

Mr. Showe: At some point we need to address them.

Mr. Scheerer: We can include it in our capital budget for next year.

Mr. Perillo: The cameras for this room?

Mr. Scheerer: Correct.

Mr. Perillo: And what else?

Mr. Scheerer: The pool. That's it. We are going to be looking at doing both guardhouses too.

Mr. Perillo: By not doing it, we are saving about \$16,000. Maybe we have a few dollars in the budget.

Mr. Brown: I wouldn't mind. You have been running the system in this building since 1994. It was here when I came here. I'm guessing that it was installed when they built this Clubhouse. The Clubhouse was newer in 1996.

Mr. Scheerer: It was in before I arrived and I've been here for 13 years.

Mr. Showe: We were testing a new system in Melbourne, because the cameras are 10 years old and are starting to age out. What we are finding is that this vendor has a nice product. We are testing it now. The price was great from what we were looking at from other vendors. Once we have a month or so under our belts and feel comfortable bringing them out and getting some quotes, we will look at those.

Mr. Perillo: I will leave them until there's a problem.

Mr. Showe: Absolutely.

A Resident: You have roving patrol that is going to lock your gates. As a courtesy, they come into Club Villas occasionally. Would it be possible as a courtesy for them to lock our gates at the same time?

Mr. Scheerer: I don't think the Board mentioned locking our gate. It was just part of the conversation. If they chose to lock the gates, we have the ability to do that.

Mr. Showe: We will bring it back as part of the budget discussion with your capital projects.

Mr. Scheerer: We will probably have a few more capital items for you to discuss for the budget.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buzyniski: I have nothing to report, unless there are any questions.

B. Engineer

There being no report, the next item followed.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks #5592 through #5614, in the amount of \$102,087.52. In the Capital Projects Fund, we have Checks #43 and #44, in the amount of \$32,258.37, and February Payroll, in the amount of \$918.80, for a grand total of \$135,264.69. Alan and I can answer any questions or comments from the Board.

On MOTION by Mr. Soukup, seconded by Ms. Zaresk, with all in favor, the Check Register and February Payroll totaling \$135,264.69, was approved.

Mr. Perillo: Were the Osceola County Sheriff's Office signs \$16 each?

Mr. Scheerer: Yes. We will be installing those shortly.

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. Your assessments are 93% collected, so we are in great shape.

3. Presentation of Series 2006-02 Rebate Calculation Arbitrage Report

Mr. Showe: We are required to complete this annually per the bonds. According to Page 4, there was no rebate liability for the District, which is what we are looking for. They are testing to make sure that we are not making more money in interest than we are legally allowed to on the bonds. At this point, we are in compliance.

4. Field Manager's Report

Mr. Scheerer: Everything is good in the Recreation Center, with the exception that we have one A/C unit that was installed in 1999. The line that feeds the Fitness Center, tripped the breaker and panel last week, causing a trip in the breaker for the entire building. Frank's Air is coming to look at it. It is currently off. We think the compressor is bad. Rather than spending a few grand on a compressor, we are probably going to upgrade the unit. Like I said, it's from 1999 and original to the building. I just wanted you to be aware of that. For those of you that exercise, we are going to repair that as quickly as possible. The pool and Fitness Center are in good shape. Regarding the gates, when we performed an inspection of all the cameras, the DVR for the Partin Settlement Road Gate was not functioning. That's the heartbeat for all the cameras and everything feeds through that, so if it doesn't come on, it's like at your house with your computer. If it doesn't fire up, your cameras won't work. We had the company come out and take a look at it. They think

that the power source is bad. I don't know that they will be able to find a power source for that unit, because its outdated. They are preparing a proposal for me for the Partin Settlement Road Guardhouse. We may need to consider the same for Lakeshore, because they are the same age. If it comes out to be too much, we will look at this company. They are competitive, but right now, we have no cameras at Partin Settlement. Hopefully security logs everyone in the visitor lane. That's the only thing that we can do. I have no other resources to fire those cameras back up right now. The ponds are in good shape, but they are low. Starting next month, REW will move to a weekly mowing. They are currently at the end of their twice a month mowing. We have new annuals scheduled for next week. John with REW called me. We are also going to have palm tree trimming and pine straw installation in the next couple of weeks and will start lifting some of the common area street trees along Remington Boulevard and Knightsbridge under the contract with REW. I received a phone call, a couple of weeks ago, from my buddy at Toho to inform me that we are no longer allowed to perform wet checks during the day, because there are drought tolerant conditions; therefore, there is no reclaimed for testing during the day. We will have our reclaimed water available in the evening. You can't water between 10:00 a.m. and 4:00 p.m. We told them that we would be happy to comply, so REW is trying to do what they can when they are out here. They come out at 7:00 a.m. and if they see some hot spots, they are going to try to run those zones. Obviously they are not here after 4:00 p.m. when we have water on our watering days. That's the update on the water. I don't know that it affects your homes, but as far as the CDD, we've been told that there can be no testing. We test twice a month for our irrigation system. We are still working on the sidewalks. We talked about the key card system and the A/C unit. We also installed two new window units in both guardhouses. We had one that failed, so we upgraded them both. I believe that they are original to the guardhouses, so they have been there for quite some time. The contractor will come out and do the Westmoreland/Windsor Park crosswalk. The check was sent to the flag company. I don't know if they submitted their permit request, but hopefully they are working on the flagpole at Lakeshore.

Mr. Brown: They may have.

Mr. Scheerer: I'm aware of what Mr. Hurley referenced on the lights and we will work on those.

Mr. Brown: I don't think they designed that intersection yet, because no one has seen any plans for it, so we may just have to hold off on that one until they decide how they are going to do it.

Mr. Scheerer: That's all I have.

Mr. Brown: Does anyone have any questions for Alan? Not hearing any,

5. Security

Mr. LaSalle: Thanks for pressure washing the guardhouses. This past month, there have been a lot of new faces at the gates. Partin Settlement Gate had 22,100 entries, versus 9,656 at the East Lakeshore Boulevard Gate. There were 52 vehicles tagged, 21 code enforcements, 2 attempted tows and only 5 repeat offenders.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brown: Ms. Zaresk?

Ms. Zaresk: I have nothing. Thank you.

Mr. Brown: Sal?

Mr. Perillo: Yes. I noticed that the door to the pool clubhouse could use some paint. It's all corroded.

Mr. Scheerer: We are going to end up replacing that door.

