

*Remington Community  
Development District*

*Agenda*

*June 26, 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

June 19, 2018

Board of Supervisors  
Remington Community  
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, June 26, 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 May 22, 2018 Meeting
- V. Review and Acceptance of Draft Fiscal Year 2017 Audit Report
- VI. Staff Reports
  - A. Attorney
  - B. Engineer
    1. Stormwater Repair
  - 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.

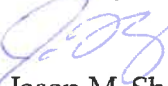
The fourth order of business is the approval of minutes from the May 22, 2018 meeting. The minutes are enclosed for your review.

The fifth order of business is the review and acceptance of draft Fiscal Year 2017 Audit Report. A copy of the report is enclosed for your review.

The sixth order of business is the Staff Reports. Section B is the Engineer's Report. Section 1 is a proposal from Camcor Site LLC for stormwater repair. A copy of the proposal is enclosed for your review. Section C is the District Manager's Report. Section 1 includes the check register being submitted for approval and Section 2 is the balance sheet and income statement for your review. Section 3 is the Field Manager's Report that will update you on the status of any field or maintenance issues around the community. The Field Manager's Report will be provided under separate cover. Section 4 is the security report from Universal Protection Services.

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

Sincerely,



Jason M. Showe  
District Manager

Cc: George S. Flint, District Manager  
Scott Clark, District Counsel  
Mark Vincutonis, District Engineer  
Darrin Mossing, GMS

# MINUTES

MINUTES OF MEETING  
REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, May 22, 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
Pam Zaresk	Assistant Secretary
Kenneth Soukup	Assistant Secretary

Also present were:

Jason Showe	District Manager
Leigh Ann Buzyniski	District Counsel
Mark Vincutonis	District Engineer
Alan Scheerer	Field Manager
Eric LaSalle	UPS - Security
Larry Hurley	Resident
Paula Perillo	Resident
Dennis Essing	Resident
Phil Splan	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

Mr. Showe: I do not have any.

**THIRD ORDER OF BUSINESS**

**Public Comment Period**

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

Mr. Essing: Dennis Essing, 186 Club Villas Lane. I have some questions about your upcoming elections. On your website, it says that three seats are up for election in November. It also says that if you want further information to call the Board of Supervisors. That's not very helpful. I just wanted to get some information as far as who is eligible to vote, whether renters can vote, where they vote, who, what, when and why.

Mr. Showe: I can answer all of those. First, the website refers you to the Supervisor of Elections. They coordinate the entire election process.

Mr. Essing: They told me that Seats 1 and 2 are vacant at the present time.

Mr. Showe: That is incorrect.

Mr. Perillo: Who did you speak to?

Mr. Essing: I don't know.

Mr. Perillo: I went there, because my seat was up for election, and they told me that three seats were up for election.

Mr. Showe: That is correct.

Mr. Perillo: I called Jason and he verified it.

Mr. Brown: The seats are not currently vacant.

Mr. Perillo: No. They are coming up for election.

Mr. Showe: To answer your question on who can vote, anyone at a Remington address can vote, whether they are a renter or a homeowner.

Mr. Essing: Registered where?

Mr. Showe: At an address in Remington.

Mr. Showe: If their voter is at a Remington address, they can vote in CDD elections.

Mr. Essing: Even if they are just registered under the other voting rights?

Mr. Showe: I'm not sure what you mean. You can only register to vote in one location, so if they are registered to vote and they live in Remington, they can vote.

Mr. Essing: If you are just registered to vote, does that classify you for Remington or do you have to register separately?

Mr. Brown: You just need to be registered to vote.

Mr. Showe: Correct. Whether you are a renter or an owner, if you are registered to vote, you get to vote in the November elections.

Mr. Essing: Okay. How do I know who is going to run?

Mr. Showe: We don't know who is going to run.

Mr. Essing: Was anything sent to homeowners?

Mr. Showe: The Supervisor of Elections coordinates the entire election process, so when they send out sample ballots, as they typically do, it will have anyone who is running for those seats listed there.

Mr. Essing: I lived here 19 years and I have never seen one.

Mr. Brown: Because no one ever ran opposed.

Mr. Showe: Correct.

Mr. Brown: If you don't run opposed, you don't get on the ballot.

Mr. Showe: The Supervisor of Elections website will show you who is qualified for those seats. They won't put it on the ballot unless there is more than one person for that seat.

Mr. Essing: It's not on your website.

Mr. Brown: It's on the Supervisor of Elections website.

Mr. Showe: The Supervisor of Elections coordinates the entire election process.

Mr. Brown: If you go on their website, after the qualifying period, there is a link for local candidates. All of the CDDs in Osceola County will have their candidates on there.

Mr. Essing: Do you have staggered terms?

Mr. Showe: Yes. Each term is four years. This year there will be three people running and in two years there will be two. They alternate back and forth, but each term is four years.

Ms. Zaresk: When I filled my seat, it was vacant.

Mr. Showe: Correct. Ken is going through the process.

Mr. Brown: I've been on the Board since 2002.

Mr. Essing: Seriously, they said that there are two seats open.

Mr. Showe: Well there are three. We confirmed that there are three seats.

Mr. Brown: I don't know why they told you that there were two.

Mr. Essing: Someone has to call them.

Mr. Showe: We provided that information to them as soon as Sal talked to us, so we coordinated that with them.

Mr. Perillo: I went there and they told me that three seats were up for election.

Mr. Essing: I'm just telling you that they said that two seats are open and there are no names.



Mr. Brown: So they are saying that two seats are vacant? That's not the case.

Mr. Showe: No.

Mr. Perillo: There's nothing vacant.

Mr. Showe: No. There's nothing vacant.

Mr. Essing: There are assigned seats. Three are occupied. The Supervisor of Elections says that there are two open seats.

Mr. Perillo: Maybe she presented it wrong.

Mr. Showe: Maybe no one qualified.

Mr. Essing: I was there today and two seats were open as of today.

Mr. Showe: That's incorrect.

Mr. Perillo: I will go down there.

Mr. Brown: I think the qualifying period starts on June 9<sup>th</sup>.

Mr. Showe: It's in your agenda package. It starts Noon on June 18<sup>th</sup>, and ends at Noon on June 22<sup>nd</sup>.

Mr. Brown: Even before the qualifying period, if you go down there and ask if anyone has turned in their papers, they will tell you.

Ms. Zaresk: They won't take them, unless you are choosing to qualify by petition. Anyone going by petition had to have registered by yesterday.

Mr. Perillo: You must have 25 people backing you.

Mr. Showe: 25 signatures.

Mr. Brown: What are the three seats?

Mr. Showe: We have that later on the agenda, but it is Seat 2, which is Pam's, Seat 3, which is Sal's and Seat 4, which is Ken Brown's.

Mr. Essing: Thank you.

Mr. Perillo: The only time that it would show up in an election is if someone registers to run against one of us.

Mr. Showe: Correct.

Mr. Perillo: Otherwise, it wouldn't show.

Mr. Showe: If it's unopposed.

Mr. Perillo: The Board makes the final vote.

Mr. Essing: As far as an appointment?

Mr. Perillo: Yes.

Mr. Showe: If only one person qualifies, its unopposed and they are elected to that term.

Mr. Essing: I'm done. Thank you.

Mr. Hurley: Larry Hurley, 2616 Keswick Court. At the last meeting, it was suggested that we might need some additional trash cans along the Boulevard. In my walking, I noticed that as you approach the entrance to the parking lot, where the monkey bars are at our exercise station, we could use a trash can there. We could also use one at the entrance of the commercial parking lot. I know that there's one right at the entrance to the community, but just past that, there are no trash cans, so I would like to suggest that. There is one missing at the first lake going towards East Lakeshore Drive.

Mr. Scheerer: It should have been replaced already. I ordered three trash cans and two were installed. I haven't checked the locations, there's one more to install.

Mr. Hurley: I didn't walk yesterday, but I walked on Friday. It might have been installed. I don't know.

Mr. Scheerer: I think most of the work was completed on Saturday.

Mr. Hurley: Secondly, some people on our HOA wanted to know if we can put up the type of sign that Windsor Park did and what you have to go through to do that. They had them bolted.

Mr. Showe: I actually have an email from Rodney Cotton. He was supposed to reply back to me to let me know if you guys wanted to put them on the existing poles or add new poles. I was still waiting for that information.

Mr. Hurley: He's been on vacation. I don't bother him when he's on vacation. He gets it on his phone. You can't take a vacation if people keep sending you stuff. I'm here to ask that same question.

Mr. Showe: Do you know if they are going to go on existing poles or are you going to put new poles in?

Mr. Hurley: We like to put them on existing poles. The focus is for no parking on the grass or blocking the sidewalk, which I don't believe is mentioned on the existing signs.

Mr. Brown: We are not doing that. We don't tow people.

Mr. Showe: You can't put "*Violators Will Be Towed Without Warning*" signs.

Mr. Hurley: Our documents allow us to tow off of the grass. It doesn't stipulate whether it's your grass or our grass.

Mr. Brown: You can't tow people off of their own property.

Mr. Hurley: Our documents say that, but our lawyer advises against it. We have a legal opinion from her. She even advised that we don't tow off of the grass in the easement area, unless we have a letter from the CDD that gives us that power. Personally, I don't want to get involved in towing anything. I'm here to point out that some Board Members suggested that we put up a sign similar to that. Even if we didn't use all of those words, does the CDD have a problem with us putting them on the same poles that are already up there? Wooden poles were put there by the towing company. Can we put them on that pole or not? We prefer to put them on a metal pole, but some of them already have two signs on them, and if you put another one up, you will have to be on your knees to read it.

Mr. Showe: You probably don't want to mess with the tow company signs, because they paid to install those. Those aren't even ours.

Mr. Hurley: That what I guessed, but I wanted the official word.

Mr. Brown: How come they put in those wood poles, instead of using the ones we had?

Mr. Hurley: They were going to change them, because no one liked the wood poles.

Mr. Scheerer: They are already changed.

Mr. Hurley: Some of them?

Mr. Scheerer: All of them are changed.

Mr. Hurley: If you need some steel posts, I think there are some on Club Villas Lane.

Mr. Perillo: You said that Board Members are interested in doing this. Did your Board vote on to do it?

Mr. Hurley: Not yet, because we didn't know the ramifications of what we are allowed or not allowed to do.

Mr. Showe: I think typically in the past, when there was a request to have signs posted, we asked for a sample of what the sign was going to look like and where it was going to go. That's typically what we've presented to the Board.

Mr. Perillo: If you tell them the first time around, I think there are going to be a lot of comments.

Mr. Scheerer: With the towing company, you must have another towing sign.

Mr. Perillo: The tow company must provide a warning before they tow. If you tow them outright, you are going to have your hands full.

