

*Remington Community  
Development District*

*Agenda*

*November 14, 2017*

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# AGENDA

# *Remington*

## *Community Development District*

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

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

November 7, 2017

Board of Supervisors  
Remington Community  
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, November 14, 2017 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 October 24, 2017 Meeting
- V. Discussion of Blanket Trespass Letters
- VI. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    1. Approval of Check Register
    2. Balance Sheet and Income Statement
    3. Field Manager's Report
    4. Security
- VII. Supervisor's Requests
- VIII. Adjournment

The second order of business is Modifications to the Agenda. Any modifications will be announced under this section.

The third order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

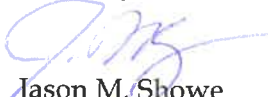
The fourth order of business is the approval of minutes from the October 24, 2017 meeting. The minutes are enclosed for your review.

The fifth order of business is the discussion of blanket trespass letters. A copy of the letters is enclosed for your review.

The sixth order of business is the Staff Reports. Section C is the District Manager's Report. Section 1 includes the check register being submitted for approval and Section 2 is the balance sheet and income statement for your review. Section 3 is the 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 1 of Section 3 will be the presentation of bids for the sidewalk/crosswalk project. A copy of the bids are enclosed for your review. 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, October 24, 2017 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Brian (Ken) Brown	Chairman
Sal Perillo	Assistant Secretary
Carl Thilburg	Assistant Secretary
Kenneth Soukup	Supervisor
Pam Zaresk	Assistant Secretary

Also present were:

Jason Showe	District Manager
Leigh Ann Buzyniski	District Counsel
Alan Scheerer	Field Manager
Mark Vincutonis	HWA
William Bassetti	UPS
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Brown called the meeting to order at 6:00 p.m. and Mr. Showe called the roll.

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

There were no modifications to the agenda.

**THIRD ORDER OF BUSINESS**

**Public Comment Period**

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

Mr. Hurley: Mr. Larry Hurley, 2616 Keswick Court. I would like to thank Brian and Pamela for helping out with the National Night Out. They cooked for three hours and were on the front page of the "Remington Reporter." I will bring it to the next meeting because it is not

out yet. I appreciate their support and the CDD in general, as well as GMS for allowing us to use the facility and parking lot. I would like to thank Alan for taking care of the tree that was down in my backyard, but I'm curious about whether anything will replace the Wax Myrtle. When the last Wax Myrtle died, it was replaced with a Palm.

Mr. Scheerer: We are not there yet, but we will be re-evaluating all of the trees that came down. I think that was part of the discussion at last month's meeting. When we get to that point, we will go through and see where we want to put trees.

Ms. Strange: Ms. Linda Strange, 2607 Keswick Court. I was inundated with requests for flagpoles at both entrances. I was told that it was a CDD issue.

Mr. Brown: Do we have flagpoles?

Mr. Scheerer: No.

Mr. Showe: We would have to install them.

Mr. Scheerer: And add lights.

Mr. Brown: Is this for American flags?

Ms. Strange: What did you think I meant?

Mr. Brown: A Remington flag.

Ms. Strange: You can do that underneath the American flag.

Mr. Brown: I'm fine with that if everybody else is okay with that.

Mr. Scheerer: Do you want a flagpole or affixing flags to the guardhouse as you come in or in the medians?

Ms. Strange: I think a flagpole would be better. Don't you think?

Mr. Brown: I don't know. I've seen flagpoles on top of buildings like the guardhouse.

Ms. Strange: Kissimmee Bay has a flagpole at their entrance. That's the only one that I have seen.

Mr. Showe: We have flagpoles in some of our communities.

Mr. Soukup: It would look very nice.

Mr. Brown: I would be okay with that.

Mr. Scheerer: We will look into it.

Mr. Soukup: They should be at both entrances.

Mr. Perillo: Someone would have to take the flags down in the morning.

Ms. Strange: Not if they are lit.

Mr. Showe: The challenge you will have is, in some of our communities, when there are times to put them at half-staff, we typically like to have somebody in the community doing that, because we don't always have Staff here. Sometimes that changes from day-to-day.

Mr. Scheerer: They would make that determination immediately. There's an app that I have on my phone. We actually did it from time-to-time. Jason brings up a good point. If you are going to have a flag, you need somebody to tend to the flag during the appropriate times when it calls for it to be at half-staff.

Ms. Zaresk: Would the person that did it, receive an email?

Mr. Scheerer: No, it's just an app called the Half Staff App. You would receive an alert. If we get to that point here, someone could volunteer.

Mr. Hurley: We have plenty of volunteers in the community.

Mr. Scheerer: Okay. We will get some pricing for a nice aluminum flagpole with the appropriate lighting.

Mr. Soukup: What type of flagpole?

Mr. Scheerer: A straight up and down 20-foot flagpole with brushed aluminum. We would probably recommend a pre-poured pad, so that its pre-anchored. Some of the problems that you have with the Home Depot versions, is they are nasty aluminum and will break. If we are going to do it, we are going to do it right and make sure that we can put it there. Do I need to go through permitting?

Mr. Brown: Yes, and it would have to be under a certain height. If we do a 20-foot flagpole, I think the height is 35 feet. They will tell you.

Mr. Scheerer: We will work out some numbers. I think a 20-foot flagpole is pretty high. We will work with that and use that as a spec. We will just have to look for a good location, such as the middle islands at both gatehouses. Lakeshore Park's gatehouse might be a little more accommodating. We will look at the Partin Settlement Road gatehouse.

Mr. Brown: It shouldn't be any problem staying under the height, because we don't want one like at a car dealership.

Mr. Scheerer: You could probably do a 20-foot flagpole and a 4x8 flag, which is slightly larger than a 3x5 flag. You don't want a holiday flag. If you have ever been to a car dealership, there is a holiday flag. It is probably the largest American flag.

Mr. Brown: Like the one on Narcoossee Road.



Mr. Scheerer: Its huge. It would go across this entire building. We will get some proposals.

Mr. Brown: Is that it?

Ms. Strange: That's all I have for right now.

Mr. Brown: Who owns the logo for Remington? Do we own it, does the golf course own it or does the developer own it? Do you know?

Mr. Showe: I don't know.