Mr. Perillo: If you kick the door, it will fall off.

Mr. Scheerer: It's in good shape, but it's an old door.

Mr. Perillo: There are signs by the door that says, "*Remington Residents Only – Facility Hours 6:00 a.m. to 10:00 p.m.*" This sign misleads people that the pool is open from 6:00 a.m. to 10:00 p.m.

Mr. Scheerer: Is it on the building?

Mr. Perillo: Yes.

Mr. Scheerer: That's for the building.

Mr. Perillo: I know but they come in the gate and it stares them right in the face. Maybe we should put it on the Clubhouse.

Mr. Scheerer: That's not a bad suggestion.

Mr. Perillo: There is a white sign in the bushes saying, “*No Diving Allowed.*” I think we should put it on the back fence. If you look down onto the pool, every 20 feet there’s a small tile that says, “*No Diving Allowed.*”

Mr. Scheerer: That’s required.

Mr. Perillo: I’m just saying that maybe we should put it on the fence. If not, don’t worry about it. I don’t have anything else.

Mr. Brown: Mr. Soukup?

Mr. Soukup: I have nothing.

Mr. Brown: Mr. Thilburg?

Mr. Thilburg: Yes. I would like to wish everyone a Happy Easter.

Mr. Brown: I don’t have anything. REW is doing a good job.

Mr. Scheerer: Despite the current conditions. We are very lucky.

Mr. Brown: We’ve had little rain.

Mr. LaSalle: The pool being locked at night, is not an issue, because we only had a couple of kids last summer jump into the pool. Once they saw my guys come into the parking lot, they ran.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Brown adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Remington Community Development District (“**District**”) prior to June 15, 2018, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	July 31, 2018
HOUR:	6:00 p.m.
LOCATION:	Remington Recreation Center 2651 Remington Blvd. Kissimmee, FL 34744

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County and City of Kissimmee at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24th DAY OF APRIL, 2018.

ATTEST:

**REMINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Remington

Community Development District



**Proposed Budget
Fiscal Year 2019**

Presented by:



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**REMINGTON
COMMUNITY DEVELOPMENT DISTRICT**

**PROPOSED BUDGET
GENERAL FUND
Fiscal Year 2019**

DESCRIPTION	ADOPTED BUDGET FY 2018	ACTUAL THRU 3/31/18	PROJECTED NEXT 6 MONTHS	TOTAL AS OF 9/30/18	PROPOSED BUDGET FY 2019
REVENUES					
Maintenance Assessment	\$ 1,137,222	\$ 1,063,011	\$ 74,211	\$ 1,137,222	\$ 1,137,222
Miscellaneous Income	\$ 5,000	\$ 2,120	\$ 2,880	\$ 5,000	\$ 5,000
Interest Income	\$ 1,900	\$ 959	\$ 1,080	\$ 2,039	\$ 1,900
TOTAL REVENUES	\$ 1,144,122	\$1,066,090	\$ 78,171	\$ 1,144,261	\$ 1,144,122
EXPENDITURES					
<i>Administrative</i>					
Supervisors Fees	\$ 12,000	\$ 6,000	\$ 6,000	\$ 12,000	\$ 12,000
FICA	\$ 918	\$ 367	\$ 459	\$ 826	\$ 918
Engineer	\$ 10,000	\$ 2,744	\$ 4,800	\$ 7,544	\$ 10,000
Attorney	\$ 30,000	\$ 14,261	\$ 14,256	\$ 28,517	\$ 30,000
Annual Audit	\$ 4,000	\$ -	\$ 3,715	\$ 3,715	\$ 3,715
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Property Appraiser Fee	\$ 1,000	\$ 704	\$ -	\$ 704	\$ 1,000
Management Fees	\$ 66,583	\$ 33,291	\$ 33,291	\$ 66,583	\$ 68,580
Information Technology	\$ 1,600	\$ 800	\$ 800	\$ 1,600	\$ 1,600
Trustee Fees	\$ 4,500	\$ 4,337	\$ -	\$ 4,337	\$ 4,500
Dissemination Agreement	\$ 1,000	\$ 500	\$ 500	\$ 1,000	\$ 1,000
Arbitrage Rebate	\$ 600	\$ 450	\$ -	\$ 450	\$ 450
Telephone	\$ 200	\$ -	\$ -	\$ -	\$ 200
Postage	\$ 1,000	\$ 362	\$ 360	\$ 722	\$ 1,000
Insurance	\$ 37,100	\$ 33,776	\$ -	\$ 33,776	\$ 40,725
Printing and Binding	\$ 2,000	\$ 414	\$ 430	\$ 844	\$ 1,500
Newsletter	\$ 3,300	\$ 1,620	\$ 1,620	\$ 3,241	\$ 3,300
Legal Advertising	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	\$ 1,500
Office Supplies	\$ 500	\$ 124	\$ 156	\$ 280	\$ 500
Dues, Licenses, Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 500	\$ 164	\$ 136	\$ 300	\$ 500
SUBTOTAL ADMINISTRATIVE	\$ 183,476	\$ 105,091	\$ 68,024	\$ 173,115	\$ 188,163
<i>Operations and Maintenance</i>					
<u>Environmental</u>					
Lake Maintenance	\$ 18,135	\$ 7,590	\$ 7,590	\$ 15,180	\$ 18,200
<u>Utilities</u>					
Kissimmee Utility Authority	\$ 8,740	\$ 2,849	\$ 3,282	\$ 6,131	\$ 8,500
Toho Water Authority	\$ 87,000	\$ 16,320	\$ 23,088	\$ 39,408	\$ 70,000
Orlando Utilities Commission	\$ 20,312	\$ 8,092	\$ 8,200	\$ 16,292	\$ 20,500
Centurylink	\$ 7,000	\$ 2,901	\$ 1,500	\$ 4,401	\$ 7,000
Bright House Network	\$ 1,800	\$ 761	\$ 761	\$ 1,523	\$ 1,600
<u>Roadways</u>					
Street Sweeping	\$ 17,005	\$ 7,620	\$ 7,620	\$ 15,240	\$ 17,250
Drainage	\$ 5,000	\$ 7,468	\$ -	\$ 7,468	\$ 5,000
Signage	\$ 5,000	\$ 455	\$ 2,000	\$ 2,455	\$ 5,000
<u>Common Area</u>					
Landscaping	\$ 280,658	\$134,286	\$ 134,286	\$ 268,572	\$ 280,000
Feature Lighting	\$ 3,000	\$ 62	\$ 2,300	\$ 2,362	\$ 3,000
Irrigation	\$ 20,000	\$ 2,138	\$ 5,400	\$ 7,538	\$ 20,000
Trash Receptacles & Benches	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Plant Replacement and Bed Enhancements	\$ 10,000	\$ 2,788	\$ -	\$ 2,788	\$ 10,000
Miscellaneous Common Area Services	\$ 10,000	\$ 28,251	\$ 3,000	\$ 31,251	\$ 10,000
Soccer/Ball Field Maintenance	\$ 1,000	\$ 1,535	\$ -	\$ 1,535	\$ 1,000
<u>Recreation Center</u>					
Pool Maintenance	\$ 20,000	\$4,299	\$ 6,855	\$ 11,154	\$ 20,000
Pool Cleaning	\$ 7,852	\$ 3,600	\$ 3,600	\$ 7,200	\$ 8,000
Pool Permits	\$ 550	\$ -	\$ 525	\$ 525	\$ 550
Recreation Center Cleaning	\$ 14,830	\$ 8,274	\$ 6,600	\$ 14,874	\$ 15,000
Recreation Center Repairs & Maintenance	\$ 10,000	\$ 1,837	\$ 9,348	\$ 11,185	\$ 10,000
Pest Control	\$ 672	\$ 652	\$ -	\$ 652	\$ 700
SUBTOTAL MAINTENANCE	\$ 553,554	\$ 241,776	\$ 228,456	\$ 470,232	\$ 536,300