Mr. Showe: I think that is what their rules say. I think they had some issues with that, but those aren't our signs.

Mr. Brown: There's no parking on the grass or on sidewalks. If it's underneath the other sign, then the assumption is probably going to be that we shouldn't do that. It's probably a good deterrent without any threat.

Mr. Scheerer: These were placed under the CDD resolution sign that was first put up, not the tow company's sign for towing.

Mr. Hurley: If the Board decides to do this, do you want to see an example of what we are going to put on the sign?

Mr. Showe: I think it's for them to decide if they are going to allow it or not. They need a sample of what the sign is going to say and the intended locations.

Mr. Hurley: And how many locations. Who actually puts the sign on the post?

Mr. Showe: You would have to do that.

Mr. Hurley: So you would want to see the signs before we post them?

Mr. Showe: Correct.

Mr. Perillo: Do you think we should just have no name on it, because they are going to run to us first, because we put up all of the signs that are here, right now?

Mr. Showe: I think that's part of the reason why on the other signs, that we allowed the HOA to put them up. We specially asked them to put their name on it, so folks weren't coming to the CDD if there was an issue.

Mr. Perillo: You were saying to have the HOA's name on it. That's what I understood.

Mr. Brown: That's what I was saying. If you put it up with just saying, "*No Parking on the Grass*" and "*No Parking on the Sidewalk*," if its underneath our sign, even if it doesn't have any real teeth to it, it's probably going to be a deterrent, if its underneath our sign for no street parking.

Mr. Showe: Correct.

Ms. Zarek: So this would not say, "*Violators Will Be Towed Without Warning.*"

Mr. Brown: Correct.

Mr. Scheerer: We don't know yet.

Mr. Showe: We don't know what the sign is going to say, just yet.

Mr. Scheerer: You are going to have to come back with a sample sign and the language.

Mr. Brown: I guess we will have to see what they want to do.

Mr. Hurley: If we wanted a sign to say, "*Violators Will Be Towed Without Warning*," you wouldn't allow that?

Mr. Brown: I don't think so.

Ms. Zaresk: The Statute requires notice.

Mr. Hurley: Okay.

Mr. Perillo: You could do it, but you will have your hands full. You are going to be on the wrong end of a lawsuit.

Ms. Zaresk: You can't do it.

Mr. Brown: Even Code Enforcement doesn't tow off of people's property.

Mr. Scheerer: I think Windsor Park is doing it.

Mr. Showe: They are.

Ms. Zaresk: We have not made a determination to tow from that area.

Mr. Brown: Correct.

Mr. Scheerer: They did it anyway.

Mr. Brown: We elected not to, so I wouldn't want it to say that we are going to tow at all.

Ms. Zaresk: I agree.

Mr. Hurley: Because it's just a warning and we are not planning on towing. Is that why you are saying, "*Don't put anything about towing on there?*"

Mr. Brown: Yes.

Mr. Hurley: It would just be a deterrent. Just like when we wanted to put false security signs on recycling bins.

Mr. Showe: I think we advised against that as well.

Mr. Hurley: We won't do that unless we really were going to follow through.

Mr. Showe: Correct.

Ms. Zaresk: You might say something like, "*It May Be Subject to Towing*."

Mr. Showe: Maybe.

Ms. Zaresk: Just have something generic.

Mr. Showe: You could maybe say, "*It Could Result in Towing*."

Ms. Zaresk: Yes, or something generic.

Mr. Hurley: It's always a crapshoot, whether you get caught anyway, right?

Ms. Zaresk: Yes.

Mr. Hurley: Okay. Thanks for the guidance.

Mr. Brown: Maybe bring back three or four different versions.

Mr. Showe: Or just one.

Mr. Scheerer: Send them in advance and we will forward them to legal.

Mr. Brown: That would be a good idea.

Ms. Zaresk: Exactly. Let's look at them first.

Mr. Hurley: That's all I had.

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

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the April 24, 2018 Meeting**

Mr. Brown: We have the minutes of the April 24, 2018 meeting. Does anyone have any changes, additions or deletions? If not, we need a motion to approve.

On MOTION by Ms. Zaresk, seconded by Mr. Soukup, with all in favor, the Minutes of the April 24, 2018 Meeting, were approved, as presented.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Buzyniski: Jason circulated a draft letter to the golf course owner relating to the surface road to the golf club maintenance area. Ken provided the Comprehensive Development Plan. Documents from the County, reference this road and the gate being locked off, as a condition of their development approval. In essence, what this is saying is that this is required by the development approval, and under the authority of the entryway and boundary easement, the District would have a right to put the gate there, in the event that the golf course owner didn't. Do you have any questions about that?

Ms. Zaresk: If we had to install the gate, we would be responsible for unlocking and locking it, if it's our gate.

Mr. Perillo: It's their gate. There was an agreement that the golf course would put it there.

Ms. Zaresk: I understand that's what it is saying, but we are being told that if they are not going to do that, we could. My question is if we could and we did, are we then responsible for locking it?

Mr. Perillo: That's their property. How can we put a gate on their property?

Ms. Buzyniski: You have an easement.

Ms. Zaresk: That's what this is.

Mr. Perillo: They had a gate as far back as I could remember and I've been here since 2001. They moved it. I think that when the new guy from Wall Street bought it, it was locked continually every night. They never locked it since he took over. A lot of people in Remington who walk at night, were locking it. They locked it because people were trying to get into their maintenance area. They had an agreement with Remington for them to have a gate, and that's how the gate came about. I think that the golf course removed it without knowing that they can't remove it. They didn't look at anything. An agreement was made in 1994 that the gate was going to be put there. I don't know that the new owner, the guy who's been here three or four years, has any idea what his responsibilities are. This letter points out that in 1994, an agreement was made.

Mr. Brown: I understand, but the letter says, if they don't own the gate, then we have the ability to remove it under the easement.

Mr. Perillo: Why say that? The agreement from 1994 says that the golf course is going to put a gate there, keep it there and it's their responsibility to put it back. Why should we say that we are going to put a gate on their property?

Ms. Buzyniski: Because if they don't do it, then your option is to take them to court to get an order from the judge compelling them to do that. I don't know if the District wants to do that or just utilize the easement.

Mr. Perillo: A lot of people that I know, complained that the golf course looked bad and this company, Hampton Management, came in. They are well known in the management and golf course business. Since they got involved, the parking lot is full every morning. The people I know who play golf say that the golf course made a 180-degree change. Everything is being done the right way. Before we even say to them, "*If you don't do it, we are going to do it,*" let's say to them that it was agreed in 1994 that they were going to put in a gate, maintain and keep it and let them go from there, not that "*If you don't do it, we are going to do this on your property.*"

Mr. Brown: So you would rather that this letter be a kinder, gentler letter?

Mr. Perillo: Yes. Just make them aware that it's their responsibility and point out the letter of 1994 that says that they agreed to it. I'm betting that he's now aware that he's supposed to have that gate there. He just took it out.

Mr. Brown: Are all of you okay with that?

Ms. Zaresk: I guess I'm okay with it. My only concern is if ultimately turn around and say, "*Well, we are not going to put it up.*" What we are really saying is without having to inform them again, we have the right to put one up. I guess if we go with the kinder, gentler letter, without telling them that, then we are going to send another letter, if we choose to go in that direction.

Ms. Buzyniski: You want to send a letter that's not really a demand letter. One that says, "*Here's the situation.*"

Mr. Perillo: Can we make them aware of what their responsibilities are?

Mr. Scheerer: Just like with the lakes and ponds. They are responsible for maintaining them.

Ms. Buzyniski: You can invite them to the meeting to discuss what they are going to do. If nothing happens, then you would want to send a demand letter saying, "*If you don't do something in a certain time period, we are going to call the County.*"

Mr. Brown: I would say if they don't do anything, if they don't come back and say that they are going to do something about it, we can just go to the County and it's up to them to enforce. It's up to them to enforce the terms of the Development Plan.

Ms. Buzyniski: Correct. There is a Remington Development Agreement, but the County is not a party to it.

Mr. Brown: Oh, okay.

Ms. Buzyniski: It's between the CDD, golf course and Remington Partnership.

Mr. Brown: I would rather let them do it and deal with it then, because they will take it as far as they have to take it, to get it put back in.

Mr. Perillo: I would point out the agreement that was dated 1994 and that they agreed to it. I would take the approach that an agreement was made. Maybe they are not aware of it, but they have a responsibility to uphold the agreement. Nobody changed it.

Mr. Showe: In the second to last paragraph, you should remove the word "*demands*" and replace with "*requests.*" Then just stop it at "*The District will pursue other remedies as may be available.*" I think that hits the intention.



Ms. Zaresk: I agree.

Mr. Perillo: The same thing happened with the lakes around the golf course. They wanted us to maintain them when it was their responsibility. We had to explain to them and they finally understood. I think they finally understood until Hampton Management came in, who has an A+ rating in managing golf courses. They are well known in the business.

Mr. Brown: Is he the Manager or the owner? I thought he was the owner.

Mr. Showe: He's the owner.

Ms. Buzyniski: He came to a meeting to talk about the ponds.

Mr. Splan: Philip Splan, 94 Club Villas Lane. I spoke to the Pro, Rick, after they removed the gate on the surface road, and he said that they wanted that done so the Sheriff could come in every night and check the maintenance area.

Mr. Perillo: Maybe the Sheriff isn't aware that there was an agreement. At one time, they left it open for about a month and somebody went in and did a job on their maintenance area. Then they got very serious and locked it. Maybe they are not aware of all of that.

Mr. Splan: I'm just telling you what they told me.

Mr. Perillo: If the Sheriff comes in, they can park their car and open up the gates, even though they are closed at night.

Mr. Brown: All he really has to do is look at the gate on #2 that goes onto Marllo Road that has a lock on it.

Mr. Showe: They can use a combination lock or a key that everybody has.

Mr. Brown: The County and the Sheriff have the combination.

Mr. Showe: There are ways around it.

Mr. Brown: Any of them can open it.

Mr. Scheerer: They can put the same type of lock on the one for the service road. They can have a Knox lock, which is common to all emergency services and that they already have keys for.

Mr. Perillo: I'm willing to bet that they are not aware that the agreement from 1994 even exists.

Ms. Zaresk: Do we need a motion?

Mr. Showe: I think if you make a motion to approve as amended, we can get it send the letter out fairly quickly.

On MOTION by Ms. Zaresk, seconded by Mr. Perillo, with all in favor, the draft letter to the golf course owner regarding the golf club maintenance area was approved, as amended.