Mr. Brown: It has a Palm frond. We have it on our signs. The golf course uses it, but I don't know who has the rights to it.

Mr. Scheerer: I don't know.

Ms. Buzyniski: I can look into it.

Mr. Perillo: When the flag goes up, are we going to play the National Anthem and demand homeowners driving by to get out and stand up?

Mr. Brown: Sure. Is there anyone else? If not, we will proceed with the agenda.

#### **FOURTH ORDER OF BUSINESS**

#### **Approval of Minutes of the September 26, 2017 Meeting**

Mr. Brown: We have the minutes of the September 26, 2017 meeting. Does anyone have any changes?

Mr. Thilburg: On Page 12, where it says "*Club Villas is a private road and they have to give no warning*", that was Mr. Perillo.

Mr. Perillo: Whoever is transcribing is doing a good job.

Mr. Brown: Is there anything else? If not, we need a motion to approve.

On MOTION by Ms. Zaresk, seconded by Mr. Soukup, with all in favor, the September 26, 2017 meeting minutes, as amended, were approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank for Auditing Services for Fiscal Year 2017**

Mr. Showe: This is an agreement to start auditing services for 2017. It is in accordance with their bid for auditing services. They have done a good job for the District overall, so we

recommend approval. We also recommend that they start earlier than normal, because timeframes were moved up a few years ago. Other than that, we recommend approval.

Mr. Brown: Is this for three years?

Mr. Showe: It is a one-year agreement.

Ms. Buzyniski: It says one year and it could be extended upon mutual agreement.

Mr. Perillo: How long have they been performing our audits?

Mr. Showe: I think this will be their second or third year. We typically bid for a full audit, every three years.

Mr. Perillo: Do we have to go through the procedure again?

Mr. Showe: Yes. We typically go through the entire audit selection process every three years.

On MOTION by Mr. Thilburg, seconded by Mr. Perillo, with all in favor, the Berger, Toombs, Elam, Gaines & Frank Agreement for Auditing Services for Fiscal Year 2017, in the amount of \$3,715, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A.**

**Attorney**

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

**B. Engineer**

Mr. Vincutonis: Before the meeting, I provided a summary of bids that we received for crosswalks across Remington Boulevard. There are four bids; two were high, which was surprising, but the other two were fairly close. All companies are reputable and capable of doing the job. I don't know if anyone was surprised by the prices. We can discuss it to get the Board's direction?

Mr. Soukup: How many locations?

Mr. Vincutonis: Seven.

Mr. Perillo: Do you have experience with the bidders? Who do you recommend?

Mr. Vincutonis: We received several prices from All Terrain. I thought they were the lowest in town. They've done good work out here.

Mr. Scheerer: They just completed the turn lane and stormwater repairs. We also used UCC Group a couple of times, but All Terrain did most of the recent work.

Mr. Perillo: One bid \$12,000, another bid \$35,000 and there was a bid for \$49,000.

Mr. Showe: Mr. Vincutonis provided a revised summary.

Mr. Vincutonis: The summary is on the last page.

Mr. Showe: The first question for the Board is whether this is a project that you want to proceed with, and if so, then we can discuss the contract. The costs came in higher than we anticipated.

Mr. Vincutonis: You are looking at costs in the mid \$20,000 range.

Mr. Showe: You have a couple of sources of funding, if you choose to proceed. You have the Capital Projects Fund, which for 2018, has approximately \$451,000. Technically, the Pavement Management Fund is for that program, but it applies to this project too. I recommend your Capital Project Fund as a starting source, should you choose to move forward.

Mr. Brown: Are there any thoughts. I am okay with moving forward.

Mr. Perillo: Are they going to re-stripe the walkway across the street?

Mr. Vincutonis: Yes, where there will be crosswalks.

Mr. Perillo: In some locations, they have to cut the curb down. How many locations?

Mr. Vincutonis: Seven.

Mr. Perillo: How many walkways are we putting in?

Mr. Vincutonis: There's one on Prestwick Lane, one on Burrell Circle, one by the Quick Mart and one on Knightsbridge. There is an existing pathway that needs stripped on Owenshire and one further down.

Mr. Scheerer: There is also one on Hawks Nest.

Mr. Brown: None of them will cut the medians.

Mr. Scheerer: Are there ones that we are going to remove, put a curb back in and fill it with sod and irrigation?

Mr. Vincutonis: Yes, on the south side.

Mr. Perillo: Are we going to put up a sign saying "*You must stop for anyone in the walkway*" or some reference to that?

Mr. Vincutonis: We will put up a crossing sign with an arrow pointing down, and a warning sign.

Mr. Perillo: I'm afraid kids are going to be running across the street.

Mr. Vincutonis: We can add supplemental plats with "*Must Stop Pedestrian Crossway*" signs.

Mr. Scheerer: They used to have them on Main Street in Kissimmee and they removed them when they put speed tables in.

Mr. Brown: The only thing that we want down here is a yellow sign with an arrow pointing down.

Mr. Scheerer: That's standard, but you can add additional signs, like Mark said, but you can't fix what people are going to do. Hopefully, parents are monitoring their children in the crosswalk. They have to take some responsibility.

Ms. Zaresk: I personally think that we need to move forward on this. With the number of pedestrians we have, this is a huge part of this community and people use it. I think that's great, but the addition of these are going to be encouraging, in terms of making people more aware, which sometimes they aren't. I am all in favor of us going forward, but I think this is an astronomical amount of money.

Mr. Brown: Do we need a motion?

Mr. Showe: If the Board wants to proceed with the project, we need a motion. If you wanted to do a not-to-exceed of \$27,000, that gives a contingency of about 10%, if there are actual site conditions that need to be changed. Obviously, Alan is also going to need to make some landscaping adjustments, which aren't factored in here. If you do a not-to-exceed of \$27,000, that gives Mark some room in case there are change orders, so we won't have to come back to the Board.

Ms. Zaresk: That's if we go with All Terrain.

Mr. Showe: Correct. Do you have any issues with All Terrain?

Mr. Scheerer: No.

Mr. Showe: We probably want to account for the front-end document that would go with that, and have the District Engineer draft some exhibits spelling out what the project is. That way we could have a nice bid package, so we are protected as well.

