

*Remington Community
Development District*

Agenda

January 29, 2019

AGENDA

Remington

Community Development District

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

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

January 22, 2019

Board of Supervisors
Remington Community
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, January 29, 2019 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. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Supervisor
- V. Approval of Minutes of the December 18, 2018 Meeting
- VI. Discussion of Request from Gleneagles HOA
- VII. Discussion of Street Parking Enforcement Policies and Procedures
- VIII. 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
- IX. Supervisor's Requests
- X. Adjournment

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

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

The fourth order of business is organizational matters. Section A is administration of Oath of Office to the newly elected Supervisor.

The fifth order of business is the approval of minutes from the December 18, 2018 meeting. The minutes are enclosed for your review.

The sixth order of business is discussion of request from Gleneagles HOA. Email correspondence is enclosed for your information.

The seventh order of business is discussion of street parking enforcement policies and procedures. A copy of the redline policies and procedures are enclosed for your review.

The eighth order of business is the Staff Reports. Subsection 1 of Section A is discussion of attorney fee. 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: Scott Clark, District Counsel
Mark Vincutonis, District Engineer
Darrin Mossing, GMS

SECTION V

MINUTES OF MEETING
REMINGTON
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, December 18, 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
Kenneth Soukup	Vice Chairman
Carl Thilburg	Assistant Secretary
Barbara Kirk	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Mark Vincutonis	District Engineer
Alan Scheerer	Field Manager
Eric Luciano	Universal Protection Service
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. A quorum was present.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: There are no modifications to the agenda.

THIRD ORDER OF BUSINESS

Public Comment Period

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

Bruno Santos, 206 Cornwall Court: My issue is security, because every single night cars are parked in the street all night long and they never get a ticket or towed.

Mr. Brown: I actually have something to bring up about that tonight. I think I found a way to remedy that. Other people have been complaining.

Mr. Santos: Other people are complaining about the parking on the street and the security guards are doing nothing.

Mr. Brown: The lady that comes with you, Chassidy Bowles, has a similar problem. I think I may have come up with something to modify that ordinance to fix that. We will do this under the Attorney Report under staff reports.

Mr. Santos: The other issue is a year or so ago there was a suggestion to stock the ponds with fish to eat mosquito larvae.

Mr. Brown: We treat them, but I don't remember stocking them with fish.

Mr. Scheerer: We can certainly look into it, but you are talking about 20 plus lakes.

Mr. Brown: The ponds already have fish in them. Don't they have carp?

Mr. Scheerer: They have carp, gambusia and bluegill.

Mr. Santos: I brought it up to this body when Orange County was doing it and the manager said that they were going to look into it.

Mr. Brown: I don't remember, but I'm not opposed to it.

Mr. Santos: I remember because I looked at the news and sent the email with the link from the Orange County Health Department. I was told they were looking into buying some fish from North Carolina.

Mr. Brown: If you can, please look into it.

Mr. Scheerer: I just did it in Poinciana. The Poinciana CDD contracted with Clarke Environmental who does the mosquito control to stock a handful of ponds. They had a midge issue, not a mosquito issue. I will reach out to Pete Deglomine and see if he can come out and take a look at the property and give me a price to stock fish.

Mr. Brown: I looked one time on my own. I imagine it takes 2 million bass to make a dent in the mosquito population. Is that it?

Mr. Santos: Yes.

Pam Zaresk, 121 Club Villas Lane: Do the lakes belong to the golf course?

Mr. Brown: No, only two ponds belong to the golf course, but we only own to the water line.

Mr. Scheerer: That's correct, we stocked fish in three ponds in Poinciana. I don't have the pricing, but I will try to find it. In one pond they put 5,500 bluegill and 1,100 catfish, 4,800 bluegill and 960 catfish in another pond and 7,000 bluegill and 1,400 catfish in a third pond.

Mr. Santos: You are talking about big fish, I'm talking about little fish.

Mr. Scheerer: These are little fish, but I don't have a picture of them. I will get with Clarke.

Mr. Brown: They don't stock full-size fish.

Mr. Santos: The County used fish that were 2 to 3 inches.

Mr. Brown: What kind of fish?

Mr. Scheerer: Gambusia.

Mr. Santos: I don't remember the article from the County.

Mr. Brown: Is that a native fish?

Mr. Scheerer: I don't know, I just heard about this type of fish when we were researching fish for the Poinciana CDD. There are multiple fish that deals with the mosquito larvae and midge larvae.

Mr. Santos: Orange County did a study and went with that kind of fish.