**REMINGTON
COMMUNITY DEVELOPMENT DISTRICT**

**PROPOSED BUDGET
GENERAL FUND
Fiscal Year 2019**

DESCRIPTION	ADOPTED BUDGET FY 2018	ACTUAL THRU 3/31/18	PROJECTED NEXT 6 MONTHS	TOTAL AS OF 9/30/18	PROPOSED BUDGET FY 2019
<i>Security</i>					
Recreation Center Access	\$ 4,000	\$ 3,652	\$ -	\$ 3,652	\$ 4,000
Security Guard	\$ 275,209	\$ 100,854	\$ 168,188	\$ 269,042	\$ 275,500
Gate Repairs	\$ 11,000	\$ 4,537	\$ 4,320	\$ 8,857	\$ 11,000
Guard House Cleaning	\$ 3,278	\$ 1,300	\$ 650	\$ 1,950	\$ 3,300
Guard House Repairs and Maintenance	\$ 4,500	\$ 2,440	\$ 1,000	\$ 3,440	\$ 4,500
Gate Maintenance Agreement	\$ 1,100	\$ 550	\$ 550	\$ 1,100	\$ 1,100
<i>Other</i>					
Contingency	\$ 500	\$ 5,734	\$ -	\$ 5,734	\$ 500
Field Management Services	\$ 25,894	\$ 12,947	\$ 12,947	\$ 25,894	\$ 26,671
SUBTOTAL MAINTENANCE	\$ 325,481	\$ 132,014	\$ 187,655	\$ 319,669	\$ 326,571
TOTAL MAINTENANCE	\$ 879,035	\$ 373,790	\$ 416,111	\$ 789,901	\$ 862,871
TOTAL EXPENDITURES	\$ 1,062,512	\$ 478,881	\$ 484,135	\$ 963,015	\$ 1,051,034
<i>Other Sources/ (Uses)</i>					
Transfer Out - Pavement Management	\$ (150,000)	\$ -	\$ (150,000)	\$ (150,000)	\$ (93,088)
Transfer Out - Capital Projects	\$ (51,610)	\$ -	\$ (31,245)	\$ (31,245)	\$ -
SUBTOTAL OTHER SOURCES/(USES)	\$ (201,610)	\$ -	\$ (181,245)	\$ (181,245)	\$ (93,088)
TOTAL EXPENDITURES / OTHER SOURCES/(USES)	\$ 1,264,122	\$ 478,881	\$ 665,380	\$ 1,144,260	\$ 1,144,122
EXCESS REVENUES/(EXPENDITURES)	\$ (120,000)	\$ 587,209	\$ (587,209)	\$ 0	\$ 0
FUND BALANCE - BEGINNING	\$ 120,000	\$ -	\$ -	\$ -	\$ -
FUND BALANCE - ENDING	\$ -	\$ 587,209	\$ (587,209)	\$ 0	\$ 0

	FY 2018	FY 2019
Net Assessments	\$ 1,137,222.00	\$ 1,137,222.00
Add: Discounts & Collections	\$ 72,588.64	\$ 72,588.64
Gross Assessments	\$ 1,209,810.64	\$ 1,209,810.64
	1,783	1,783
	\$ 678.53	\$ 678.53

REMINGTON
Community Development District
Fiscal Year 2019

REVENUES

Maintenance Assessment

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

Interest Income

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

Miscellaneous Income

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

Carry Forward Surplus

The District will utilize excess funds collected in previous fiscal years.

EXPENDITURES – Administrative

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The District anticipates 12 meetings per year, with all Board members receiving payment for their attendance at each meeting.

FICA Expense

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

Engineering

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

Attorney

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

Annual Audit

The District is required by Florida Statutes to have an independent audit of its financial records on an annual basis.

Assessment Administration

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

REMINGTON
Community Development District
Fiscal Year 2019

Property Appraiser Fee

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

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide management, accounting, and recording secretary services. These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

Information Technology

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

Trustee Fees

The District will pay annual trustee fees for the Series 2008-2 Special Assessment Refunding Bonds held at US Bank.

Dissemination Agreement

The District's bondholder has requested special annual reports on the District's development activity. The District has contracted with Governmental Management Services-Central Florida, LLC to provide these reports. The amount is based upon the contract amount.

Arbitrage Rebate

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

Telephone

The District incurs charges for telephone and facsimile services.

Postage

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

Insurance

The District's general liability, public official's liability and property insurance coverages are provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing and Binding

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

Newsletter

The District incurs charges for delivering of the community newsletter.

REMINGTON
Community Development District
Fiscal Year 2019

Legal Advertising

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

Office Supplies

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

Dues, Licenses, & Subscriptions

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

Administrative Contingency

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

EXPENDITURES - Operations and Maintenance
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ENVIRONMENTAL

Lake Maintenance

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD lakes. Herbiciding will consist of chemical treatments. Algae control will include hand removal and chemical treatments. The District has contracted with Applied Aquatic Management, Inc. for this service.