On MOTION by Mr. Thilburg, seconded by Ms. Zaresk, with all in favor, approving the All Terrain Proposal for crosswalks across Remington Boulevard, in a not-to-exceed amount of \$27,000, was approved.

**C. District Manager's Report**

**1. Approval of the Check Register**

Mr. Showe: The Board received the Check Register. In your General Fund, we have Checks 5481 through 5503, in the amount of \$89,427.87. Out of Capital Projects Fund, we have Check 30, in the amount of \$4,260 and September Payroll for \$918.80, for a grand total of \$94,606.67. Alan and I can answer any questions.

On MOTION by Mr. Soukup, seconded by Mr. Thilburg, with all in favor, the Check Register and September Payroll totaling \$94,606.67, was approved.

**2. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board on this item. It is for the Board's information. You are over 100% assessments on your collections.

**3. Field Manager's Report**

**i. Presentation of Bids**

Mr. Scheerer: I don't have a lot to report on this month. The Fitness Center is in good shape. We had a cable repaired on a triceps machine and a new control panel installed on the treadmill. The pool is operating properly. Steve's Pools repaired the light that was out in the pool. The gates are all working. We just had a couple of minor repairs. The cameras are working and recording. We provided Security with additional gate login sheets, because they go through them quite frequently. The ponds are being treated in accordance with our Applied Aquatics contract. Today REW is removing the final load of debris out of the baseball field/parking lot area. Hopefully its done. We are back to our normal schedule with REW and will be meeting with them each week. They have gone to a digital recording format now for their irrigation repairs, which is good. We are still getting used to it. It's good to work with them on that. I am meeting with Mr. Chuck Berry next week, to deal with our sidewalk repairs, within the communities. The wall was repaired. We had more damaged bricks than we thought.

One flasher was out. We noticed that it wasn't working, so we called Traffic Control Specialists, who originally installed it. They came out and found a bad circuit board, so they pulled it. They are going to come out with a temporary replacement, until ours is returned. We will get that up and running. We communicated with the School Crossing Guard. That's all I have for today.

Mr. Brown: Did we fail the Health Department Inspection because of the light?

Mr. Scheerer: No. The good thing is that Patrick is out here at night. He sent me a text message about the crack in the pool, which I forward to the pool company. They were out here quickly to get that fixed. We don't have night time swimming, but if a light is out, they might write me up. Typically, they will allow a repair by a certain date, but will charge \$50 to come out and re-inspect it.

Ms. Zaresk: I was wondering about the streetlights.

Mr. Scheerer: At the last meeting, Mr. Hurley asked about the globes. All of the lights that were out or damaged were flagged. All of the asset numbers were taken down and we reported those to OUC. The conversation that we had last month, still pertains going forward as part of the MSTU, which is on your taxes. Every resident in here pays for those streetlights, but when we are notified that they are out, not working or damaged, it is easy to get onto the OUC website and report it. All of that was done. They don't send me an acknowledgement like I get with Duke Energy. Duke Energy will send me an email, call me and follow up with an email. I get nothing from OUC, but I can assure you that we report every one that was out or damaged in the community.

Ms. Zaresk: I know that early morning when I'm up, I see one light blinking. I guess that means they are getting ready to go out. I guess my question is, what does that mean?

Mr. Showe: It could be that the bulb is bad or a couple of different things.

Mr. Scheerer: I think they are all on a switch here and come on all at once. That's usually how OUC does it. Maybe this wasn't the case 20 plus years ago. If its Midnight, and you are out walking or driving, and see a light going on and off, that is typically a ballast problem. What happens is the ballast heats up, disengages the light and once the ballast cools down, the light comes back on. If we know that's the case, all I need to know is the number of the pole, so I could make an assessment.

Ms. Zaresk: That's why I was asking. Every time I go by the lights, one is blinking.

Mr. Scheerer: If there's one and its dark out, typically OUC has a switch that turns a row of lights on and off at the same time, but if you have one that goes on and off, its typically a ballast issue.

Mr. Brown: Is it the one just past Knightsbridge?

Ms. Zaresk: Yes.

Mr. Brown: It strobos.

Mr. Scheerer: Let me know and let Security know and we will report it to OUC.

Ms. Zaresk: With regards to the sidewalks, do we have a system for pressure cleaning them?

Mr. Scheerer: It's funny that you mention that, because we allocated some money in the budget for this year, to do a complete sidewalk and curb cleaning. I know that was an issue with the HOA last year. It wasn't a funded line item in our budget. We added money and the Board approved the budget that has money in it for cleaning sidewalks and curbs along Remington Boulevard, along Knightsbridge. I have a quote from last year. I was just telling Jason today that we need to get that rule in place and get a couple of bids. We will have that and I will move it to next month's agenda. We will probably meet early next month, because of the holiday. There is money in the budget and we will do it this year.

Ms. Zaresk: There's a safety issue with mold, especially when you are walking in the dark. You can lose your footing. It's bad right before the convenience store. When you are walking, you can feel your feet slipping from under you.

Mr. Scheerer: We will do all of them.

Ms. Zaresk: Thank you.

Mr. Perillo: When its Daylight Savings Time, do the lights change?

Mr. Scheerer: Of course. We will adjust all of the timers. Since you brought up the gates, at one time, ACT didn't have anybody to staff the computer systems in their office, because it was always on a weekend, but last year they brought staff in to make sure that, when it's time to make that change, we are good to go. We will reset timers at the Clubhouse and both gates.

Mr. Brown: And the flashers.

Mr. Scheerer: The flashers are automatic.

Mr. Brown: Did we upgrade them or did the City do that?

Mr. Scheerer: We upgraded them because it was old circuit board technology. It is much better now. As long as we have solar power, it will update.

Mr. Brown: Did they approach us about turning them over to them?

Mr. Scheerer: No. One day somebody said, "*There's an extra light on each one of these flashers coming in, what are they doing with our flashers?*" The County or somebody came in and thought that they were theirs and added two additional flashers, one on each pole. Then we asked them to do ours, and they did. The CDD paid for them and installed them months ago.

Mr. Brown: What is the status of the storm removal throughout the HOA?