## **B. Engineer**

Mr. Vincutonis: The only item that I have is that we ran into some pipe issues out here. At Waters Edge, there is a pipe that comes out of the pond with a mitered end. It appears that the mitered end has separated itself from the end of the pipe and clogged itself. It caused flooding in the neighborhood when we received a lot of rain. I looked at it and got All Terrain out here looking at it today. They will be giving us a proposal to open it up to repair it. There was a similar situation in Thornbury.

Mr. Scheerer: 101 Thornbury Drive.

Mr. Vincutonis: Its next to it, not in the pond. Some soil either went into an underdrain pipe or a storm pipe. They will be getting us prices on both of those. That's all I have.

## **C. District Manager's Report**

### **1. Approval of Check Register**

Mr. Showe: We have checks in the General Fund, Checks #5635 through #5655, for \$86,216.33. We also have April Payroll for \$918.80, for a total of \$87,135.13. Alan and I can answer any questions or comments.

On MOTION by Mr. Soukup, seconded by Mr. Perillo, with all in favor, the Check Register and April Payroll totaling \$87,135.13, was approved.

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

Mr. Showe: No action is required by the Board. It was included for your information. The account lines are falling in line with what we expect. Your assessments are about 98% collected.

### **3. Presentation of Number of Registered Voters – 3,172**

Mr. Showe: As required by Florida Statutes, as of April 15, 2018, there are 3,172 registered voters in Remington. This doesn't affect the District at this point, because the Board turned over to General Election.

#### **4. Presentation of Qualifying Information and Dates**

Mr. Showe: As previously announced, Seat 2, filled by Ms. Zaresk, Seat 3, filled by Mr. Perillo and Seat 4, filled by Mr. Brown, are up for General Election in November. We included the process that you need to complete. The qualifying period starts at Noon on June 18, 2018, and ends on Noon on June 22, 2018. You must turn in Form 1, the Oath and \$25 fee to qualify. That's done at the Supervisor of Elections for anyone on the Board and anyone who is interested in running for a seat.

Mr. Brown: If we did not run, would we still have to fill out Form 1 for this year?

Mr. Showe: You still have to fill out Form 1 for your current term.

Mr. Brown: Do we have to do it for both the election and for the current term?

Mr. Showe: Yes. I would make a photo copy.

Mr. Brown: Every year I forget to file until I receive the third email.

Mr. Showe: We try to remind you. They send us reminders as well.

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

Mr. Scheerer: I don't have a lot to report. The Amenity Center is in good shape and everything seems to be working well. The same with the Fitness Center and the swimming pool. We are still waiting on a price to replace the cameras at the Partin Settlement Road Gate. As soon as we get it, we will bring that back for discussion. The lakes are in good shape. The landscaping looks great. We installed some new landscaping at the Windsor Park entrance. It was something that we contemplated doing this year. We finally received the rain that we needed since Toho cut our water off previously, but I believe that is completed from what I've seen today. John and I will review it on Friday. The metal bench by hole 5, near par 3, is rusting, so we are going to have that removed tomorrow. We are going to move that for now, just to get it out and make it safe. We will look at replacing that. We installed two of the three trash cans, as discussed and will look at the other two locations. The sign posts were changed from wood to PVC for the towing signs. Our flag pole is now in permitting. I sent the permit number to someone I know in the County Permitting Department.

Mr. Showe: Hopefully we can get some assistance.

Mr. Scheerer: And see what's going on with the flag pole. That's all I have.

## 6. Security

Mr. LaSalle: This past month, the Partin Settlement Road Gate had 21,012 entries, versus 10,132 at the East Lakeshore Boulevard Gate, 70 vehicles were tagged, there was 1 tow, 11 code enforcements, 5 attempted tows and 7 repeat offenders.

Mr. Perillo: Every month, you come here and say that we have 70 to 80 vehicles tagged. Roughly how many did that total the first time around? Was it 2,000? You are saying that we had 70 to 75 vehicles tagged a month. In 10 months, that's 7,000 cars. We only had one tow in all of that time?

Mr. Brown: They had 5 attempted tows, but the cars were moved before the tow truck arrived.

Mr. Perillo: A lot of times, he calls in around Midnight, when the tow company is closed, which is 17 miles from us. By the time they get here, the car is moved. I said to him, "*Are you sure that they even show up?*," and he said "*I don't know.*" I told him, "*Ask your people at the gate to see if the tow company showed up last night.*" Maybe the tow company isn't even showing up. They are supposed to be no more than 17 miles from us. If at night, we have to go to somebody that's 25 miles from us, maybe we need to start looking at a new tow company. He's calling them, but he doesn't really know if they show up.

Mr. Scheerer: They should have notified him when he is on the property.

Mr. LaSalle: They call when they are on the property.

Mr. Perillo: When we were talking, you said that you don't know if they show up.

Mr. LaSalle: If I call them at 4:00 p.m. and I leave at 6:00 p.m., there's no one here to know if they actually showed up.

Mr. Perillo: Yeah, but you said that sometimes you call somebody after Midnight. When I asked if they show up, you said "*I don't know.*"

Mr. LaSalle: I said if I call at 4:00 p.m. and they don't get back to me until 5:30 p.m., I don't know if they actually show up to take the car.

Mr. Perillo: Yeah, but I understood that you didn't even know if they showed up late at night.

Mr. LaSalle: That's where you are getting confused sir.

Mr. Perillo: I said to you, "*Tell the people at the gate to report if they are showing up at Midnight, because you are not here at Midnight.*"

Mr. Scheerer: We have an officer on duty. Whether Eric is here or not, is irrelevant, because if he worked the day shift and he leaves at 6:00 p.m., the tow guy comes at 7:00 p.m., so whoever comes in from 6:00 p.m. to 6:00 a.m., should be notified and meet the tow truck driver at the location and document the tow, whether Eric is here or not.

Mr. Brown: I still maintain that parking is very bad. We took action to make parking better, not to just tow. If they end up not towing, so be it. They got them off of the street, because they moved and didn't get towed. Ultimately, we did it to get them off of the street.

Mr. Scheerer: We saw tickets on cars before the meeting, so Security was out there tagging. Someone is going to walk down and see the sticker.

Mr. Perillo: In the past, it seemed like it's the same group all the time that are causing the problems. It's not random. There's one owner and five visitors. They are all over the street.

Mr. Scheerer: I'm sure it's going to get more exciting with school getting out next week. Maybe we will get a few more.

Mr. Perillo: The law says that your tow company can be no more than 17 miles away. If they are 25 miles away and close before Midnight, maybe we should think about changing tow companies.

Mr. Scheerer: They have a 24-hour line that we call and the tow yard that we selected, was the one that fell within the statutory requirements for the distance to the tow yard. Wherever they are at the time they dispatch that call to their drivers, whether 25 miles or 50 miles, doesn't cause us any problems for our statutory requirement. We are using the number that Airport Towing gave us for the office and the yard that we have to call for that service.

Mr. Perillo: The reason why I brought it up was because I got the impression that they weren't positive if they were even showing up.

Mr. Scheerer: Depending on whether the car is still there, shows whether they show up or not. We will continue to work on it.

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

Mr. Showe: That's all we have for District Manager.

## **SIXTH ORDER OF BUSINESS**

## **Supervisor's Requests**

Mr. Brown: Ms. Zaresk?

Ms. Zaresk: Just a comment. I was the one that brought up at the last meeting about additional trash cans. Like Larry, I'm a walker, and I totally agree that this is a really good place to have one, with those kids waiting for the buses in the morning.

Mr. Hurley: The other one is at the commercial building, just before you get to the entrance of their parking lot.

Ms. Zaresk: I agree.

Mr. Hurley: The other one is too far away.

Mr. Scheerer: We can find a couple of spots.

Ms. Zaresk: Great. Other than that, I have nothing.

Mr. Perillo: This comment is for Larry. I gave you two pamphlets to distribute. One was distributed, which was about waste management; however, I received an email from Jason a day before they even printed the *Remington Reporter*, that nothing was distributed.

Mr. Hurley: That is not what Linda told me.

Mr. Perillo: That's what she emailed me. She gave me the green light. Anyway, I had called you two times before the last meeting and never received a return call.

Mr. Hurley: I'm not aware of that.

Mr. Perillo: I called you and left a message on your phone. Maybe you need to check your voicemail. Anyway, I asked Carrie if she offered Larry a redo and she said yes. I said, "*Give me a rough idea.*" The next day I received the email, so I called her back and said, "*I think maybe we should add this, this and this,*" and the next day I had it.

Mr. Hurley: Was it a brochure or just two paragraphs about voting? She sent me two paragraphs about voting and put it in the newsletter that is going out in July. They were tailored to people voting and encouraging people to vote.

Mr. Perillo: She sent it to me.

Mr. Hurley: Is Carrie the one that you spoke to?

Mr. Perillo: Yes.

Mr. Hurley: She's the one that I have been working with. She sent me a couple of articles that could be added to the newspaper. She didn't send me a flyer, even when you got it in two days. After I spoke to her and she spoke to you, it was too late to get it into the newsletter.

Mr. Perillo: I know. I received the email that you couldn't do anything. It was the 14<sup>th</sup>, the day before the newsletter was printed, so what was the sense of getting the email?

Mr. Hurley: The 15<sup>th</sup> of the month was when I had to have it to go into the newsletter. The one from County Waste Management about recycling, barely made it in time. There was no time for that other one to get in there. If I had it, I would've tried to get it in there, but she didn't send it to me.

Mr. Perillo: She mentioned to you that she could do a flyer. I wasn't aware of it. I called you twice and received an email the day before the paper was printed. When I asked them to put in the newsletter, they said that it was impossible.

Mr. Hurley: That's why I didn't bother chasing you down to get a flyer, because it was too late to get it in.

Mr. Perillo: She told me that she told you about two weeks before that she could make the deadline. You never said anything to me about it. You better go back and talk to her.

Mr. Hurley: At the last meeting I told you that she thought the flyer was not the way to go. She was going to show you where you were wrong when she was calling you.

Mr. Perillo: I called you twice and never got an answer.

Mr. Brown: I suggest that you take this up after the meeting, because you are talking about people that aren't here to defend themselves. I don't know anything about the Supervisor of Elections.

Ms. Zareck: Not only that, but the *Remington Reporter* is not part of this Board.

Mr. Perillo: I mentioned it to Tammy and Mary Jane. When I spoke to Tammy, Mary Jane walked out and I told her that I would like to put this in the newsletter. She said that it was a great idea. I got a green light from her. He came up with all of the red lights.

Mr. Brown: I think you both hashed it out enough. You can talk about it further after the meeting.

Mr. Soukup: I have one item. We had an issue last year with the brick walls over by Parkland Square. On both sides, there are several areas where the top is completely gone.

Mr. Scheerer: You could've emailed that to me.

Mr. Soukup: That's all I have.