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

UTILITIES

Kissimmee Utility Authority

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

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

REMINGTON
Community Development District
Fiscal Year 2019

Toho Water Authority

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

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

Orlando Utilities Commission

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

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

Centurylink

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

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

REMINGTON
Community Development District
Fiscal Year 2019

Bright House Network

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

Account#	Address	Monthly Amount	Annual Amount
0787976-02	2651 Remington Blvd	\$127	\$1,524
	Contingency		\$76
Total			\$1,600

ROADWAYS

Street Sweeping

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

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

Drainage

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

Signage

Unscheduled maintenance of signage consists of cleaning and general maintenance

COMMON AREA

Landscaping

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control chemicals, and transplanting annuals four times per year. Unscheduled maintenance consists of replacing damaged sod and adding new sod. Unscheduled maintenance of annuals consists of replacing damaged plant material. The District has contracted REW Landscape LLC for this service.

Description	Monthly Amount	Annual Amount
Landscape Maintenance	\$22,381	\$268,572
Estimated 3% Inflationary Increase	\$671	\$8,057
Contingency		\$3,371
Total		\$280,000

REMINGTON
Community Development District
Fiscal Year 2019

Feature Lighting

Unscheduled maintenance consists of replacing damaged fixtures or inoperable fixtures.

Irrigation

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

Trash Receptacles & Benches

Scheduled maintenance consists of purchase of trashcans and benches. Unscheduled maintenance consists of replacement of damaged trashcans.

Plant Replacement & Bed Enhancements

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

Miscellaneous Common Area Services

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

Soccer/Ball Field Maintenance

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

RECREATION CENTER

Pool Maintenance

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

Pool Cleaning

Scheduled maintenance consists of regular cleaning and treatments to pool chemical levels as follows: January thru May 3 time a week and June thru December 5 times a week. The District has contracted Roberts Pool Services for this service.

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

Pool Permits

Permit fees for required occupational and pool permits.

REMINGTON
Community Development District
Fiscal Year 2019

Recreation Center Cleaning

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

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

Recreation Center Repairs & Maintenance

Unscheduled maintenance consists of repairs and replacement of damaged areas.

Pest Control

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

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

SECURITY

Recreation Center Access

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

Security Guard

Security services throughout the Community facilities provided by Universal Protection Services.

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

Gate Repairs (Front and Back Access)

Unscheduled maintenance consists of repairing damages.

REMINGTON
Community Development District
Fiscal Year 2019

Guard House Cleaning

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

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

Guard House Repairs & Maintenance

Unscheduled maintenance consists of repairs and replacement of damaged areas.

Gate Maintenance Agreement

Agreement for managing access control system.

OTHER

Contingency

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

Field Management Services

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

Transfer Out - Pavement Management/Capital Projects

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

**REMINGTON
COMMUNITY DEVELOPMENT DISTRICT**

**PROPOSED BUDGET
PAVEMENT MANAGEMENT
Fiscal Year 2019**

DESCRIPTION	ADOPTED BUDGET FY 2018	ACTUAL THRU 3/31/18	PROJECTED NEXT 6 MONTHS	TOTAL AS OF 9/30/18	PROPOSED BUDGET FY 2019
REVENUES:					
FUND BALANCE	\$ 809,609	\$ 809,606	\$ -	\$ 809,606	\$ 960,629
TRANSFER IN	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 150,000
INTEREST INCOME	\$ 500	\$ 525	\$ 498	\$ 1,023	\$ 500
TOTAL REVENUES	\$ 960,109	\$ 810,131	\$ 150,498	\$ 960,629	\$ 1,111,129
EXPENSES:					
CAPITAL OUTLAY - ENGINEERING	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY - CONTINGENCY	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY - ROADWAY IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ 960,109	\$ 810,131	\$ 150,498	\$ 960,629	\$ 1,111,129

**REMINGTON
COMMUNITY DEVELOPMENT DISTRICT**

**PROPOSED BUDGET
CAPITAL PROJECTS
Fiscal Year 2019**

DESCRIPTION	ADOPTED BUDGET FY 2018	ACTUAL THRU 3/31/18	PROJECTED NEXT 6 MONTHS	TOTAL AS OF 9/30/18	PROPOSED BUDGET FY 2019
REVENUES:					
FUND BALANCE	\$ 440,946	\$ 451,803	\$ -	\$ 451,803	\$ 330,051
TRANSFER IN	\$ 51,610	\$ -	\$ 51,610	\$ 51,610	\$ 145,818
INTEREST INCOME	\$ 100	\$ 81	\$ 60	\$ 141	\$ 100
TOTAL REVENUES	\$ 492,656	\$ 451,884	\$ 51,670	\$ 503,554	\$ 475,968
EXPENSES:					
CAPITAL OUTLAY - CONTINGENCY	\$ 10,000	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY - FITNESS EQUIPMENT	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
CAPITAL OUTLAY - PRESSURE WASHING	\$ 20,000	\$ 24,550	\$ -	\$ 24,550	\$ 20,000
CAPITAL OUTLAY - SIDEWALK/ROAD IMPROVEMENTS	\$ 95,000	\$ 148,953	\$ -	\$ 148,953	\$ 95,000
CAPITAL OUTLAY - CAMERA SYSTEM	\$ -	\$ -	\$ -	\$ -	\$ 30,000
CAPITAL OUTLAY - REC CENTER - ROOFING PROJECT	\$ -	\$ -	\$ -	\$ -	\$ 38,500
TOTAL EXPENSES	\$ 135,000	\$ 173,503	\$ -	\$ 173,503	\$ 193,500
EXCESS REVENUES (EXPENDITURES)	\$ 357,656	\$ 278,381	\$ 51,670	\$ 330,051	\$ 282,468