Mr. Scheerer: I didn't touch on that. I thought it was in my report. I reached out to our contractors, but nobody was available. I think we would've had better luck if there was a collection point, but from what I heard, there wasn't a way for them, to financially do that. We checked with a couple of companies that we are currently using, and as of right now, the answer is still no, but that doesn't mean that next month we can try it again. Do we have a central point for people to dump their garbage, which I don't know if we want to do, because we may end up with more than just debris?

Mr. Brown: It could cause a mess.

Mr. Scheerer: It could, but as of right now, the answer is no.

Mr. Brown: Larry can attest to that.

Mr. Hurley: I used to have dumpsters and people dumpster dived. There was one on 10<sup>th</sup> Street in St. Cloud, but they are closing it for the very same reason. Besides the trash bin, the paper bin was getting filled with contraband.

Ms. Zaresk: Since we are talking about dumping, do we have jurisdiction over that parking lot where the convenience store is?

Mr. Showe: No. Its private property.

Ms. Zaresk: So we can't do anything about the dumping.

Mr. Showe: You can call Code Enforcement, because it's a Code Enforcement Violation. That's what we were doing as a District.

Ms. Zaresk: I was just curious. Thank you.

Mr. Brown: It hasn't been too bad lately.

Mr. Showe: Not that I have seen.

Ms. Zaresk: In one area, someone emptied their household trash and it was a mess.



Mr. Scheerer: It goes on everywhere.

**4. Security**

Mr. Bassetti: Mr. William Bassetti, Security Supervisor. At the Partin Settlement Gate, 26,152 cars came through, versus 13,160 at the East Lakeshore Boulevard Gate. We had 62 vehicles tagged, two tows, 37 code letters and one attempted tow. We had problems getting up to date on our repeat offenders. I will work on that for the next meeting.

Ms. Zaresk: I'm amazed at the difference in numbers between the gates.

Mr. Scheerer: That's between 6:00 a.m. and 7:00 a.m.

Mr. Showe: That's only half a day.

Mr. Brown: And only one lane.

Mr. Showe: Correct. There are 1,800 homes in here, and with one or two visitors a day, it adds up.

Mr. Brown: Mark, how many trips does a home generate?

Mr. Vincutonis: 10 per day.

Mr. Showe: That's all we have.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Thilburg: I think REW is doing a great job.

Mr. Showe: We will pass that on to them.

Mr. Perillo: The issue with the HOA complaining about the parking, are we not going to get involved?

Mr. Showe: The direction we have from the last meeting, was that it was not recommended by District Counsel. The Board has that information and we are not going to do anything else with it at this time.

Mr. Bassetti: For Halloween, did you want an extra patrol?

Mr. Scheerer: Yes. I'm going to talk to you about that.

Mr. Brown: That was my request. Halloween is coming, so we have to watch for kids and be safe.

Mr. Scheerer: Absolutely. There will be an additional patrol during the evening hours, as the Board approved in past years.

Mr. Brown: Yes, and REW has done a good job cleaning.

Ms. Zaresk: Is there anything in the Remington Reporter to encourage people, especially with darkness coming earlier, to start wearing reflective vests? I know you can't force that, but perhaps we can just have a reminder. I put it in my community newsletter.

Mr. Hurley: It will have to be in the January issue.

Ms. Zaresk: Just a good reminder to people. Sometimes they forget how hard it is for drivers to see people on the street.

Mr. Brown: Since you bring that up, are those crosswalks going to be close to a streetlight or can we trim the trees? There are some places on the street that are very dark, because of trees.

Mr. Vincutonis: Most of them will be at intersections where there are lights.

Mr. Scheerer: Once we get them in, we will take the trees down.

Mr. Brown: One intersection is a lot better. The one at Knightsbridge used to be very dark. I don't know if they moved the light, but they did something with it.

Mr. Scheerer: They were supposed to put the light from the car accident back in, but they ended up installing it on the other side, which was a plus for the CDD.

Mr. Brown: I almost hit two people before it was installed, because that intersection was dark.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Brown adjourned the meeting.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

**From:** Norberto Diaz <[ndia3@OSCEOLA.ORG](mailto:ndia3@OSCEOLA.ORG)>

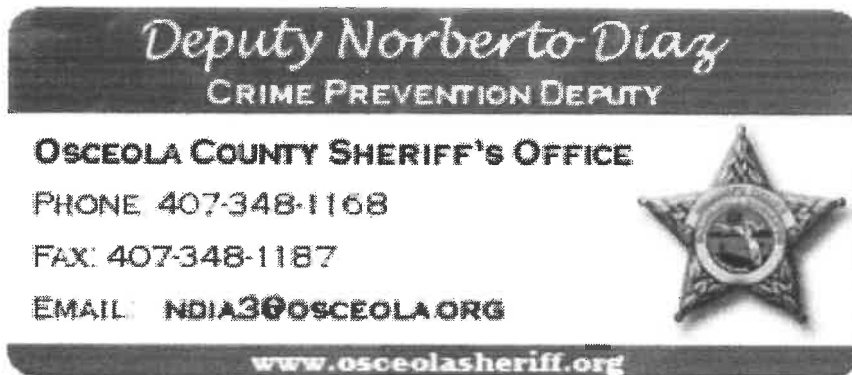
**Subject:** Blanket Trespass

**Date:** November 2, 2017 at 11:57:41 AM EDT

**To:** Jason Showe <[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)>

Hello Jason,

Attached you will find some examples of the Blanket Trespass Letter. Please make sure that you are as detailed as possible as to all your common areas. Please make contact with the Communications Supervisor Modesty Adams at 407-344-5267 x45267 or [mada@osceola.org](mailto:mada@osceola.org). Also, please consider purchasing no trespass signs. You can contact Laura Kessler at 407-348-1190 or [lkess@osceola.org](mailto:lkess@osceola.org) for information on the signs. Thanks again for your support in this matter.





# HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Sheriff Russell Gibson  
Osceola County Sheriff's Department  
2601 East Irlow Bronson Memorial Highway  
Kissimmee, FL 34744

January 17, 2017

RE: Authorization to Trespass Persons on Property owned by the Hammock Trails Homeowners Association, Inc.