Mr. Brown: If Orange County did it, then we should probably look at something else.

Mr. Santos: Osceola County was looking into it, but I don't know if they did it or not.

Mr. Brown: I can ask the lake contractor.

Mr. Scheerer: Sure.

Mr. Brown: My only concern about the type of fish is our proximity to the lake because I don't want to put something in that's detrimental to the lake.

Mr. Scheerer: I don't know anything that's detrimental to the lake when it comes to fish other than exotic fish such as lion fish.

Mr. Brown: There are probably a few of those anyway.

Mr. Scheerer: Probably from people who get rid of their fish. We will look into it.

Mr. Brown: Is there anyone else?

Linda Strange, 2607 Keswick Court: The stop sign at the end of the street needs to be replaced because its faded.

Mr. Scheerer: We will take care of it.

Ms. Strange: Thank you.

Mr. Santos: I forgot to mention the "*No Fishing*" and "*No Swimming*" signs around the ponds need to be replaced. They are missing.

Mr. Brown: You mean the ones that golf course maintenance runs over?

Mr. Scheerer: I will look at all of the signage in the community. Not all of your ponds have the "*No Swimming, Boating or Fishing*" signage.

Mr. Brown: The ones in the middle of the golf course don't have signs.

Mr. Scheerer: We found one by the Par 3 on Hole #5. We put that one back up. We will take a look at them and if any ponds had signs, we will make sure they are still there and are in good shape. The golf course didn't feel the signs were necessary on their pond banks. That's when Mark was here. We have not gone back to the golf course about putting them in.

Mr. Brown: They will probably make us mow them.

Mr. Scheerer: Yes, but if we put them on the bank that we are trying to get them to maintain, we may end up with a problem there. Hopefully all of the ponds that had signs are in place.

Dennis Essing, 186 Club Villas Lane: If you see people out there fishing what do you do?

Mr. Santos: Tell them no fishing is allowed.

Mr. Essing: I did, they just say that they are fishing.

Mr. Brown: Call security.

Mr. Scheerer: If "*No Fishing*" signs are posted, you call the non-emergency number of the Osceola County Sheriff's Office.

Mr. Essing: Not the local security.

Mr. Brown: If they are here, you can call them.

Mr. Scheerer: If security is here, yes, but if they are not here contact the Sheriff's Office.

Mr. Santos: Good luck with getting security out here.

Mr. Brown: Is there anyone else? Hearing none,

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Appointed Supervisor

Mr. Showe: He was not available.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the November 27, 2018 Meeting

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

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the minutes of the November 27, 2018 meeting were approved, as presented.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney****1. Discussion of Attorney Fees**

Mr. Clark: Periodically I ask for adjustment of the hourly rates that we charge. Currently we are charging \$270 per hour. I believe that's been in place since 2010 or 2011. I don't ask every year and won't ask every year, but our costs go up, so I would like for the Board to consider increasing our rate to \$285.

Mr. Brown: How would that impact the budget?

Mr. Showe: It's based on an hourly rate. Right now, you are \$1,600 over what the variance would be, so I think you are in good shape. It's only an increase of \$15 per hour.

Mr. Thilburg: Right.

On MOTION by Mr. Thilburg seconded by Ms. Kirk with all in favor increasing the District Counsel hourly rate from \$270 to \$285 per hour, was approved.

Mr. Clark: Thank you for that. I will report to the Board that I drafted the letter to the gentleman who requested a refund for towing at the last meeting. Jason provided me the check to include with the letter that will be sent tomorrow. Hopefully you will be satisfied with what we have done. Ken wanted to talk about towing.

Mr. Brown: Yes, we have a handful of houses that apparently have enough cars that they can get by the seven-day rule by putting different cars in the road at different times so they never have one there more than seven days. Sometimes because they have a couple of different houses in the neighborhood, they move them around. Is it feasible, rather than looking at the car, if we ticket the address after they have called us for 35 straight days and we now deem every car belonging to a resident?

Mr. Clark: Are they calling every night and registering a car as a guest, but after a few days that car comes back up again as a guest?

Mr. Brown: Yes, we made it to where they couldn't have the same car on the street more than seven days out of 30, but they have six or seven cars so they are able to circumvent that by changing the cars out and just call different ones in.

Mr. Clark: Let me bring you some ideas at the next meeting. This is not a unique problem. I think I approached it in some other Districts in a way that might be helpful. If the Board has any

particular ideas about that, let's talk about it now. I think we can create some overall cap on the number of times you can do that. Maybe within a calendar year or something like that, but let me brainstorm it.