**REMINGTON
COMMUNITY DEVELOPMENT DISTRICT**

**PROPOSED BUDGET
DEBT SERVICE FUND - SERIES 2008-2
Fiscal Year 2019**

DESCRIPTION	ADOPTED BUDGET FY 2018	ACTUAL THRU 3/31/18	PROJECTED NEXT 6 MONTHS	TOTAL AS OF 9/30/18	PROPOSED BUDGET FY 2019
REVENUES:					
FUND BALANCE	\$ 211,205	\$ 214,430	\$ -	\$ 214,430	\$ 208,020
SPECIAL ASSESSMENTS	\$ 571,509	\$ 533,737	\$ 37,773	\$ 571,509	\$ 571,509
INTEREST INCOME	\$ 400	\$ 351	\$ 330	\$ 681	\$ 400
TOTAL REVENUES	\$ 783,114	\$ 748,518	\$ 38,103	\$ 786,620	\$ 779,930
EXPENSES:					
INTEREST - 11/1	\$ 21,800	\$ 21,800	\$ -	\$ 21,800	\$ 11,100
PRINCIPAL - 5/1	\$ 535,000	\$ -	\$ 535,000	\$ 535,000	\$ 555,000
INTEREST - 5/1	\$ 21,800	\$ -	\$ 21,800	\$ 21,800	\$ 11,100
TRANSFER OUT 5/2 - PAVEMENT FUND	\$ -	\$ -	\$ -	\$ -	\$ 56,912
TRANSFER OUT 5/2 - CAPITAL RESERVE	\$ -	\$ -	\$ -	\$ -	\$ 145,818
TOTAL EXPENSES	\$ 578,600	\$ 21,800	\$ 556,800	\$ 578,600	\$ 779,930
EXCESS REVENUES(EXPENDITURES)	\$ 204,514	\$ 726,718	\$ (518,697)	\$ 208,020	\$ 0

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

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/1/18	\$555,000.00	4.00%	\$0.00	\$11,100.00	\$567,900.00
5/1/19	\$555,000.00	4.00%	\$555,000.00	\$11,100.00	\$566,100.00
TOTAL			\$555,000.00	\$22,200.00	\$1,134,000.00

SECTION VI

Remington Community Development District

Summary of Invoices

March 20, 2018 to April 16, 2018

Fund	Date	Check No.'s	Amount
General Fund	3/23/18	5615-5618	\$ 2,375.16
	3/29/18	5619	\$ 450.00
	4/2/18	5620-5625	\$ 6,384.38
	4/6/18	5626	\$ 8,080.75
	4/9/18	5627-5629	\$ 2,675.53
	4/13/18	5630-5634	\$ 28,634.47
			\$ 48,600.29
Capital Projects	4/2/18	45	\$ 2,380.00
			\$ 2,380.00
Payroll	March 2018		
	Brian K. Brown	50714	\$ 184.70
	Carl R. Thilburg	50715	\$ 184.70
	Kenneth R. Soukup	50716	\$ 164.70
	Pamela M. Zaresk	50717	\$ 184.70
	Salvatore A. Perillo	50718	\$ 200.00
			\$ 918.80
			\$ 51,899.09

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
3/23/18	00290	3/12/18	4226	201803	320-53800-53300		RESET SIGN MATERIAL/LABOR	*	325.00	325.00 005615
3/23/18	00133	3/09/18	30621	201803	310-51300-42600		BERRY CONSTRUCTION INC.	*	540.16	540.16 005616
							NEWSLETTER - MAR18			
3/23/18	00127	3/09/18	262964	201803	310-51300-31100		PROF.ENGINEER SRVCS FEB18	*	210.00	210.00 005617
3/23/18	00282	3/12/18	18-3195	201803	320-53800-46700		CLUBHOUSE 3/1/18-3/3/18	*	100.00	100.00
		3/12/18	18-3195	201803	320-53800-46700		CLUBHOUSE 3/4/18-3/10/18	*	250.00	250.00
		3/12/18	18-3195	201803	320-53800-46700		CLUBHOUSE 3/11/18-3/17/18	*	250.00	250.00
		3/12/18	18-3195	201803	320-53800-46700		CLUBHOUSE 3/18/18-3/24/18	*	250.00	250.00
		3/12/18	18-3195	201803	320-53800-46700		CLUBHOUSE 3/25/18-3/31/18	*	250.00	250.00
		3/12/18	18-3195	201803	320-53800-35000		GUARDHOUSE CLEAN 3/6/18	*	50.00	50.00
		3/12/18	18-3195	201803	320-53800-35000		GUARDHOUSE CLEAN 3/13/18	*	50.00	50.00
		3/12/18	18-3195	201803	320-53800-35000		GUARDHOUSE CLEAN 3/20/18	*	50.00	50.00
		3/12/18	18-3195	201803	320-53800-35000		GUARDHOUSE CLEAN 3/27/18	*	50.00	50.00
3/29/18	00238	3/01/18	3085-03-	201802	310-51300-31200		WESTWOOD INTERIOR CLEANING INC.	*	450.00	1,300.00 005618
							ARBITRAGE SER. 2008 1&2			
4/02/18	00038	3/19/18	P28099	201803	320-53800-57300		AMTEC	*	2,276.88	450.00 005619
							500 LASER LABELS			
4/02/18	00290	1/08/18	4176	201801	320-53800-57200		ACCESS CONTROL TECHNOLOGIES	*	130.00	2,276.88 005620
		1/08/18	4177	201801	320-53800-47300		INSTALL GATE LATCH-PLAYGRD	*	525.00	130.00
							INSTALL CONSTR TAPE 7 LOC	*		525.00
							BERRY CONSTRUCTION INC.			655.00 005621

REMI -REMINGTON - BPBERGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT
4/02/18	00217	3/26/18	15774-11	201803	320-53800-35100		INSTALL AC COM	*	1,924.00	1,924.00 005622
4/02/18	00125	3/02/18	318065	201803	320-53800-46500		FRANKS AIR CONDITIONING INC	*	47.60	
			8				ICAL MURIATIC ACID		32.95	
			50				LB SODIUM BICARB		503.00	
			300				BULK BLEACH		89.95	
							CHEMICAL CONTROLLER APR18			
4/02/18	00128	3/15/18	381286	201803	320-53800-53000		SPIES POOL LLC	*	635.00	673.50 005623
							MECHANICAL SWEEP 3/2/18			
4/02/18	00303	4/01/18	W1057	201804	320-53800-34800		USA SERVICES OF FLORIDA, INC	*	110.00	635.00 005624
							MTHLY SRVC FEE LAKE SHORE			
							MTHLY SRVC FEE SET FARTIN			
4/06/18	00168	4/02/18	332	201804	310-51300-34000		WI-PAK	*	5,548.58	220.00 005625
							MANAGEMENT FEES APR18			
							INFO TECHNOLOGY APR18			
							DISSEMINATION FEE APR18			
							OFFICE SUPPLIES			
							POSTAGE			
							COPIES			
							FIELD MANAGEMENT APR18			
4/09/18	00082	4/03/18	15689	201803	310-51300-31500		GOVERNMENTAL MANAGEMENT SERVICES	*	2,157.83	8,080.75 005626
							GENERAL MATTERS - MAR18			
							CLARK & ALBAUGH, LLP			
4/09/18	00005	3/27/18	6-131-07	201803	310-51300-42000		FEDEX	*	21.53	2,054.00 005627
							DELIVERY 3/20/18			