Dear Sheriff Gibson,

On Behalf of the Hammock Trails Homeowners Association (HOA), owner of all parks, pool and common areas within the boundaries of the Hammock Trails subdivision identified on the attached map ("Property"). I hereby authorize the Osceola County Sheriff's Department on behalf of the HOA to request the removal and citation of persons on HOA Property outside normal hours of operation. Normal hours of operation for the Property are dawn to dusk.

Please forward all trespass citations, warnings, and notice of any actions related to thereto to Robert Sayers, HOA president, 2743 Big Timber Drive, Kissimmee, FL 34746.

Currently, Robert Sayers, Miguel Ayuso and Maria Koche are authorized to contact your office on behalf of the HOA. You will be notified should there be any changes in the future.

This authorization is effective immediately.

Sincerely,

Robert Sayers

Board of Director and President

Hammock Trails Homeowners Association, Inc.

**A Deed Restricted  
Community**  
Incorporated 2006

C/O 4735 Old Canoe Creek Road  
St. Cloud, FL 34769

PHONE 407-343-0909  
FAX 866-941-4691

February 25, 2015

Osceola County Sheriff Department  
Attn. Capt. Mark Thompson  
2601 East Irlo Bronson Memorial Highway  
Kissimmee, FL 34744

Re: **Trespass Authorization, Remington Mart**  
**2551 Remington Blvd Kissimmee, FL 34744 Parcel #2925303261000100A0**

Dear Capt. Thompson:

The purpose of this correspondence is to authorize the Osceola County Sherriff's office to issue trespass warnings and enforcements at the Remington Plaza, at the above referenced address. Osceola County Sheriff's office is hereby authorized to issue trespass warnings or arrest trespassers on behalf of tenant, **Remington Mart. Remington Mart issues this authorization under the following guidelines.**

**Remington Mart, Inc. Reza Hossain:**

1. Wishes to prosecute and attend any hearings or trials if associated with this authorization.
2. Understands the decision to arrest is solely within the deputy's discretion.
3. Will comply with the Florida Statues relating to any necessary trespass posting.
4. Understands Osceola County Sheriff's Department can only enforce the trespass laws pursuant to this authorization in the case of a threat to public safety or welfare, as dictated by Florida Statute 810.09
5. Understands Osceola County Sheriff's Department is not assuming any greater liability or responsibility for law enforcement duties than already exists under Florida law.
6. Understands you must contact the Osceola County Sheriff's Department for a parcel ID number which will be printed or affixed to each "No Trespass" sign posted on property.
7. Understands removal of this trespass authorization requires notice in writing specifically stating the intent to remove said trespass.

**Tenant, Remington Mart, Inc. – Reza Hossain, has issued this authorization to you and your staff in order to expedite such trespass warnings and/or enforcements.**

As always you may feel free to contact me at our office should you have any questions or comments regarding this correspondence. Thank you for your attention to this matter.

Sincerely,

NADIR  
ARMED  


**Reza Hossain, President**

**Remington Mart, Inc., Tenant – Remington Plaza**

**Emergency Phone: \_\_\_\_\_ Office Phone: \_\_\_\_\_**

407-300-5263 / 646 898 7279 (RGZA)  
(NADIR)



The  
**DUNHILL  
COMPANIES**

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September 21, 2015

Osceola County Sheriff Department  
Attn. Capt. Mark Thompson  
2601 East Irla Bronson Memorial Highway  
Kissimmee, FL 34744

Re: **Trespass Authorization, AVR Properties Holdings, LLC**  
**2551 Remington Blvd Kissimmee, FL 34744 Parcel #2925303261000100A0**

Dear Capt. Thompson:

The purpose of this correspondence is to authorize the Osceola County Sheriff's office to issue trespass warnings and enforcements at the Remington Plaza, at the above referenced address. Osceola County Sheriff's office is hereby authorized to issue trespass warnings or arrest trespassers on behalf of the Owner of the property.

AVR Property Holdings, LLC issues this authorization under the following guidelines:

1. The Owner wishes to prosecute and attend any hearings or trials if associated with this authorization.
2. Ownership understands the decision to arrest is solely within the deputy's discretion.
3. Owner will comply with the Florida Statutes relating to any necessary trespass posting.
4. Owner understands Osceola County Sheriff's Department can only enforce the trespass laws pursuant to this authorization in the case of a threat to public safety or welfare, as dictated by Florida Statute 810.09
5. Owner understands Osceola County Sheriff's Department is not assuming any greater liability or responsibility for law enforcement duties than already exists under Florida law.
6. Owner understands you must contact the Osceola County Sheriff's Department for a parcel ID number which will be printed or affixed to each "No Trespass" sign posted on property.
7. Owner understands removal of this trespass authorization requires notice in writing specifically stating the intent to remove said trespass.

Dunhill Management Corp., the authorized management agent for AVR Properties Holdings, LLC has issued this authorization to you and your staff in order to expedite such trespass warnings and/or enforcements.

As always you may feel free to contact me at our office should you have any questions or comments regarding this correspondence. Thank you for your attention to this matter.

Sincerely,

Cyndi Bomstad, Property Manager

Dunhill Management Corp.,

Emergency Phone: 407-257-8851

Office Phone: 407-992-4000

Managing Agent for the Owner

AVR Property Holdings, LLC

Cc: File

**SECTION VI**



C

\_\_\_\_\_

# Remington Community Development District

## Summary of Invoices

October 17, 2017 to November 07, 2017

Fund	Date	Check No.'s	Amount
General Fund	10/20/17	5504-5505	\$ 25,365.00
	10/27/17	5506-5507	\$ 755.00
	11/3/17	5508-5516	\$ 32,266.75
Capital Projects	11/3/17	31	\$ 3,500.00
			\$ 3,500.00
Payroll	<b><u>October 2017</u></b>		
	Brian K. Brown	50689	\$ 184.70
	Carl R. Thilburg	50690	\$ 184.70
	Kenneth R. Soukup	50691	\$ 164.70
	Pamela M. Zaresk	50692	\$ 184.70
	Salvatore A. Perillo	50693	\$ 200.00
			\$ 918.80
			\$ 62,805.55