Mr. Perillo: One last thing. You said that it would cost 4 cents a copy to print the brochure.

Mr. Hurley: That's just to put them into the *Remington Reporter*, not to make copies. You have to provide the copies to the publisher.

Mr. Perillo: Carrie is out of town. I will check that out when she returns.

Mr. Brown: Alan, did you say that we were checking all of the catch basins?

Mr. Scheerer: We've already done that. I'm sorry that I didn't report on that. They were out last Wednesday and went through all of the District catch basins and removed 10 bags of trash out of the inlets. They all look fine, except for the ones that Mark and I have been trying to get squared away. Just a reminder, school is out this week and the flashers will be off. Be safe.

Mr. Perillo: Are you going to put up a sign with the pool hours?

Mr. Scheerer: I haven't done that yet. I will take care of it.

Mr. Essing: Can we get one sign for the basketball court?

Mr. Scheerer: Sure. We don't have any signs at the basketball court.

Mr. Essing: Kids are getting in.

Mr. Scheerer: Call the non-emergency number.

Mr. Brown: That's all I have. Have a safe and happy Memorial Day.

**SEVENTH 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

**DRAFT**

**Remington Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2017**

**ANNUAL FINANCIAL REPORT**

**September 30, 2017**

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## **REPORT OF INDEPENDENT AUDITORS**

To the Board of Supervisors  
Remington Community Development District  
Osceola County, Florida

### **Report on the Financial Statements**

We have audited the accompanying basic financial statements of Remington Community Development District as of and for the year ended September 30, 2017, as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

To the Board of Supervisors  
Remington Community Development District



**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2017, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matters**

*Required Supplementary Information*

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and budgetary comparison be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures in accordance with governmental auditing standards generally accepted in the United States of America, which consisted principally of inquires of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated June XX, 2018 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Remington Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June XX, 2018

Remington Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017



Management's discussion and analysis of Remington Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; net investment in capital assets, restricted, and unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Remington Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017

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**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a balance sheet and a statement of revenues, expenditures and changes in fund balances for all governmental funds. A statement of revenues, expenditures, and changes in fund balances – budget and actual is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statement* is designed to provide the reader with a broad overview of the District's finances, in a manner similar to a private sector business. In the government-wide statement of net position, the governmental activities column is presented on a consolidated basis and is reported on a full-accrual economic resource basis, which recognizes all non-current assets and receivables as well as all non-current debt and obligations. The effect of interfund activity has been eliminated from the government-wide financial statements. In contrast, the governmental fund financial statements are grouped into funds to account for and to maintain control over resources that have been segregated for specific activities or objectives. The fund financial statements are presented using the current financial resources measurement focus and the modified accrual basis where as revenues are recorded when collected in the current period or within 60 days of year-end and expenditures are recorded when a liability is incurred. The difference between the two statements arises primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. A reconciliation of the government-wide and the fund financial statement is provided to illustrate these differences.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the notes to financial statements.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2017.

- ◆ The District's total assets exceeded total liabilities by \$8,829,147 (net position). Unrestricted net position for Governmental Activities was \$1,542,959. Net investment in capital assets was \$7,089,925. Restricted net position was \$196,263.
- ◆ Governmental activities revenues totaled \$1,736,452 while governmental activities expenses totaled \$1,744,102.

**Remington Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017**

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**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2017</b>	<b>2016</b>
Current assets	\$ 332,430	\$ 434,542
Restricted assets	1,476,889	1,355,351
Capital assets	8,137,381	8,647,497
<b>Total Assets</b>	<b>9,946,700</b>	<b>10,437,390</b>
 Deferred amount on refunding	 30,498	 50,830
 Current liabilities	 605,097	 581,500
Non-current liabilities	542,954	1,069,923
<b>Total Liabilities</b>	<b>1,148,051</b>	<b>1,651,423</b>
 Net investment in capital assets	 7,089,925	 7,113,404
Net position - restricted	196,263	188,927
Net position - unrestricted	1,542,959	1,534,466
<b>Total Net Position</b>	<b>\$ 8,829,147</b>	<b>\$ 8,836,797</b>

The decrease in current assets and increase in restricted assets is a result of the transfers to the capital projects fund in the current year.

The decrease in capital assets is related to current year depreciation.

The decrease in non-current liabilities is due to the principal payments made on the bonds in the current year.



**Remington Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017**

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**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

<b>Change in Net Position</b>		
	<b>Governmental Activities</b>	
	<u>2017</u>	<u>2016</u>
Program Revenues		
Charges for services	\$ 1,727,289	\$ 1,727,715
General Revenues		
Miscellaneous revenues	5,441	7,304
Investment earnings	3,722	3,342
Total Revenues	<u>1,736,452</u>	<u>1,738,361</u>
 Expenses		
General government	186,648	197,860
Physical environment	1,473,474	1,396,727
Interest on long term debt	83,980	104,230
Total Expenses	<u>1,744,102</u>	<u>1,698,817</u>
 Change in Net Position	(7,650)	39,544
 Net Position - Beginning of Year	<u>8,836,797</u>	<u>8,797,253</u>
 Net Position - End of Year	<u>\$ 8,829,147</u>	<u>\$ 8,836,797</u>

The increase in physical environment expenses was primarily due to maintenance costs and utilities incurred in the current year.

The decrease in interest on long-term debt was primarily due to a decrease in the principal balance of the bonds.

**Remington Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017**



**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of 2017 and 2016.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2017</u>	<u>2016</u>
Land and improvements	\$ 755,075	\$ 755,075
Buildings and other improvements	1,159,828	1,100,027
Infrastructure	16,156,678	16,120,861
Accumulated depreciation	<u>(9,934,200)</u>	<u>(9,328,466)</u>
Total Capital Assets (Net)	<u>\$ 8,137,381</u>	<u>\$ 8,647,497</u>

During the year, depreciation was \$605,734 and additions to buildings and other improvements and infrastructure were \$59,801 and \$35,817 respectively.

**General Fund Budgetary Highlights**

Actual governmental expenditures did not exceed budgeted expenditures for the year primarily because security and irrigation expenses were less than anticipated.

There were no amendments to the September 30, 2017 budget.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ On February 1, 2008, the District issued Series 2008-2 Term Special Assessment Revenue Refunding Bonds in two portions; \$2,915,000 and \$2,580,000, with fixed interest rates of 3.75% and 4%, respectively. These bonds were issued to refund the District's outstanding series 1997A Special Assessment Bond. The balance outstanding at September 30, 2017 was \$1,090,000. More detailed information about the District's debt is presented in the accompanying notes to the financial statements.

Remington Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017

**DRAFT**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

Remington Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2018.

**Request for Information**

The financial report is designed to provide a general overview of Remington Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Remington Community Development District, Governmental Management Services, 135 W. Central Blvd, Suite 320, Orlando, FL 32801.

**Remington Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2017**

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	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 89,309
Investments	194,742
Due from other governments	9,603
Prepaid expenses	38,776
Total Current Assets	332,430
Non-Current Assets	
Restricted:	
Cash	806,887
Investments	670,002
Capital Assets Not Being Depreciated:	
Land and improvements	755,075
Capital Assets Being Depreciated:	
Buildings and other improvements	1,159,828
Infrastructure	16,156,678
Less: accumulated depreciation	(9,934,200)
Total Non-Current Assets	9,614,270
Total Assets	9,946,700
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred amount on refunding	30,498
 <b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	51,930
Accrued interest	18,167
Bonds payable-current	535,000
Total Current Liabilities	605,097
Non-Current Liabilities	
Bonds payable	542,954
Total Liabilities	1,148,051
 <b>NET POSITION</b>	
Net investment in capital assets	7,089,925
Restricted for debt service	196,263
Unrestricted	1,542,959
Total Net Position	\$ 8,829,147

*See accompanying notes to financial statements.*

**Remington Community Development District  
STATEMENT OF ACTIVITIES  
For the Year Ended September 30, 2017**

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<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expenses) Revenues and Changes in Net Position Governmental Activities</b>
<b>Primary government</b>			
Governmental Activities			
General government	\$ (186,648)	\$ 203,559	\$ 16,911
Physical environment	(1,473,474)	946,358	(527,116)
Interest and other costs	(83,980)	577,372	493,392
<b>Total Governmental Activities</b>	<b>\$ (1,744,102)</b>	<b>\$ 1,727,289</b>	<b>(16,813)</b>
General revenues:			
			3,722
			5,441
			9,163
			(7,650)
			8,836,797
			\$ 8,829,147

*See accompanying notes to financial statements.*

Remington Community Development District  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
September 30, 2017

<b>DRAFT</b>
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	Governmental Funds			Total Governmental Funds
	General	Debt Service Series 2008-2	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 89,309	\$ -	\$ -	\$ 89,309
Investments	194,742	-	-	194,742
Due from other governments	6,393	3,210	-	9,603
Prepaid expenses	38,776	-	-	38,776
Restricted assets:				
Investments, at fair value	-	211,220	458,782	670,002
Cash	-	-	806,887	806,887
Total Assets	\$ 329,220	\$ 214,430	\$ 1,265,669	\$ 1,809,319
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 47,670	\$ -	\$ 4,260	\$ 51,930
<b>FUND BALANCES</b>				
Nonspendable - Prepaid expenses	38,776	-	-	38,776
Restricted for debt service	-	214,430	-	214,430
Committed for pavement management	-	-	1,261,409	1,261,409
Unassigned	242,774	-	-	242,774
Total Fund Balances	281,550	214,430	1,261,409	1,757,389
Total Liabilities and Fund Balances	\$ 329,220	\$ 214,430	\$ 1,265,669	\$ 1,809,319

See accompanying notes to financial statements.

Remington Community Development District  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES  
 TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
 September 30, 2017



Total Governmental Fund Balances	\$ 1,757,389
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated (land and improvements) used in governmental activities are not current financial resources and therefore, are not reported in the governmental funds.	755,075
Capital assets being depreciated (buildings and other improvements (\$1,159,828), infrastructure (\$16,156,678) net of accumulated depreciation (\$(9,934,200))) used in governmental activities are not current financial resources and therefore, are not reported in the governmental funds.	7,382,306
Bond discount (\$88,247), net of amortization (\$(76,201)) used in governmental activities are not current financial resources and therefore, are not reported in the funds.	12,046
Long-term liabilities, including bonds payable and notes payable are not due and payable in the current period, and therefore are not reported in the governmental funds.	(1,090,000)
Deferred charges on refunding (\$223,415), net of accumulated amortization (\$(192,917)) are not current financial resources and therefore, are not reported as assets in the governmental funds.	30,498
Accrued interest expense for long-term debt is not a current financial use and; therefore is not reported in the governmental funds.	<u>(18,167)</u>
Net Position of Governmental Activities	<u>\$ 8,829,147</u>

See accompanying notes to financial statements.