REMI -REMINGTON - BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#	AMOUNT
4/09/18	00291	4/02/18	4274	201804	320-53800-46400	POOL MAINTENANCE APR18	ROBERTS POOL SERVICE AND REPAIR INC	*	600.00	600.00	005629
4/13/18	00093	3/31/18	168564	201803	320-53800-47100	AQUATIC PLANT MGMT MAR18	APPLIED AQUATIC MANAGEMENT, INC.	*	1,265.00	1,265.00	005630
4/13/18	00168	4/09/18	334	201803	320-53800-57200	AIR FILTER		*	29.80	29.80	
4/09/18	335	4/09/18	335	201803	320-53800-47400	COMMUNITY LIGHT RPLC/RPR		*	280.00	280.00	
4/13/18	00251	4/01/18	723951	201804	320-53800-46200	LANDSCAPE MAINT APR18	GOVERNMENTAL MANAGEMENT SERVICES	*	22,380.99	22,380.99	309.80 005631
4/11/18	724019	4/11/18	724019	201804	320-53800-47300	RMVL OF DEAD PALM TREES		*	2,200.00	2,200.00	
4/13/18	00128	3/27/18	381690	201803	320-53800-53000	MECHANICAL SWEEP 3/23/18	REW LANDSCAPE CORP	*	635.00	635.00	24,580.99 005632
4/10/18	382329	4/10/18	382329	201804	320-53800-53000	MECHANICAL SWEEP 4/6/18		*	635.00	635.00	
4/13/18	00282	12/14/17	17-4900	201803	320-53800-46700	PAPER TOWELS/TOILET PAPER	USA SERVICES OF FLORIDA, INC	*	71.80	71.80	1,270.00 005633
2/28/18	18-3269	2/28/18	18-3269	201803	320-53800-46700	PAPER TOWELS/TOILET PAPER		*	1,136.88	1,136.88	
							WESTWOOD INTERIOR CLEANING INC.				1,208.68 005634

TOTAL FOR BANK A 48,600.29
 TOTAL FOR REGISTER 48,600.29

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/16/18 PAGE 1
 *** CHECK DATES 03/20/2018 - 04/16/2018 *** REMINGTON CDD - CAPITAL
 BANK C REMINGTON CDD - RSVR

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
4/02/18	00253	1/08/18	4178	2018	01	600-53800-53100			CONCRETE RPRS SOMERSET	*	2,380.00	
BERRY CONSTRUCTION INC.											2,380.00 000045	

TOTAL FOR BANK C 2,380.00
 TOTAL FOR REGISTER 2,380.00

REMI -REMINGTON - BPEREGRINO

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Remington

Community Development District



Unaudited Financial Reporting
March 31, 2018

Presented by:



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REMINGTON COMMUNITY DEVELOPMENT DISTRICT
Balance Sheet - All Fund Types and Accounts Groups
March 31, 2018

	Governmental Fund Types			Totals 2018
	General Fund	Debt Service Fund	Capital Projects Fund	
ASSETS				
Cash				
Operating Account	\$759,317	---	---	\$759,317
Pavement Management	---	---	\$350,894	\$350,894
Capital Projects Fund	---	---	\$280,761	\$280,761
<u>Investments</u>				
Series 2008-2				
Revenue	---	\$726,718	---	\$726,718
Operations				
Custody Account	\$5,269	---	\$459,237	\$464,506
State Board	\$115,431	---	---	\$115,431
Due From General Fund	---	---	---	\$0
Total Assets	\$880,017	\$726,718	\$1,090,892	\$2,697,627
LIABILITIES				
Accounts Payable	\$11,259	---	\$2,380	\$13,639
Due to Debt Service	---	---	---	\$0
FUND EQUITY:				
Investment in General				
Restricted for Debt Service 2008-2	---	\$726,718	---	\$726,718
Restricted for Capital Projects	---	---	\$278,381	\$278,381
Restricted for Capital Projects	---	---	\$810,131	\$810,131
Unassigned	\$868,759	---	---	\$868,759
Total Liabilities and Fund Equity & Other Credits	\$880,017	\$726,718	\$1,090,892	\$2,697,627

REMINGTON

Community Development District

General Fund Statement of Revenues & Expenditures For Period Ending March 31, 2018