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/20/17	00127	10/05/17	260955	201709	310-51300-31100			HANSON, WALTER & ASSOCIATES, INC.	*	720.00	720.00 005504
					CDDMEET/BLVD CROSSWALK						
10/20/17	00251	9/30/17	723067	201709	320-53800-46200			HURRICANE CLEANUP	*	8,080.00	
					HURRICANE CLEANUP						
10/12/17	723105	201710	320-53800-46200					HURRICANE STORM CLEANUP	*	10,265.00	
					HURRICANE STORM CLEANUP						
10/12/17	723106	201710	320-53800-46200					HURRICANE STORM CLEANUP	*	6,300.00	
					HURRICANE STORM CLEANUP						
10/27/17	00192	10/17/17	17170	201710	320-53800-57200			REW LANDSCAPE CORP	*	120.00	24,645.00 005505
					RPR BICEP CURL MACHINE						
10/27/17	00128	10/12/17	374656	201710	320-53800-53000			FITNESS SHOWCASE EQUIP SALE & SVC	*	635.00	120.00 005506
					MECHANICAL SWEEP 10/10/17						
11/03/17	00005	10/24/17	5-970-55	201710	310-51300-42000			USA SERVICES OF FLORIDA, INC	*	19.76	635.00 005507
					DELIVERY 10/18/17						
11/03/17	00168	11/01/17	321	201711	310-51300-34000			FEDEX	*	5,548.58	19.76 005508
					MANAGEMENT FEES NOV17						
11/01/17	321	201711	310-51300-34100					INFO TECHNOLOGY NOV17	*	133.33	
					INFO TECHNOLOGY NOV17						
11/01/17	321	201711	310-51300-31300					DISSEMINATION FEE NOV17	*	83.33	
					DISSEMINATION FEE NOV17						
11/01/17	321	201711	310-51300-51000					OFFICE SUPPLIES	*	2.31	
					OFFICE SUPPLIES						
11/01/17	321	201711	310-51300-42000					POSTAGE	*	25.13	
					POSTAGE						
11/01/17	321	201711	310-51300-42500					COPIES	*	57.30	
					COPIES						
11/03/17	00251	11/01/17	723180	201710	320-53800-46300			GOVERNMENTAL MANAGEMENT SERVICES	*	461.00	5,849.98 005509
					IRRIGATION RPRS.-OCT 20						
11/01/17	723187	201710	320-53800-46300					IRRIGATION RPRS.-OCT 27	*	77.16	
					IRRIGATION RPRS.-OCT 27						
11/03/17	00125	10/13/17	313273	201710	320-53800-46500			REW LANDSCAPE CORP	*	810.00	538.16 005510
					INSTALL LED POOL FIXTURE						

REMI -REMINGTON - BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK....#
10/18/17	312942	201711	320	53800	46500				*	89.95	
10/18/17	313029	201710	320	53800	46500				*	342.90	
								SPIES POOL LLC			1,242.85 005511
11/03/17	00128	375161	201710	320	53800	53000		MECHANICAL SWEEP 10/20/17	*	635.00	
11/03/17	00296	7426914	201710	320	53800	34500		USA SERVICES OF FLORIDA, INC	*	1,459.22	635.00 005512
10/26/17	7426914	201710	320	53800	34500			SECURITY 10/17-10/26/17	*	17,629.76	
11/03/17	99999	VOID	201711	000	00000	00000		UNIVERSAL PROTECTION SERVICE LP	C	.00	19,088.98 005513
11/03/17	00282	17-4590	201709	320	53800	46700		VOID CHECK	*	50.00	.00 005514
10/23/17	17-4590	201709	320	53800	46700			CLUBHOUSE 9/17-9/2/17	*	250.00	
10/23/17	17-4590	201709	320	53800	46700			CLUBHOUSE 9/3/17-9/9/17	*	250.00	
10/23/17	17-4590	201709	320	53800	46700			CLUBHOUSE 9/10/17-9/16/17	*	250.00	
10/23/17	17-4590	201709	320	53800	46700			CLUBHOUSE 9/17/17-9/23/17	*	250.00	
10/23/17	17-4590	201709	320	53800	46700			CLUBHOUSE 9/24/17-9/30/17	*	50.00	
10/23/17	17-4590	201709	320	53800	35000			GUARDHOUSE 9/5/17	*	50.00	
10/23/17	17-4590	201709	320	53800	35000			GUARDHOUSE 9/12/17	*	50.00	
10/23/17	17-4590	201709	320	53800	35000			GUARDHOUSE 9/19/17	*	50.00	
10/23/17	17-4590	201709	320	53800	35000			GUARDHOUSE 9/26/17	*	50.00	
10/23/17	17-4591	201709	320	53800	46700			CLUBHOUSE 10/2/17-10/8/17	*	250.00	
10/23/17	17-4591	201709	320	53800	46700			CLUBHSE 10/9/17-10/15/17	*	250.00	
10/23/17	17-4591	201709	320	53800	46700			CLUBHSE 10/16/17-10/22/17	*	250.00	
10/23/17	17-4591	201709	320	53800	46700			CLUBHSE 10/23/17-10/29/17	*	250.00	

REMI --REMINGTON - BPERGRINO

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK....#
10/23/17	17-4591	201709	320	53800	46700			CLUBHSE 10/30/17-10/31/17	*	100.00	
10/23/17	17-4591	201709	320	53800	35000			GUARDHOUSE 10/3/17	*	50.00	
10/23/17	17-4591	201709	320	53800	35000			GUARDHOUSE 10/10/17	*	50.00	
10/23/17	17-4591	201709	320	53800	35000			GUARDHOUSE 10/17/17	*	50.00	
10/23/17	17-4591	201709	320	53800	35000			GUARDHOUSE 10/24/17	*	50.00	
10/23/17	17-4591	201709	320	53800	35000			GUARDHOUSE 10/31/17	*	50.00	
WESTWOOD INTERIOR CLEANING INC.											
11/01/17	00168	322	201711	320	53800	12000		FIELD MANAGEMENT NOV17	*	2,157.83	
11/01/17	322	201711	320	53800	47300			HURRICANE PREPARATIONS	*	134.19	
GOVERNMENTAL MANAGEMENT SERVICES											
TOTAL FOR BANK A										58,386.75	
TOTAL FOR REGISTER										58,386.75	