Mr. Brown: Okay, whatever we do I would like to also put into the rules that GMS, not override, but we give them the option to do something about it. The reason I say that is because a couple of months ago, we had a young lady that was in the military that came and visited her parents for a month. In cases like that, we can have in the rules where you can call GMS because you have someone here for a month because they were on leave or for whatever reason. We can make exceptions if you tell us in advance. If you don't tell us in advance then all bets are off.

Mr. Clark: Let me work on that. There has to be a way to categorize these persistent guests.

Mr. Brown: The seven-day rule probably got rid of 80% or 90% of them, but then there's those few remaining.

Mr. Showe: They figured out the loophole.

Mr. Brown: Yes.

Ms. Kirk: They are mostly vendors.

Mr. Santos: What is the point of putting a car in the street if street parking is prohibited, regardless of whether or not the color of the car changes? If you park on the street, you get ticketed and towed away. By having that loophole, you are allowing these people to play games because that guy that lives on our block owns a garage so he can leave cars all day and all year long.

Mr. Brown: I know, that's why I'm saying we should ticket the owner, not the car.

Mr. Santos: Not by the car, but by the house.

Mr. Brown: Yes.

Mr. Soukup: That's what he is proposing.

Mr. Santos: Okay because many families are living in that house. They cram the driveway, but then they park two or three cars on the street.

Mr. Brown: I have a feeling they might be subletting because they are changing cars.

Mr. Clark: We can notice the January meeting as a rule development and rule adoption and I can bring you some ideas. We can develop or vote on them or I can bring you things to look at in January, but with the notice periods it might be March before we can actually adopt them.

Mr. Brown: Is it a 60 day notice?

Mr. Clark: It is a 28 and 29 day notice and a few days to get it in the newspaper. Since we are meeting a week early now, we are in the position to notice it.

Mr. Showe: You can advertise it now. To Scott's point, if you meet on January 29th, your February meeting is the 26th, so you would not have time and you would have to push it out until March.

Mr. Brown: Can we get something before then that we can look at?

Mr. Clark: Yes. If we give the notice, I am going to prepare a draft and have it available. When would you have to put the notice into the newspaper?

Mr. Showe: With the holidays next week, we probably have to have it by Friday, at the latest because it has to get to the newspaper by the following Friday and they will probably be closed a few days.

Mr. Clark: Okay, I will put some ideas on paper because we can still modify it at the hearing. We are not locked into it. I will put some ideas on paper before Friday, give it you and you can circulate it to the Board so the Board can look at it and think about it. Then we will have discussion in January.

Mr. Showe: So you want a motion to authorize the rulemaking hearing for January 29th?

Mr. Clark: Yes.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor scheduling a rulemaking hearing related to Street Parking Rules on January 29, 2019 at 6:00 p.m. at this location, was approved.

B. Engineer

Mr. Brown: Mark?

Mr. Vincutonis: I don't have anything for you this evening, unless you have something to discuss.

Mr. Brown: Were we able to get the bond from Toho?

Mr. Vincutonis: I did not see it.

Mr. Scheerer: We don't have it.

Mr. Showe: They sent all of the information.

Mr. Vincutonis: There were density tests that we asked for that they were going to supply.

Mr. Brown: I'm probably overly concerned because that hole was so deep that a year from now it's going to be 2 inches lower.

Mr. Scheerer: The questions were whether we can get a copy of the compaction test and she provided that. All she said was "Yes." When the road would be paved. That's irrelevant now because it's done and whether there are any warranty issues. If there were any prior issues, they will notify the contractor. All she sent was the density testing. She said there is a performance bond, but hasn't said who the bond is with.

Mr. Brown: Maybe my understanding of bonds is incorrect, but shouldn't it be us that's on it since we own the road?

Mr. Clark: It would actually be directed to the party who is spending money on the contract, which would be Toho.

Mr. Vincutonis: Toho had the performance bond to make sure the work was done.

Mr. Clark: The work is being done on our property.

Mr. Showe: We can ask for a copy of it.

Mr. Clark: Let's look at a copy and see if there's something else that we need to ask for before they leave.

Mr. Brown: It's not that I don't think they did what they were supposed to, but it was very deep.

Mr. Scheerer: You are assuming they don't want to dig it back.