	General Fund Budget	Prorated Budget thru 3/31/18	Actual thru 3/31/18	Variance
Revenues:				
Maintenance Assessments	\$1,137,222	\$1,063,011	\$1,063,011	\$0
Miscellaneous Income	\$5,000	\$2,500	\$2,120	(\$380)
Interest Income	\$1,900	\$950	\$959	\$9
Total Revenues	\$1,144,122	\$1,066,461	\$1,066,090	(\$371)
Expenditures:				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$6,000	\$6,000	\$0
FICA	\$918	\$459	\$367	\$92
Engineer	\$10,000	\$5,000	\$2,744	\$2,256
Attorney	\$30,000	\$15,000	\$14,261	\$739
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	\$33,292	\$33,291	\$0
Information Technology	\$1,600	\$800	\$800	\$0
Trustee Fees	\$4,500	\$4,500	\$4,337	\$163
Dissemination Agreement	\$1,000	\$500	\$500	\$0
Arbitrage Rebate	\$600	\$450	\$450	\$0
Telephone	\$200	\$100	\$0	\$100
Postage	\$1,000	\$500	\$362	\$138
Insurance	\$37,100	\$37,100	\$33,776	\$3,324
Printing and Binding	\$2,000	\$1,000	\$414	\$586
Newsletter	\$3,300	\$1,650	\$1,620	\$30
Legal Advertising	\$1,500	\$750	\$0	\$750
Office Supplies	\$500	\$250	\$124	\$126
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Administrative Contingency	\$500	\$250	\$164	\$86
Total Administrative	\$183,476	\$113,479	\$105,091	\$8,389
<u>Maintenance</u>				
<u>Environmental</u>				
Lake Maintenance	\$18,135	\$9,068	\$7,590	\$1,478
<u>Utilities</u>				
Kissimmee Utility Authority	\$8,740	\$4,370	\$2,849	\$1,521
TOHO Water Authority	\$87,000	\$43,500	\$16,320	\$27,180
Orlando Utilities Commission	\$20,312	\$10,156	\$8,092	\$2,064
Centurylink	\$7,000	\$3,500	\$2,901	\$599
Bright House	\$1,800	\$900	\$761	\$139
<u>Roadways</u>				
Street Sweeping	\$17,005	\$8,503	\$7,620	\$883
Drainage	\$5,000	\$2,500	\$7,468	(\$4,968)
Signage	\$5,000	\$2,500	\$455	\$2,045
<u>Common Area</u>				
Landscaping	\$280,658	\$140,329	\$134,286	\$6,043
Feature Lighting	\$3,000	\$1,500	\$62	\$1,438
Irrigation	\$20,000	\$10,000	\$2,138	\$7,862
Trash Receptacles & Benches	\$5,000	\$2,500	\$0	\$2,500
Plant Replacement & Bed Enhancements	\$10,000	\$5,000	\$2,788	\$2,213
Miscellaneous Common Area Services	\$10,000	\$5,000	\$28,251	(\$23,251)
Soccer/Ball Field Maintenance	\$1,000	\$1,535	\$1,535	\$0
<u>Recreation Center</u>				
Pool Maintenance	\$20,000	\$10,000	\$4,299	\$5,701
Pool Cleaning	\$7,852	\$3,926	\$3,600	\$326
Pool Permits	\$550	\$0	\$0	\$0
Recreational Center Cleaning	\$14,830	\$7,415	\$8,274	(\$859)
Recreational Center Repairs & Maintenance	\$10,000	\$5,000	\$1,837	\$3,163
Pest Control	\$672	\$672	\$652	\$20
Subtotal Maintenance	\$553,554	\$277,873	\$241,776	\$36,097

REMINGTON

Community Development District

General Fund

Statement of Revenues & Expenditures
For Period Ending March 31, 2018

	General Fund Budget	Prorated Budget thru 3/31/18	Actual thru 3/31/18	Variance
<u>Security</u>				
Recreation Center Access	\$4,000	\$3,652	\$3,652	\$0
Security Guard	\$275,209	\$137,605	\$100,854	\$36,751
Gate Repairs	\$11,000	\$5,500	\$4,537	\$963
Guard House Cleaning	\$3,278	\$1,639	\$1,300	\$339
Guard House Repairs and Maintenance	\$4,500	\$2,250	\$2,440	(\$190)
Gate Maintenance Agreement	\$1,100	\$550	\$550	\$0
<u>Other</u>				
Contingency	\$500	\$250	\$5,734	(\$5,484)
Field Management Services	\$25,894	\$12,947	\$12,947	(\$0)
Subtotal Maintenance	\$325,481	\$164,393	\$132,014	\$32,378
Total Maintenance	\$879,035	\$442,266	\$373,790	\$68,475
<u>Other Sources & Uses</u>				
Transfer Out - Pavement Management	(\$150,000)	\$0	\$0	\$0
Transfer Out - Capital Projects	(\$51,610)	\$0	\$0	\$0
Total Other	(\$201,610)	\$0	\$0	\$0
Total Expenditures	\$1,264,122		\$478,881	
Excess Revenues/(Expenditures)	(\$120,000)		\$587,209	
Fund Balance - Beginning	\$120,000		\$281,549	
Fund Balance - Ending	\$0		\$868,759	

REMINGTON

Community Development District

Series 2008-2

Debt Service Fund

Statement of Revenues & Expenditures
For Period Ending March 31, 2018

	Adopted Budget	Prorated Budget thru 3/31/18	Actual thru 3/31/18	Variance
Revenues:				
Special Assessments	\$571,509	\$533,737	\$533,737	\$0
Interest Income	\$400	\$200	\$351	\$151
Total Revenues	\$571,909	\$533,937	\$534,088	\$151
Expenditures:				
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
Total Expenditures	\$578,600	\$21,800	\$21,800	\$0
Excess Revenues/(Expenditures)	(\$6,691)		\$512,288	
Fund Balance - Beginning	\$211,205		\$214,430	
Fund Balance - Ending	\$204,514		\$726,718	

REMINGTON
Community Development District

Pavement Management
Statement of Revenues & Expenditures
For Period Ending March 31, 2018

	Adopted Budget	Prorated Budget thru 3/31/18	Actual thru 3/31/18	Variance
<u>Revenues:</u>				
Transfer In	\$150,000	\$0	\$0	\$0
Interest Income	\$500	\$250	\$525	\$275
Total Revenues	\$150,500	\$250	\$525	\$275
<u>Expenditures:</u>				
Contingency	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$150,500		\$525	
Fund Balance - Beginning	\$809,609		\$809,606	
Fund Balance - Ending	\$960,109		\$810,131	

REMINGTON

Community Development District

Capital Projects Fund

Statement of Revenues & Expenditures

For Period Ending March 31, 2018

	Adopted Budget	Prorated Budget thru 3/31/18	Actual thru 3/31/18	Variance
Revenues:				
Transfer In	\$51,610	\$0	\$0	\$0
Interest Income	\$100	\$50	\$81	\$31
Total Revenues	\$51,710	\$50	\$81	\$31
Expenditures:				
Capital Outlay - Contingency	\$10,000	\$5,000	\$0	\$5,000
Capital Outlay - Fitness Equipments	\$10,000	\$5,000	\$0	\$5,000
Capital Outlay - Pressure Washing	\$20,000	\$10,000	\$24,550	(\$14,550)
Capital Outlay -Sidewalk/Roadway Improvements	\$95,000	\$47,500	\$148,953	(\$101,453)
Total Expenditures	\$135,000	\$67,500	\$173,503	(\$106,003)
Excess Revenues/(Expenditures)	(\$83,290)		(\$173,422)	
Fund Balance - Beginning	\$440,946		\$451,803	
Fund Balance - Ending	\$357,656		\$278,381	