2,600.00 005515  
2,292.02 005516

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/03/17	00253	11/03/17	4129			201711	600-53800-53100	BURRELL CIR PROP#02017-84	*	2,325.00	
		11/03/17	4130			201711	600-53800-53100	WATERS EDGE PROP#02017-86	*	1,175.00	
BERRY CONSTRUCTION INC.										3,500.00	000031

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 TOTAL FOR BANK C 3,500.00  
 TOTAL FOR REGISTER 3,500.00

REMI -REMINGTON - BPEREGRINO

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# Remington

## Community Development District



**Unaudited Financial Reporting**  
**October 31, 2017**

Presented by:



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2-3	<u>General Fund Income Statement</u>
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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**  
**October 31, 2017**

	Governmental Fund Types			Totals 2017
	General Fund	Debt Service Fund	Capital Projects Fund	
<b>ASSETS</b>				
Cash				
Operating Account	\$74,102	---	---	\$74,102
Pavement Management	---	---	\$350,836	\$350,836
Capital Projects Fund	---	---	\$451,819	\$451,819
Investments				
Series 2008-2				
Revenue	---	\$211,254	---	\$211,254
Operations				
Custody Account	\$5,246	---	\$458,857	\$464,103
State Board	\$114,674	---	---	\$114,674
Assessments Receivable	---	\$3,210	---	\$3,210
<b>Total Assets</b>	<b>\$194,021</b>	<b>\$214,464</b>	<b>\$1,261,512</b>	<b>\$1,669,997</b>
<b>LIABILITIES</b>				
Accounts Payable	\$28,340	---	---	\$28,340
Due to Debt Service	\$3,210	---	---	\$3,210
<b>FUND EQUITY:</b>				
Investment in General				
Restricted for Debt Service 2008-2	---	\$214,464	---	\$214,464
Restricted for Capital Projects	---	---	\$451,819	\$451,819
Restricted for Capital Projects	---	---	\$809,693	\$809,693
Unassigned	\$162,471	---	---	\$162,471
<b>Total Liabilities and Fund Equity &amp; Other Credits</b>	<b>\$194,021</b>	<b>\$214,464</b>	<b>\$1,261,512</b>	<b>\$1,669,997</b>

# REMINGTON

## Community Development District

### General Fund

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

	General Fund Budget	Prorated Budget thru 10/31/17	Actual thru 10/31/17	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$1,137,222	\$0	\$0	\$0
Miscellaneous Income	\$5,000	\$417	\$380	(\$37)
Interest Income	\$1,900	\$158	\$178	\$19
<b>Total Revenues</b>	<b>\$1,144,122</b>	<b>\$575</b>	<b>\$558</b>	<b>(\$17)</b>
<b>Expenditures:</b>				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$1,000	\$1,000	\$0
FICA	\$918	\$77	\$61	\$15
Engineer	\$10,000	\$833	\$0	\$833
Attorney	\$30,000	\$2,500	\$2,846	(\$346)
Annual Audit	\$4,000	\$0	\$0	\$0
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Property Appraiser Fee	\$1,000	\$0	\$0	\$0
Management Fees	\$66,583	\$5,549	\$5,549	\$0
Information Technology	\$1,600	\$133	\$133	\$0
Trustee Fees	\$4,500	\$0	\$0	\$0
Dissemination Agreement	\$1,000	\$83	\$83	\$0
Arbitrage Rebate	\$600	\$0	\$0	\$0
Telephone	\$200	\$17	\$0	\$17
Postage	\$1,000	\$83	\$48	\$35
Insurance	\$37,100	\$37,100	\$33,776	\$3,324
Printing and Binding	\$2,000	\$167	\$94	\$73
Newsletter	\$3,300	\$275	\$0	\$275
Legal Advertising	\$1,500	\$125	\$0	\$125
Office Supplies	\$500	\$42	\$25	\$17
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Administrative Contingency	\$500	\$42	\$41	\$1
<b>Total Administrative</b>	<b>\$183,476</b>	<b>\$53,200</b>	<b>\$48,831</b>	<b>\$4,369</b>
<u>Maintenance</u>				
<u>Environmental</u>				
Lake Maintenance	\$18,135	\$1,511	\$1,265	\$246
<u>Utilities</u>				
Kissimmee Utility Authority	\$8,740	\$728	\$480	\$249
TOHO Water Authority	\$87,000	\$7,250	\$4,496	\$2,754
Orlando Utilities Commission	\$20,312	\$1,693	\$1,356	\$336
Centurylink	\$7,000	\$583	\$482	\$101
Bright House	\$1,800	\$150	\$127	\$23
<u>Roadways</u>				
Street Sweeping	\$17,005	\$1,417	\$1,270	\$147
Drainage	\$5,000	\$417	\$0	\$417
Signage	\$5,000	\$417	\$0	\$417
<u>Common Area</u>				
Landscaping	\$280,658	\$23,388	\$38,946	(\$15,558)
Feature Lighting	\$3,000	\$250	\$0	\$250
Irrigation	\$20,000	\$1,667	\$538	\$1,129
Trash Receptacles & Benches	\$5,000	\$417	\$0	\$417
Plant Replacement & Bed Enhancements	\$10,000	\$833	\$0	\$833
Miscellaneous Common Area Services	\$10,000	\$833	\$0	\$833
Soccer/Ball Field Maintenance	\$1,000	\$83	\$0	\$83
<u>Recreation Center</u>				
Pool Maintenance	\$20,000	\$1,667	\$1,243	\$424
Pool Cleaning	\$7,852	\$654	\$600	\$54
Pool Permits	\$550	\$550	\$0	\$550
Recreational Center Cleaning	\$14,830	\$1,236	\$0	\$1,236
Recreational Center Repairs & Maintenance	\$10,000	\$833	\$370	\$464
Pest Control	\$672	\$0	\$0	\$0
<b>Subtotal Maintenance</b>	<b>\$553,554</b>	<b>\$46,578</b>	<b>\$51,173</b>	<b>(\$4,595)</b>