Remington Community Development District  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
For the Year Ended September 30, 2017



	Governmental Funds			Totals Governmental Funds
	General	Debt Service 2008-2	Capital Projects	
<b>Revenues</b>				
Special assessments	\$ 1,149,917	\$ 577,372	\$ -	\$ 1,727,289
Miscellaneous revenues	5,441	-	-	5,441
Investment earnings	2,123	581	1,018	3,722
<b>Total Revenues</b>	<u>1,157,481</u>	<u>577,953</u>	<u>1,018</u>	<u>1,736,452</u>
<b>Expenditures</b>				
<b>Current</b>				
General government	178,623	-	8,025	186,648
Physical environment	858,640	-	9,100	867,740
Capital outlay	-	-	95,618	95,618
<b>Debt service</b>				
Principal	-	515,000	-	515,000
Interest	-	64,200	-	64,200
<b>Total Expenditures</b>	<u>1,037,263</u>	<u>579,200</u>	<u>112,743</u>	<u>1,729,206</u>
<b>Other financing sources (uses)</b>				
Transfers in	-	-	230,394	230,394
Transfers out	(230,394)	-	-	(230,394)
<b>Total other financing sources (uses)</b>	<u>(230,394)</u>	<u>-</u>	<u>230,394</u>	<u>-</u>
<b>Net change in fund balances</b>	(110,176)	(1,247)	118,669	7,246
<b>Fund Balances - October 1, 2016</b>	<u>391,726</u>	<u>215,677</u>	<u>1,142,740</u>	<u>1,750,143</u>
<b>Fund Balances - September 30, 2017</b>	<u>\$ 281,550</u>	<u>\$ 214,430</u>	<u>\$ 1,261,409</u>	<u>\$ 1,757,389</u>

See accompanying notes to financial statements.



**Remington Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2017**



Net Change in Fund Balances - Total Governmental Funds \$ 7,246

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of current year depreciation (\$605,734) in excess of capital outlay (\$95,618). (510,116)

Repayments of bond principal are expenditures in the governmental funds and reduce long-term liabilities in the Statement of Net Position. 515,000

Governmental funds report bond discounts as an expenditure. However, in the Statement of Activities, this cost is allocated over the life of the bond as amortization expense. This is the amount of amortization expense in the current period related to the bond discount. (8,031)

Some expenses reported in the statement of activities do not require the use of current resources and therefore, are not reported as expenditures in the governmental funds. This is the amount of amortization expense in the current period related to the deferred amount on refunding. (20,332)

In the Statement of Activities, interest is accrued on outstanding and matured bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest from the prior year. 8,583

Change in Net Position of Governmental Activities \$ (7,650)

*See accompanying notes to financial statements.*

**Remington Community Development District  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL -  
GENERAL FUND**

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**For the Year Ended September 30, 2017**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
<b>Revenues</b>				
Special assessments	\$ 1,137,222	\$ 1,137,222	\$ 1,149,917	\$ 12,695
Miscellaneous revenues	5,000	5,000	5,441	441
Investment earnings	750	750	2,123	1,373
<b>Total Revenues</b>	<b>1,142,972</b>	<b>1,142,972</b>	<b>1,157,481</b>	<b>14,509</b>
<b>Expenditures</b>				
<b>Current</b>				
General government	170,774	170,774	178,623	(7,849)
Physical environment	873,219	873,219	858,640	14,579
<b>Total Expenditures</b>	<b>1,043,993</b>	<b>1,043,993</b>	<b>1,037,263</b>	<b>6,730</b>
<b>Other financing uses</b>				
Transfers out	(230,394)	(230,394)	(230,394)	-
<b>Net change in fund balances</b>	<b>(131,415)</b>	<b>(131,415)</b>	<b>(110,176)</b>	<b>21,239</b>
<b>Fund Balances - October 1, 2016</b>	<b>131,415</b>	<b>131,415</b>	<b>391,726</b>	<b>260,311</b>
<b>Fund Balances - September 30, 2017</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 281,550</b>	<b>\$ 281,550</b>

*See accompanying notes to financial statements.*

**Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**



**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of Remington Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on February 28, 1994, pursuant to Osceola County Ordinance Number 94-2 and Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors who are elected for two and four year terms. The Board of Supervisors of the District exercises the powers granted to the District pursuant to Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Remington Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in GAAP as defined by the Governmental Accounting Standards Board, the District has not identified any discretely-presented component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017



**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (continued)**

**a. Government-wide Financial Statements**

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as another financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Assessments are recognized as revenues in the year they are levied.

**b. Fund Financial Statements**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they become measurable and available. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017



**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to the Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

*Nonspendable Fund Balance* – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

*Restricted Fund Balance* – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

*Assigned Fund Balance* – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

*Unassigned Fund Balance* – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

*Fund Balance Spending Hierarchy* – When restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017



**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund 2008 Bonds – Accounts for debt service requirements to retire the special assessment revenue bonds which were used, among other things, to retire the debt of the bond anticipation notes and to finance the acquisition and construction of certain master infrastructure improvements within the District.

Capital Projects Fund – The Capital Projects Fund accounts for construction of certain infrastructure improvements within the boundaries of the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Chapter 280, Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less held in a qualified public depository.

**b. Restricted Assets**

Certain net position of the District will be classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors.



Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017



**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**c. Capital Assets**

Capital assets, which include primarily infrastructure (e.g. roads, sidewalks, and similar items), are reported in governmental activities in the government-wide financial statements.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost. Donated assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings and other improvements	5-30 years
Infrastructure	25-30 years

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

**d. Deferred Outflows/Inflows of Resources**

In addition to assets and liabilities, the Statement of Net Position will sometimes include a separate section for deferred outflows or inflows of resources. These separate financial statement elements represent a consumption of or acquisition of net position that applies to a future period(s) and so will not be recognized as an expense or revenue until that time.

The District has one item qualifying as a deferred outflow of resources, deferred amount on refunding. This resulted from the difference in the carrying value of the refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

**Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**



**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**e. Net Position**

Equity in the government-wide statement of net position is displayed in three categories: 1) net investment in capital assets, 2) restricted and 3) unrestricted. Net position investment in capital assets, consists of capital assets reduced by accumulated depreciation and by any outstanding debt incurred to acquire, construct, or improve those assets. Net position is reported as restricted when there are legal limitations imposed on their use by District legislation or external restrictions by other governments, creditors, or grantors. Unrestricted net position consists of all net position that does not meet the definition of either of the other two components.

**f. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. As a result, deficits in the budget variance columns of the accompanying financial statements may occur. All budgeted appropriations lapse at year end.

**g. Unamortized Bond Discount**

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the method of accounting. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

"Total fund balances" of the District's governmental funds, \$1,757,389, differs from "net position" of governmental activities, \$8,829,147, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated as follows.

Remington Community Development District  
 NOTES TO FINANCIAL STATEMENTS  
 September 30, 2017



**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Capital related items**

When capital assets (improvements and infrastructure that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and improvements	\$ 755,075
Buildings and other improvements	1,159,828
Infrastructure	16,156,678
Accumulated depreciation	<u>(9,934,200)</u>
Total	<u>\$ 8,137,381</u>

**Deferred outflows of resources**

Deferred outflows of resources applicable to the District's governmental activities are not current financial resources and therefore, are not reported as assets in the governmental funds.

Deferred amount on refunding, net	<u>\$ 30,498</u>
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**Long-term debt transactions**

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities are reported in the Statement of Net Position. Balances at September 30, 2017 were:

Bonds payable	\$ (1,090,000)
Bond discount costs, net	<u>12,046</u>
Total	<u>\$ (1,077,954)</u>

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (18,167)</u>
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Remington Community Development District  
 NOTES TO FINANCIAL STATEMENTS  
 September 30, 2017

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**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$7,246, differs from the “change in net position” for governmental activities, \$(7,650), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay		\$ 95,618
Depreciation		(605,734)
Total		<u>\$ (510,116)</u>

**Deferred outflows of resources**

Amortization of deferred outflows of resources does not require the use of current resources and therefore, are not reported as expenditures in the government funds.

Amortization of deferred amount on refunding		\$ <u>(20,332)</u>
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**Long-term debt transactions**

Repayments of bond principal are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Bond principal payments		\$ 515,000
Amortization of bond discounts		(8,031)
Total		<u>\$ 506,969</u>

Remington Community Development District  
**NOTES TO FINANCIAL STATEMENTS**  
 September 30, 2017



**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)**

Long-term debt transactions (Continued)

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net decrease in accrued interest payable \$ 8,583

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2017, the District's carrying value was \$896,196 and the bank balance was \$917,183. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2017, the District had the following investments and maturities:

Investment	Maturities	Fair Value
Managed Money Market Accounts	N/A	\$ 670,002
Local Gov Surplus Funds Trust Fund	51 days*	189,500
First American Treasury Obligation CI Z	31 days*	5,242
Total		<u>\$ 864,744</u>

\* Weighted Average Maturity

Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017



**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Custodial Credit Risk (Continued)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in Managed Money Market Accounts and First American Treasury Obligation CI Z are Level 1 assets.

Interest Rate Risk

The District does not have a formal investment policy for addressing interest credit risk; however, investments are made with discretion, to seek reasonable returns, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values from interest rate changes by reviewing the portfolio on an ongoing basis for changes in effective yield amounts.

Custodial Credit Risk

The District has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one investment. The investments in Managed Money Markets are 77% and in Local Government Surplus Funds are 23% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2017 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

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**NOTE D – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2017 was as follows:

	Balance October 1, 2016	Additions	Deletions	Balance September 30, 2017
<b>Governmental Activities:</b>				
<b>Capital Assets, Not Being Depreciated:</b>				
Land and improvements	\$ 755,075	\$ -	\$ -	\$ 755,075
<b>Total Capital Assets, Not Depreciated</b>	<b>755,075</b>	<b>-</b>	<b>-</b>	<b>755,075</b>
<b>Capital Assets, Being Depreciated:</b>				
Infrastructure	16,120,861	35,817	-	16,156,678
Building and other improvements	1,100,027	59,801	-	1,159,828
<b>Total Capital Assets, Being Depreciated</b>	<b>17,220,888</b>	<b>95,618</b>	<b>-</b>	<b>17,316,506</b>
<b>Less Accumulated Depreciation For:</b>				
Infrastructure	(8,778,986)	(552,783)	-	(9,331,769)
Building and other improvements	(549,480)	(52,951)	-	(602,431)
<b>Total Accumulated Depreciation</b>	<b>(9,328,466)</b>	<b>(605,734)</b>	<b>-</b>	<b>(9,934,200)</b>
<b>Total Capital Assets Depreciated, Net</b>	<b>7,892,422</b>	<b>(510,116)</b>	<b>-</b>	<b>7,382,306</b>
<b>Governmental Activities Capital Assets</b>	<b>\$ 8,647,497</b>	<b>\$ (510,116)</b>	<b>\$ -</b>	<b>\$ 8,137,381</b>

Depreciation of \$605,734 was allocated to physical environment.