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
Revenues:													
Assessments	\$0	\$99,433	\$899,298	\$24,584	\$20,935	\$18,662	\$0	\$0	\$0	\$0	\$0	\$0	\$1,063,011
Miscellaneous Income	\$380	\$365	\$275	\$320	\$300	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$2,120
Interest Income	\$178	\$133	\$145	\$161	\$163	\$180	\$0	\$0	\$0	\$0	\$0	\$0	\$959
Total Revenues	\$558	\$99,930	\$899,717	\$25,164	\$21,399	\$19,321	\$0	\$0	\$0	\$0	\$0	\$0	\$1,066,090
Expenditures:													
Administrative													
Supervisors Fees	\$1,000	\$1,000	\$1,000	\$0	\$2,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000
FICA	\$61	\$61	\$61	\$0	\$122	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$367
Engineer	\$855	\$826	\$505	\$348	\$0	\$210	\$0	\$0	\$0	\$0	\$0	\$0	\$2,744
Attorney	\$2,846	\$2,218	\$3,146	\$1,756	\$2,241	\$2,054	\$0	\$0	\$0	\$0	\$0	\$0	\$14,261
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	\$5,549	\$0	\$0	\$0	\$0	\$0	\$0	\$33,291
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$800
Trustee Fees	\$0	\$0	\$0	\$0	\$4,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,337
Dissemination Agreement	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$48	\$45	\$72	\$72	\$78	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$362
Insurance	\$33,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,776
Printing and Binding	\$94	\$57	\$68	\$43	\$98	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$414
Newsletter	\$0	\$540	\$0	\$540	\$0	\$540	\$0	\$0	\$0	\$0	\$0	\$0	\$1,620
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$25	\$2	\$25	\$23	\$24	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$124
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
Total Administrative	\$49,686	\$10,585	\$10,696	\$8,547	\$15,818	\$9,758	\$0	\$0	\$0	\$0	\$0	\$0	\$105,091

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
Maintenance													
Environmental													
Lake Maintenance	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$0	\$0	\$0	\$0	\$0	\$0	\$7,590
Utilities													
Kissimmee Utility Authority	\$480	\$521	\$422	\$457	\$500	\$468	\$0	\$0	\$0	\$0	\$0	\$0	\$2,849
TOHO Water Authority	\$4,496	\$2,176	\$3,954	\$4,765	\$479	\$449	\$0	\$0	\$0	\$0	\$0	\$0	\$16,320
Orlando Utilities Commission	\$1,356	\$1,362	\$1,368	\$1,430	\$1,255	\$1,321	\$0	\$0	\$0	\$0	\$0	\$0	\$8,092
Centurylink	\$482	\$484	\$223	\$744	\$223	\$745	\$0	\$0	\$0	\$0	\$0	\$0	\$2,901
Bright House	\$127	\$127	\$127	\$127	\$127	\$127	\$0	\$0	\$0	\$0	\$0	\$0	\$761
Roadways													
Street Sweeping	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$0	\$0	\$0	\$0	\$0	\$0	\$7,620
Drainage	\$0	\$0	\$3,756	\$0	\$0	\$3,712	\$0	\$0	\$0	\$0	\$0	\$0	\$7,468
Signage	\$0	\$0	\$0	\$0	\$0	\$455	\$0	\$0	\$0	\$0	\$0	\$0	\$455
Common Area													
Landscaping	\$22,381	\$22,381	\$22,381	\$22,381	\$22,381	\$22,381	\$0	\$0	\$0	\$0	\$0	\$0	\$134,286
Feature Lighting	\$0	\$0	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62
Irrigation	\$538	\$596	\$437	\$101	\$202	\$264	\$0	\$0	\$0	\$0	\$0	\$0	\$2,138
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	\$16,565	\$1,768	\$490	\$8,658	\$770	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,788
Soccer/Ball Field Maintenance	\$0	\$0	\$0	\$680	\$0	\$855	\$0	\$0	\$0	\$0	\$0	\$0	\$28,251
Recreation Center													
Pool Maintenance	\$1,650	\$0	\$1,025	\$90	\$860	\$674	\$0	\$0	\$0	\$0	\$0	\$0	\$4,299
Pool Cleaning	\$600	\$600	\$600	\$600	\$600	\$600	\$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	\$2,309	\$0	\$0	\$0	\$0	\$0	\$0	\$8,274
Recreational Center Repairs & Maintenance	\$370	\$640	\$316	\$292	\$50	\$169	\$0	\$0	\$0	\$0	\$0	\$0	\$1,837
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	\$2,277	\$0	\$0	\$0	\$0	\$0	\$0	\$3,652
Security Guard	\$20,891	\$21,352	\$20,947	\$22,782	\$14,883	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,854
Gate Repairs	\$194	\$3,862	\$0	\$542	\$220	\$220	\$0	\$0	\$0	\$0	\$0	\$0	\$4,537
Guard House Cleaning	\$250	\$200	\$200	\$250	\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$1,300
Guard House Repairs and Maintenance	\$0	\$0	\$117	\$0	\$217	\$2,106	\$0	\$0	\$0	\$0	\$0	\$0	\$2,440
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	\$2,158	\$0	\$0	\$0	\$0	\$0	\$0	\$12,947
Total Maintenance	\$76,173	\$62,013	\$63,983	\$76,026	\$51,572	\$44,023	\$0	\$0	\$0	\$0	\$0	\$0	\$373,790
Other Sources & Uses													
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
Total Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$125,859	\$72,597	\$74,680	\$84,573	\$67,390	\$53,781	\$0	\$0	\$0	\$0	\$0	\$0	\$478,881
(Net Income/ (Loss))	(\$125,302)	\$27,333	\$825,038	(\$59,409)	(\$45,992)	(\$34,460)	\$0	\$0	\$0	\$0	\$0	\$0	\$587,209

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

SERIES 2008-2, SPECIAL ASSESSMENT REFUNDING BONDS	
INTEREST RATE:	4.00%
MATURITY DATE:	5/1/2019
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	COVERED BY LETTER OF CREDIT
BONDS OUTSTANDING - 9/30/13	\$3,035,000
LESS: PRINCIPAL PAYMENT 5/1/14	(\$455,000)
LESS: PRINCIPAL PAYMENT 5/1/15	(\$475,000)
LESS: PRINCIPAL PAYMENT 5/1/16	(\$495,000)
LESS: SPECIAL CALL 5/1/16	(\$5,000)
LESS: PRINCIPAL PAYMENT 5/1/17	(\$515,000)
CURRENT BONDS OUTSTANDING	\$1,090,000

**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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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 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

*This item will be provided under
separate cover*