# REMINGTON

## Community Development District

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

	General Fund Budget	Prorated Budget thru 10/31/17	Actual thru 10/31/17	Variance
<u>Security</u>				
Recreation Center Access	\$4,000	\$4,000	\$0	\$4,000
Security Guard	\$275,209	\$22,934	\$19,089	\$3,845
Gate Repairs	\$11,000	\$917	\$194	\$723
Guard House Cleaning	\$3,278	\$273	\$0	\$273
Guard House Repairs and Maintenance	\$4,500	\$375	\$0	\$375
Gate Maintenance Agreement	\$1,100	\$0	\$0	\$0
<u>Other</u>				
Contingency	\$500	\$42	\$0	\$42
Field Management Services	\$25,894	\$2,158	\$2,158	(\$0)
<b>Subtotal Maintenance</b>	<b>\$325,481</b>	<b>\$30,698</b>	<b>\$21,441</b>	<b>\$9,258</b>
<b>Total Maintenance</b>	<b>\$879,035</b>	<b>\$77,276</b>	<b>\$72,614</b>	<b>\$4,662</b>
<u>Other Sources &amp; Uses</u>				
Transfer Out - Pavement Management	(\$150,000)	\$0	\$0	\$0
Transfer Out - Capital Projects	(\$51,610)	\$0	\$0	\$0
<b>Total Other</b>	<b>(\$201,610)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$1,264,122</b>		<b>\$121,445</b>	
<b>Excess Revenues/(Expenditures)</b>	<b>(\$120,000)</b>		<b>(\$120,887)</b>	
<b>Fund Balance - Beginning</b>	<b>\$120,000</b>		<b>\$283,359</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$162,471</b>	

**REMINGTON**  
Community Development District

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

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

	<b>Adopted Budget</b>	<b>Prorated Budget thru 10/31/17</b>	<b>Actual thru 10/31/17</b>	<b>Variance</b>
<b>Revenues:</b>				
Special Assessments	\$571,509	\$0	\$0	\$0
Interest Income	\$400	\$33	\$35	\$1
<b>Total Revenues</b>	<b>\$571,909</b>	<b>\$33</b>	<b>\$35</b>	<b>\$1</b>
<b>Expenditures:</b>				
Interest Expense 11/01	\$21,800	\$0	\$0	\$0
Principal 05/01	\$535,000	\$0	\$0	\$0
Interest Expense 05/01	\$21,800	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$578,600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$6,691)</b>		<b>\$35</b>	
<b>Fund Balance - Beginning</b>	<b>\$211,205</b>		<b>\$214,430</b>	
<b>Fund Balance - Ending</b>	<b>\$204,514</b>		<b>\$214,464</b>	

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

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

	Adopted Budget	Prorated Budget thru 10/31/17	Actual thru 10/31/17	Variance
<b>Revenues:</b>				
Transfer In	\$150,000	\$0	\$0	\$0
Interest Income	\$500	\$42	\$87	\$46
<b>Total Revenues</b>	<b>\$150,500</b>	<b>\$42</b>	<b>\$87</b>	<b>\$46</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>\$87</b>	
<b>Fund Balance - Beginning</b>	<b>\$809,609</b>		<b>\$809,606</b>	
<b>Fund Balance - Ending</b>	<b>\$960,109</b>		<b>\$809,693</b>	

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

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

	Adopted Budget	Prorated Budget thru 10/31/17	Actual thru 10/31/17	Variance
<b>Revenues:</b>				
Transfer In	\$51,610	\$0	\$0	\$0
Interest Income	\$100	\$8	\$15	\$7
<b>Total Revenues</b>	<b>\$51,710</b>	<b>\$8</b>	<b>\$15</b>	<b>\$7</b>
<b>Expenditures:</b>				
Capital Outlay - Contingency	\$10,000	\$833	\$0	\$833
Capital Outlay - Fitness Equipments	\$10,000	\$833	\$0	\$833
Capital Outlay - Pressure Washing	\$20,000	\$1,667	\$0	\$1,667
Capital Outlay -Sidewalk/Roadway Improvements	\$95,000	\$7,917	\$0	\$7,917
<b>Total Expenditures</b>	<b>\$135,000</b>	<b>\$11,250</b>	<b>\$0</b>	<b>\$11,250</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$83,290)</b>		<b>\$15</b>	
<b>Fund Balance - Beginning</b>	<b>\$440,946</b>		<b>\$451,803</b>	
<b>Fund Balance - Ending</b>	<b>\$357,656</b>		<b>\$451,819</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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	\$380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380
Interest Income	\$178	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178
<b>Total Revenues</b>	<b>\$558</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$558</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisors Fees	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
Engineer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$2,846	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,846
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$5,549	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,549
Information Technology	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agreement	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$48	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48
Insurance	\$33,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,776
Printing and Binding	\$94	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94
Newsletter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Administrative Contingency	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41
<b>Total Administrative</b>	<b>\$48,831</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$48,831</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>													
<b>Environmental</b>													
Lake Maintenance	\$1,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,265
<b>Utilities</b>													
Kissimmee Utility Authority	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$480
TOHO Water Authority	\$4,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,496
Orlando Utilities Commission	\$1,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,356
Centurylink	\$482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$482
Bright House	\$127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127
<b>Roadways</b>													
Street Sweeping	\$1,270	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,270
Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Common Area</b>													
Landscaping	\$38,946	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,946
Feature Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation	\$538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$538
Trash Receptacles & Benches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plant Replacement & Bed Enhancements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Common Area Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soccer/Ball Field Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Recreation Center</b>													
Pool Maintenance	\$1,243	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,243
Pool Cleaning	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Pool Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreational Center Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreational Center Repairs & Maintenance	\$370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$370
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Security</b>													
Recreation Center Access	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Guard	\$19,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,089
Gate Repairs	\$194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$194
Guard House Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Guard House Repairs and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate Maintenance Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Management Services	\$2,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,158
<b>Total Maintenance</b>	<b>\$72,614</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$72,614</b>
<b>Other Sources &amp; Uses</b>													
Transfer Out - Pavement Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out - Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$121,445</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$121,445</b>
<b>Net Income/(Loss)</b>	<b>(\$120,887)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$120,887)</b>

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

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

**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2018**

**TAX COLLECTOR**

Gross Assessments	\$ 1,817,268	\$ 1,209,819	\$ 607,449
Net Assessments	\$ 1,708,232	\$ 1,137,230	\$ 571,002

Date Received	Check No.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 66.57%	2008-2 Debt Svc Fund 33.43%	Total 100%
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<b>Totals</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



*This item will be provided under  
separate cover*