**NOTE E – LONG-TERM DEBT**

On February 1, 2008, the District issued Series 2008-2 Term Special Assessment Revenue Refunding Bonds in two portions; \$2,915,000 and \$2,580,000, with fixed interest rates of 3.75% and 4%, respectively. These bonds were issued to refund the District's outstanding series 1997A Special Assessment Bond. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing May 1, 2008 through May 1, 2019.

The following is a summary of debt activity for the District for the year ended September 30, 2017:

Bonds principal at October 1, 2016	\$ 1,605,000
Principal payments	(515,000)
Bond principal balance at September 30, 2017	1,090,000
Less: unamortized discount	(12,046)
Bonds payable, net at September 30, 2017	<b>\$ 1,077,954</b>

**Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

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**NOTE E – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of long term debt as of September 30, 2017 are as follows:

Year Ending September 30,	Principal	Interest	Total
2018	535,000	43,600	578,600
2019	555,000	22,200	577,200
Totals	\$ 1,090,000	\$ 65,800	\$ 1,155,800

Summary of Significant Bonds Resolution Terms and Covenants

**SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2008**

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2017.

In addition, the Bond Indenture requires the District to maintain adequate funds in the reserve account to meet the debt service reserve requirement as defined in the Indenture. The reserve requirement for the 2008 Series Special Assessment Refunding Bond has been met by the District through the utilization of insurance

**NOTE F – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Coverage may not extend in all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District.

**NOTE G – MANAGEMENT COMPANY**

Remington Community Development District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.



**DRAFT**

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Remington Community Development District  
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Remington Community Development District, as of and for the year ended September 30, 2017, and the related notes to the financial statements, and have issued our report thereon dated June XX, 2018.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Remington Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Remington Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Remington Community Development District's internal control over financial reporting.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Remington Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants  
Fort Pierce, Florida

June XX, 2018

**DRAFT**

**MANAGEMENT LETTER**

To the Board of Supervisors  
Remington Community Development District  
Osceola County, Florida

**Report on the Financial Statements**

We have audited the financial statements of the Remington Community Development District as of and for the year ended September 30, 2017, and have issued our report thereon dated June XX, 2018.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June XX, 2018, should be considered in conjunction with this Management Letter.

**Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

**Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Remington Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Remington Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

**DRAFT**

To the Board of Supervisors  
Remington Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Remington Community Development District. It is management's responsibility to monitor the Remington Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2017.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

#### **Annual Financial Report**

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the annual financial report for the Remington Community Development District for the fiscal year ended September 30, 2017, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2017. In connection with our audit, we determined that these two reports were in agreement.

#### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

#### **Purpose of this Letter**

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June XX, 2018

**DRAFT**

**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Remington Community Development District  
Osceola County, Florida

We have examined Remington Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2017. Management is responsible for Remington Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Remington Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Remington Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Remington Community Development District's compliance with the specified requirements.

In our opinion, Remington Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2017.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June XX, 2018

# SECTION VI

# SECTION B

# SECTION 1





PH: 321-624-9555

1711 EASTERN AVE SAINT CLOUD FL

FAX: 407- 891 - 9679

# BID PROPOSAL

BID #: 80059

DATE: June 11, 2018

PROPOSAL SCOPE:  
 PROPOSAL REVISED:  
 PROJECT NAME:  
 JOB LOCATION:

REMINGTON IMPROVMENTS

REMINGTON IMPROVMENTS

ATT: MARK



## SCOPE OF WORK AND COST

SCOPE OF WORK AND COST

\$36,125.00

TOTAL

\$36,125.00

## ALTERNATES

1

ADDITIONAL MOBILIZATIONS

\$1,500.00 EA

SCOPE OF WORK AND COST

PROJECT

80059

DESCRIPTION	QUANTITY	UNIT		TOTAL
		COST	UNIT	COST
MOBILIZATION & GENERAL EXPENSES	1	\$1,500.00	LS	\$1,500.00
DEWATER WELL POINTS	1	\$3,500.00	LS	\$3,500.00
SUMP KELLY WELL	1	\$1,500.00	LS	\$1,500.00
POUR CONCRETE COLLER	1	\$1,800.00	LS	\$1,800.00
POUR NEW MITERD END SECTION	1	\$2,000.00	EA	\$2,000.00
BUILD COFFER DAM	1	\$2,500.00	LS	\$2,500.00
FLOATING TURBIDITY	150	\$25.00	LF	\$3,750.00
RIP RAP	1	\$600.00	LOAD	\$600.00
IMPORT PLACE COMPACT FILL	3	\$550.00	LOAD	\$1,650.00
SOD RESTORATION FLORATAIN	2,100	\$3.25	SF	\$6,825.00
DIVER PLUGS 24" RCP	2	\$2,800.00	EA	\$5,600.00
REMOVE CURB INLET REPAIR IF NEEDED	1	\$2,900.00	EA	\$2,900.00
ASPHALT REPAIR IF NEEDED	1	\$1,500.00	LS	\$1,500.00
M.O.T	1	\$500.00	LS	\$500.00
<b>TOTAL</b>				<b>\$36,125.00</b>

# SECTION C

# SECTION 1

# Remington Community Development District

## Summary of Invoices

May 15, 2018 to June 18, 2018

Fund	Date	Check No.'s	Amount
General Fund	5/15/18	5656	\$ 25,597.69
	5/18/18	5657	\$ 525.00
	5/22/18	5658	\$ 687.50
	5/31/18	5659-5661	\$ 6,460.68
	6/7/18	5662-5669	\$ 18,733.45
	6/11/18	5670-5671	\$ 1,895.00
	6/14/18	5672	\$ 188.75
			\$ 54,088.07
Capital Projects	5/31/18	46	\$ 17,012.50
			\$ 17,012.50
Payroll	<b>May 2018</b>		
	Brian K. Brown	50724	\$ 184.70
	Kenneth R. Soukup	50725	\$ 164.70
	Pamela M. Zaresk	50726	\$ 184.70
	Salvatore A. Perillo	50727	\$ 200.00
			\$ 734.10
			<b>\$ 71,834.67</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
5/15/18	00137	5/13/18	05132018	201805	300-20700-10000		REMINGTON CDD C/O USBANK	*	25,597.69	25,597.69 005656
							OSCEOLA CITY DEBTASMT			
5/18/18	00235	5/03/18	49-60-00	201805	320-53800-46600		WADING POOL PERMIT-FY18	*	200.00	
							SWIMMING POOL PERMIT FY18	*	325.00	
5/22/18	00127	5/15/18	5263977	201804	310-51300-31100		FLORIDA DEPT OF HEALTH OSCEOLA CNTY	*	687.50	525.00 005657
							PROF ENGINEER SRVCS			
5/31/18	00290	5/17/18	4262	201805	320-53800-47600		HANSON, WALTER & ASSOCIATES, INC.	*	165.00	687.50 005658
							RPLC/INTALL TRASHCAN			
		5/21/18	4259	201805	320-53800-53300		INSTALL SIGN POSTS	*	4,865.00	
5/31/18	00005	5/22/18	6-189-87	201805	310-51300-42000		BERRY CONSTRUCTION INC.	*	30.68	5,030.00 005659
							DELIVERY 05/15/18			
5/31/18	00282	5/21/18	18-3734	201805	320-53800-46700		FEDEX	*	200.00	30.68 005660
							CLUBHOUSE 5/01/18-5/05/18			
		5/21/18	18-3734	201805	320-53800-46700		CLUBHOUSE 5/06/18-5/12/18	*	250.00	
		5/21/18	18-3734	201805	320-53800-46700		CLUBHOUSE 5/13/18-5/19/18	*	250.00	
		5/21/18	18-3734	201805	320-53800-46700		CLUBHOUSE 5/20/18-5/26/18	*	250.00	
		5/21/18	18-3734	201805	320-53800-46700		CLUBHOUSE 5/27/18-5/31/18	*	200.00	
		5/21/18	18-3734	201805	320-53800-35000		GUARDHOUSE CLEAN 5/1/2018	*	50.00	
		5/21/18	18-3734	201805	320-53800-35000		GUARDHOUSE CLEAN 5/8/18	*	50.00	
		5/21/18	18-3734	201805	320-53800-35000		GUARDHOUSE CLEAN 5/15/18	*	50.00	
		5/21/18	18-3734	201805	320-53800-35000		GUARDHOUSE CLEAN 5/22/18	*	50.00	
		5/21/18	18-3734	201805	320-53800-35000		GUARDHOUSE CLEAN 5/29/18	*	50.00	
							WESTWOOD INTERIOR CLEANING INC.			1,400.00 005661

REMI -REMINGTON - BPEREGRINO

REMINOTON CDD - GENERAL FUND  
 BANK A REMINGTON CDD - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK. .... AMOUNT
6/07/18	00137	6/06/18	06062018	201806	300-20700-10000		REMINOTON CDD C/O USBANK	*	4,434.14	4,434.14 005662
6/07/18	00168	6/01/18	338	201806	310-51300-34000		MANAGEMENT FEES JUN18	*	5,548.58	
6/01/18	338	201806	310-51300-34100				INFO TECHNOLOGY JUN18	*	133.33	
6/01/18	338	201806	310-51300-31300				DISSEMINATION FEE JUN18	*	83.33	
6/01/18	338	201806	310-51300-51000				OFFICE SUPPLIES	*	24.36	
6/01/18	338	201806	310-51300-42000				POSTAGE	*	31.03	
6/01/18	338	201806	310-51300-42500				COPIES	*	59.85	
6/01/18	339	201806	320-53800-12000				FIELD MANAGEMENT JUN18	*	2,157.83	
6/01/18	339	201806	320-53800-47600				3 TRASHCANS	*	362.61	
GOVERNMENTAL MANAGEMENT SERVICES										
6/07/18	00093	5/31/18	169872	201805	320-53800-47100		AQUATIC PLANT MGMT MAY18	*	1,265.00	8,400.92 005663
APPLIED AQUATIC MANAGEMENT, INC.										
6/07/18	00290	5/25/18	4267	201805	320-53800-47600		INSTALL TRASHCAN	*	125.00	1,265.00 005664
5/26/18	4270	201805	320-53800-57200				REPLC CEIL LIGHT/RESTROOM	*	755.00	
BERRY CONSTRUCTION INC.										
6/07/18	00082	6/01/18	15829	201805	310-51300-31500		GENERAL MATTERS JUN18	*	2,843.44	880.00 005665
CLARK & ALBAUGH, LLP										
6/07/18	00291	5/29/18	4405	201806	320-53800-46400		POOL MAINTENANCE JUN18	*	600.00	2,843.44 005666
ROBERTS POOL SERVICE AND REPAIR INC										
6/07/18	00125	5/18/18	321307	201806	320-53800-46500		CHEMICAL CONTROLLER JUN18	*	89.95	600.00 005667
SPIES POOL LLC										
6/07/18	00303	5/25/18	W1098	201805	320-53800-34800		MTHLY SRVC FEE LAKE SHORE	*	110.00	89.95 005668

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
6/11/18	00290	5/25/18	W1098	201805	320-53800-34800	WI-PAK	MTHLY SRVC FEE PARTIN SET	*	110.00	220.00 005669
6/11/18	00290	4/18/18	4245A	201804	320-53800-53300	WI-PAK	NO PARKINGS SIGNS	*	625.00	625.00 005670
6/11/18	00128	5/17/18	383877	201805	320-53800-53000		BERRY CONSTRUCTION INC.	*	635.00	
		5/31/18	384652	201805	320-53800-53000		MECHANICAL SWEEP 05/10/18	*	635.00	
							MECHANICAL SWEEP 05/31/18	*		
6/14/18	00010	6/08/18	3588305	201805	310-51300-48000		USA SERVICES OF FLORIDA, INC	*	188.75	1,270.00 005671
							NOTICE OF QUAL PERIOD			
							ORLANDO SENTINEL			188.75 005672

TOTAL FOR BANK A 54,088.07  
 TOTAL FOR REGISTER 54,088.07

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/18/18 PAGE 1  
 \*\*\* CHECK DATES 05/15/2018 - 06/18/2018 \*\*\* REMINGTON CDD - CAPITAL  
 BANK C REMINGTON CDD - RSVR

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DFT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
5/31/18	00255	724207	201805	600-53800-47600			LANDSCAPE ENHAN 05/17/18	*	17,012.50	
REW LANDSCAPE CORP										
									17,012.50	000046
TOTAL FOR BANK C									17,012.50	
TOTAL FOR REGISTER									17,012.50	

REMI --REMINGTON - BPEREGRINO



## SECTION 2

# Remington

## Community Development District



**Unaudited Financial Reporting**  
**May 31, 2018**

Presented by:



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

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

	Governmental Fund Types			Totals 2018
	General Fund	Debt Service Fund	Capital Projects Fund	
<b>ASSETS</b>				
Cash				
Operating Account	\$472,080	---	---	\$472,080
Pavement Management	---	---	\$500,921	\$500,921
Capital Projects Fund	---	---	\$312,998	\$312,998
Investments				
Series 2008-2				
Revenue		\$195,786	---	\$195,786
Operations				
Custody Account	\$5,282	---	\$459,408	\$464,690
State Board	\$115,818	---	---	\$115,818
Due From General Fund	---	\$4,434	---	\$4,434
<b>Total Assets</b>	<b>\$593,180</b>	<b>\$200,220</b>	<b>\$1,273,328</b>	<b>\$2,066,728</b>
<b>LIABILITIES</b>				
Accounts Payable	\$7,292	---	---	\$7,292
Due to Debt Service	\$4,434	---	---	\$4,434
<b>FUND EQUITY:</b>				
Investment in General				
Restricted for Debt Service 2008-2	---	\$200,220	---	\$200,220
Restricted for Capital Projects	---	---	\$312,998	\$312,998
Restricted for Capital Projects	---	---	\$960,330	\$960,330
Unassigned	\$581,453	---	---	\$581,453
<b>Total Liabilities and Fund Equity &amp; Other Credits</b>	<b>\$593,180</b>	<b>\$200,220</b>	<b>\$1,273,328</b>	<b>\$2,066,728</b>

# REMINGTON

## Community Development District

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

	General Fund Budget	Prorated Budget thru 5/31/18	Actual thru 5/31/18	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$1,137,222	\$1,137,222	\$1,122,824	(\$14,398)
Miscellaneous Income	\$5,000	\$3,333	\$3,130	(\$203)
Interest Income	\$1,900	\$1,266	\$1,358	\$91
<b>Total Revenues</b>	<b>\$1,144,122</b>	<b>\$1,141,822</b>	<b>\$1,127,311</b>	<b>(\$14,510)</b>
<b>Expenditures:</b>				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$8,000	\$7,800	\$200
FICA	\$918	\$612	\$474	\$138
Engineer	\$10,000	\$6,667	\$3,969	\$2,698
Attorney	\$30,000	\$20,000	\$18,716	\$1,284
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	\$44,389	\$44,389	\$0
Information Technology	\$1,600	\$1,067	\$1,067	\$0
Trustee Fees	\$4,500	\$4,500	\$4,337	\$163
Dissemination Agreement	\$1,000	\$667	\$667	\$0
Arbitrage Rebate	\$600	\$450	\$450	\$0
Telephone	\$200	\$133	\$0	\$133
Postage	\$1,000	\$667	\$491	\$175
Insurance	\$37,100	\$37,100	\$33,776	\$3,324
Printing and Binding	\$2,000	\$1,333	\$585	\$748
Newsletter	\$3,300	\$2,200	\$2,161	\$39
Legal Advertising	\$1,500	\$1,000	\$189	\$811
Office Supplies	\$500	\$333	\$174	\$159
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Administrative Contingency	\$500	\$333	\$164	\$169
<b>Total Administrative</b>	<b>\$183,476</b>	<b>\$135,330</b>	<b>\$125,287</b>	<b>\$10,042</b>
<u>Maintenance</u>				
<u>Environmental</u>				
Lake Maintenance	\$18,135	\$12,090	\$10,120	\$1,970
<u>Utilities</u>				
Kissimmee Utility Authority	\$8,740	\$5,827	\$3,770	\$2,057
TOHO Water Authority	\$87,000	\$58,000	\$21,439	\$36,561
Orlando Utilities Commission	\$20,312	\$13,541	\$10,716	\$2,825
Centurylink	\$7,000	\$4,667	\$3,867	\$799
Bright House	\$1,800	\$1,200	\$1,015	\$185
<u>Roadways</u>				
Street Sweeping	\$17,005	\$11,337	\$9,525	\$1,812
Drainage	\$5,000	\$3,333	\$7,468	(\$4,135)
Signage	\$5,000	\$3,333	\$6,426	(\$3,093)
<u>Common Area</u>				
Landscaping	\$280,658	\$187,105	\$179,048	\$8,057
Feature Lighting	\$3,000	\$2,000	\$342	\$1,658
Irrigation	\$20,000	\$13,333	\$3,465	\$9,868
Trash Receptacles & Benches	\$5,000	\$3,333	\$290	\$3,043
Plant Replacement & Bed Enhancements	\$10,000	\$6,667	\$2,788	\$3,879
Miscellaneous Common Area Services	\$10,000	\$6,667	\$32,501	(\$25,834)
Soccer/Ball Field Maintenance	\$1,000	\$1,535	\$1,535	\$0
<u>Recreation Center</u>				
Pool Maintenance	\$20,000	\$13,333	\$6,169	\$7,165
Pool Cleaning	\$7,852	\$5,235	\$4,800	\$435
Pool Permits	\$550	\$550	\$525	\$25
Recreational Center Cleaning	\$14,830	\$9,887	\$10,474	(\$587)
Recreational Center Repairs & Maintenance	\$10,000	\$6,667	\$2,622	\$4,045
Pest Control	\$672	\$672	\$652	\$20
<b>Subtotal Maintenance</b>	<b>\$553,554</b>	<b>\$370,312</b>	<b>\$319,555</b>	<b>\$50,756</b>

# REMINGTON

## Community Development District

### General Fund

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

	General Fund Budget	Prorated Budget thru 5/31/18	Actual thru 5/31/18	Variance
<u>Security</u>				
Recreation Center Access	\$4,000	\$3,652	\$3,652	\$0
Security Guard	\$275,209	\$183,473	\$144,317	\$39,156
Gate Repairs	\$11,000	\$7,333	\$5,197	\$2,136
Guard House Cleaning	\$3,278	\$2,185	\$1,750	\$435
Guard House Repairs and Maintenance	\$4,500	\$3,000	\$2,492	\$508
Gate Maintenance Agreement	\$1,100	\$550	\$550	\$0
<u>Other</u>				
Contingency	\$500	\$333	\$5,734	(\$5,400)
Field Management Services	\$25,894	\$17,263	\$17,263	(\$0)
<b>Subtotal Maintenance</b>	<b>\$325,481</b>	<b>\$217,789</b>	<b>\$180,955</b>	<b>\$36,834</b>
<b>Total Maintenance</b>	<b>\$879,035</b>	<b>\$588,101</b>	<b>\$500,510</b>	<b>\$87,591</b>
<u>Other Sources &amp; Uses</u>				
Transfer Out - Pavement Management	(\$150,000)	(\$150,000)	(\$150,000)	\$0
Transfer Out - Capital Projects	(\$51,610)	(\$51,610)	(\$51,610)	\$0
<b>Total Other</b>	<b>(\$201,610)</b>	<b>(\$201,610)</b>	<b>(\$201,610)</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$1,264,122</b>		<b>\$827,407</b>	
<b>Excess Revenues/(Expenditures)</b>	<b>(\$120,000)</b>		<b>\$299,904</b>	
<b>Fund Balance - Beginning</b>	<b>\$120,000</b>		<b>\$281,549</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$581,453</b>	

**REMINGTON**  
Community Development District

**Series 2008-2**  
**Debt Service Fund**  
Statement of Revenues & Expenditures  
For Period Ending May 31, 2018

	Adopted Budget	Prorated Budget thru 5/31/18	Actual thru 5/31/18	Variance
<b>Revenues:</b>				
Special Assessments	\$571,509	\$571,509	\$563,769	(\$7,741)
Interest Income	\$400	\$267	\$622	\$355
<b>Total Revenues</b>	<b>\$571,909</b>	<b>\$571,776</b>	<b>\$564,391</b>	<b>(\$7,385)</b>
<b>Expenditures:</b>				
Interest Expense 11/01	\$21,800	\$21,800	\$21,800	\$0
Principal 05/01	\$535,000	\$535,000	\$535,000	\$0
Interest Expense 05/01	\$21,800	\$21,800	\$21,800	\$0
<b>Total Expenditures</b>	<b>\$578,600</b>	<b>\$578,600</b>	<b>\$578,600</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$6,691)</b>		<b>(\$14,209)</b>	
<b>Fund Balance - Beginning</b>	<b>\$211,205</b>		<b>\$214,430</b>	
<b>Fund Balance - Ending</b>	<b>\$204,514</b>		<b>\$200,220</b>	

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

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

	Adopted Budget	Prorated Budget thru 5/31/18	Actual thru 5/31/18	Variance
<b>Revenues:</b>				
Transfer In	\$150,000	\$150,000	\$150,000	\$0
Interest Income	\$500	\$333	\$724	\$391
<b>Total Revenues</b>	<b>\$150,500</b>	<b>\$150,333</b>	<b>\$150,724</b>	<b>\$391</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>\$150,724</b>	
<b>Fund Balance - Beginning</b>	<b>\$809,609</b>		<b>\$809,606</b>	
<b>Fund Balance - Ending</b>	<b>\$960,109</b>		<b>\$960,330</b>	



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

**Capital Projects Fund**  
Statement of Revenues & Expenditures  
For Period Ending May 31, 2018

	Adopted Budget	Prorated Budget thru 5/31/18	Actual thru 5/31/18	Variance
<b>Revenues:</b>				
Transfer In	\$51,610	\$51,610	\$51,610	\$0
Interest Income	\$100	\$67	\$101	\$34
<b>Total Revenues</b>	<b>\$51,710</b>	<b>\$51,677</b>	<b>\$51,711</b>	<b>\$34</b>
<b>Expenditures:</b>				
Capital Outlay - Contingency	\$10,000	\$6,667	\$0	\$6,667
Capital Outlay - Fitness Equipments	\$10,000	\$6,667	\$0	\$6,667
Capital Outlay - Landscape	\$0	\$0	\$17,013	(\$17,013)
Capital Outlay - Pressure Washing	\$20,000	\$13,333	\$24,550	(\$11,217)
Capital Outlay -Sidewalk/Roadway Improvements	\$95,000	\$63,333	\$148,953	(\$85,620)
<b>Total Expenditures</b>	<b>\$135,000</b>	<b>\$90,000</b>	<b>\$190,516</b>	<b>(\$100,516)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$83,290)</b>		<b>(\$138,805)</b>	
<b>Fund Balance - Beginning</b>	<b>\$440,946</b>		<b>\$451,803</b>	
<b>Fund Balance - Ending</b>	<b>\$357,656</b>		<b>\$312,998</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	\$18,662	\$50,981	\$8,831	\$0	\$0	\$0	\$0	\$1,122,824
Miscellaneous Income	\$380	\$365	\$275	\$320	\$300	\$480	\$520	\$490	\$0	\$0	\$0	\$0	\$9,130
Interest Income	\$178	\$133	\$145	\$161	\$163	\$180	\$193	\$206	\$0	\$0	\$0	\$0	\$1,358
<b>Total Revenues</b>	<b>\$558</b>	<b>\$99,930</b>	<b>\$899,717</b>	<b>\$25,164</b>	<b>\$21,399</b>	<b>\$19,321</b>	<b>\$51,694</b>	<b>\$9,527</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,122,311</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisors Fees	\$1,000	\$1,000	\$1,000	\$0	\$2,000	\$1,000	\$1,000	\$800	\$0	\$0	\$0	\$0	\$7,800
FICA	\$61	\$61	\$61	\$0	\$122	\$61	\$61	\$46	\$0	\$0	\$0	\$0	\$474
Engineer	\$855	\$505	\$538	\$348	\$210	\$538	\$688	\$0	\$0	\$0	\$0	\$0	\$3,969
Attorney	\$2,846	\$2,218	\$3,146	\$1,756	\$2,241	\$2,054	\$1,612	\$2,843	\$0	\$0	\$0	\$0	\$18,716
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	\$5,549	\$5,549	\$0	\$0	\$0	\$0	\$44,389
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$1,067
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	\$83	\$83	\$0	\$0	\$0	\$0	\$667
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	\$58	\$71	\$0	\$0	\$0	\$0	\$491
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	\$96	\$75	\$0	\$0	\$0	\$0	\$585
Newsletter	\$0	\$540	\$0	\$540	\$0	\$540	\$0	\$540	\$0	\$0	\$0	\$0	\$2,161
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189	\$0	\$0	\$0	\$0	\$189
Office Supplies	\$25	\$2	\$25	\$23	\$24	\$25	\$26	\$25	\$0	\$0	\$0	\$0	\$174
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>\$8,547</b>	<b>\$16,028</b>	<b>\$10,085</b>	<b>\$9,305</b>	<b>\$10,354</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$125,287</b>

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

Description	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	TOTAL
<b>Maintenance</b>													
Environmental													
Lake Maintenance	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$0	\$0	\$0	\$0	\$10,120
Utilities													
Kissimmee Utility Authority	\$480	\$521	\$422	\$457	\$500	\$468	\$396	\$325	\$0	\$0	\$0	\$0	\$5,770
TOHO Water Authority	\$4,496	\$2,176	\$3,954	\$4,765	\$479	\$449	\$866	\$4,253	\$0	\$0	\$0	\$0	\$21,439
Orlando Utilities Commission	\$1,356	\$1,362	\$1,368	\$1,430	\$1,255	\$1,321	\$1,347	\$1,277	\$0	\$0	\$0	\$0	\$10,716
Centurylink	\$482	\$484	\$223	\$744	\$223	\$745	\$223	\$743	\$0	\$0	\$0	\$0	\$3,867
Bright House	\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$0	\$0	\$0	\$0	\$1,015
Roadways													
Street Sweeping	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$635	\$1,270	\$0	\$0	\$0	\$0	\$9,525
Drainage	\$0	\$0	\$3,756	\$0	\$0	\$3,712	\$0	\$0	\$0	\$0	\$0	\$0	\$7,468
Signage	\$0	\$0	\$0	\$0	\$0	\$806	\$755	\$4,865	\$0	\$0	\$0	\$0	\$6,426
Common Area													
Landscaping	\$22,381	\$22,381	\$22,381	\$22,381	\$22,381	\$22,381	\$22,381	\$22,381	\$0	\$0	\$0	\$0	\$179,048
Feature Lighting	\$0	\$0	\$62	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$0	\$0	\$342
Irrigation	\$538	\$596	\$437	\$101	\$202	\$264	\$1,120	\$207	\$0	\$0	\$0	\$0	\$3,465
Trash Receptacles & Benches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$290	\$0	\$0	\$0	\$0	\$290
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	\$8,658	\$770	\$0	\$2,200	\$2,050	\$0	\$0	\$0	\$0	\$32,501
Soccer/Ball Field Maintenance	\$0	\$0	\$0	\$680	\$0	\$855	\$0	\$0	\$0	\$0	\$0	\$0	\$1,535
Recreation Center													
Pool Maintenance	\$1,650	\$0	\$1,025	\$90	\$860	\$674	\$1,779	\$90	\$0	\$0	\$0	\$0	\$6,169
Pool Cleaning	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$0	\$0	\$0	\$0	\$4,800
Pool Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525	\$0	\$0	\$0	\$0	\$525
Recreational Center Cleaning	\$1,100	\$1,100	\$1,490	\$1,150	\$1,125	\$2,309	\$1,050	\$1,150	\$0	\$0	\$0	\$0	\$10,474
Recreational Center Repairs & Maintenance	\$370	\$640	\$316	\$292	\$50	\$199	\$0	\$755	\$0	\$0	\$0	\$0	\$2,622
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	\$18,754	\$20,889	\$18,702	\$0	\$0	\$0	\$0	\$0	\$144,317
Gate Repairs	\$194	\$3,362	\$0	\$542	\$220	\$220	\$220	\$440	\$0	\$0	\$0	\$0	\$5,197
Guard House Cleaning	\$250	\$200	\$200	\$200	\$200	\$200	\$200	\$250	\$0	\$0	\$0	\$0	\$1,750
Guard House Repairs and Maintenance	\$0	\$0	\$117	\$0	\$217	\$2,106	\$0	\$52	\$0	\$0	\$0	\$0	\$2,492
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	\$2,158	\$2,158	\$0	\$0	\$0	\$0	\$5,734
<b>Total Maintenance</b>	<b>\$76,173</b>	<b>\$62,013</b>	<b>\$63,983</b>	<b>\$76,026</b>	<b>\$55,443</b>	<b>\$65,574</b>	<b>\$56,024</b>	<b>\$45,274</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,510</b>
<b>Other Sources &amp; Uses</b>													
Transfer Out - Pavement Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$150,000)	\$0	\$0	\$0	\$0	(\$150,000)
Transfer Out - Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$51,610)	\$0	\$0	\$0	\$0	(\$51,610)
<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>(\$201,610)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$201,610)</b>
<b>Total Expenditures</b>	<b>\$125,859</b>	<b>\$72,597</b>	<b>\$74,680</b>	<b>\$84,573</b>	<b>\$71,472</b>	<b>\$75,659</b>	<b>\$65,330</b>	<b>\$257,238</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$827,407</b>
<b>Net Income/ (Loss)</b>	<b>(\$125,302)</b>	<b>\$27,333</b>	<b>\$825,038</b>	<b>(\$59,409)</b>	<b>(\$50,073)</b>	<b>(\$56,338)</b>	<b>(\$13,635)</b>	<b>(\$247,710)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$299,904</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
<b>BONDS OUTSTANDING - 9/30/13</b>	<b>\$3,035,000</b>
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
4/13/18	ACH	\$ 8,259.81	\$ -	\$ 165.21	\$ -	\$ 8,094.60	\$ 5,388.86	\$ 2,705.74	\$ 8,094.60
4/13/18	ACH	\$ 69,872.37	\$ 18.99	\$ 1,397.05	\$ -	\$ 68,456.33	\$ 45,573.78	\$ 22,882.55	\$ 68,456.33
4/24/18	ACH	\$ -	\$ -	\$ -	\$ 28.11	\$ 28.11	\$ 18.71	\$ 9.40	\$ 28.11
5/11/18	ACH	\$ 1,776.38	\$ -	\$ 36.40	\$ 43.86	\$ 1,783.84	\$ 1,187.56	\$ 596.28	\$ 1,783.84
5/11/18	ACH	\$ 11,440.87	\$ -	\$ 234.32	\$ 274.97	\$ 11,481.52	\$ 7,643.65	\$ 3,837.87	\$ 11,481.52
6/14/18	ACH	\$ 3,799.46	\$ -	\$ 78.27	\$ 114.00	\$ 3,835.19	\$ 2,553.22	\$ 1,281.97	\$ 3,835.19
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>		<b>\$ 1,790,139.06</b>	<b>\$ 65,988.28</b>	<b>\$ 34,491.67</b>	<b>\$ 768.36</b>	<b>\$ 1,690,427.47</b>	<b>\$ 1,125,376.85</b>	<b>\$ 565,050.62</b>	<b>\$ 1,690,427.47</b>

# SECTION 3

*This item will be provided under  
separate cover*