Mr. Brown: I don't think it's going to fail. I'm just concerned it's going to sag some because of work they did down the interstate. Although I've been told that we shouldn't have that problem because they have the road closed when they fixed it, it was closed for a long time. Where you typically get on the interstate where they cut it to fix the utilities, was fixed fast because they have to get the road open. This is where those problems come from. So, we shouldn't have those problems.

Mr. Scheerer: We will see.

Mr. Clark: Yes, we will.

Mr. Brown: Thank you.

Mr. Santos: Could I ask a question?

Mr. Brown: Yes.

Mr. Santos: What is the bond for Remington?

Mr. Brown: Phase 1 is done, we don't have the bond on there anymore.

Mr. Showe: Phase 2 will be done this year.

Ms. Kirk: I think its May of 2019.

Mr. Brown: Yes, but we are in Phase 1. I think we quit paying last year.

Mr. Showe: It was a couple of years ago.

Mr. Soukup: I believe it was two years ago.

Mr. Essing: Phase 2 is done in 2019.

Mr. Showe: May is the last payment, you already paid that on your tax bill.

Mr. Brown: So it won't be on the tax bill for that phase.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: In the General Fund we have Checks #5790 through #5812 for \$170,269.58. In the Capital Projects Fund we have Check #58 for \$8,617.50 and November payroll for \$534.10, for a total of \$179,421.18. Alan and I can answer any questions or comments.

Mr. Brown: I actually have a question, usually I'm fine with them. Does Mr. Soukup get taxed more than the rest of us?

Mr. Soukup: Yes, I do.

Mr. Showe: We base the taxes off of what he submitted on his W-4.

Mr. Brown: I guess I never noticed that before.

Mr. Showe: Sal's was different too, it's a personal choice. For purposes of some of the new Board Members, you will see some checks from the Remington CDD to the Remington CDD. When we get our tax receipts in from the tax collector, we get one check so we have to cut a separate check to the Debt Service Fund. There is a \$90,000 check in there that went to debt service.

Mr. Brown: That we won't see.

On MOTION by Mr. Soukup seconded by Ms. Kirk with all in favor the November Check Register totaling \$179,421.18 was approved.

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. Most account lines are falling in line so far. I will note that we started receiving some tax receipts and are 85% collected, so we are in good shape. I will have Alan go through his report.

3. Field Manager's Report

Mr. Scheerer: Just a couple of items. Last month we reported we had to replace one of the air conditioning units at the Amenity Center. The inspector came out and said we had to add a fresh air make-up air handler because we are a commercial building. It's a new code change so Frank's Air came out and put the fresh air make-up in the utility closet here. You can't really see it, but that happened this last week. The Fitness Center is in good shape. The chest press machine had a broken cable. That was repaired. The pool is in good shape. A motor needed to be replaced on the handicap lift. That was taken care of. All of the gates are working, but we did have some issues these last few days. At the Partin Settlement Road Gate the gates were up, due to a problem with the *eMerge Access Control System*, which is the brains of the entire unit. So, ACT came out and replaced it. As far as I know, the gates are working and are in good shape. Eric hasn't contacted me to the contrary. The exit gate at the Partin Settlement Road Gate was also replaced. The lakes are in good shape. Palm tree trimming is scheduled to begin later this week, but we have some bad weather coming through. REW tells me that they will work probably next week after the Christmas break. We are still looking at sidewalks. The road is complete. We received an email from Larry about the receptacle for the guardhouse for the lights. We came out last week, tested it, took some pictures and sent them to Larry. The lights were on and they were working so hopefully everything is good. The two storm drains on Remington Boulevard by Westmoreland were jetted out and vacuumed as well as the one by Janice Kay Place, so if anybody sees anything this week because of the rain in those locations, please let me know. They did pull a lot of debris out of the Janice Kay Place one. It was actually holding water from the previous rain and had not receded at all, but there's nothing in it right now. We ordered and received the new "*No Overnight Parking*" signs. Those will go in tomorrow. We found out when we placed the temporary lights at the Partin Settlement Road Gate that the arms were hitting the towing sign, so the County pulled the sign out. We kept putting it in and they kept taking it out. It will go in tomorrow now that they have the permanent lines in.

Mr. Brown: Have we ordered letters for Crown Ridge?

Mr. Scheerer: Yes.

Mr. Brown: Didn't we do something so they could not be removed easily?

Mr. Scheerer: We thought we did, but apparently not. They are having more fun stealing letters than we are keeping them on there. Maybe a suggestion in the future is the ones in Phase I have a single hard piece of wood with letters. I am getting a quote from Fast Signs of Orlando. They do a lot of curved work like that. Maybe we can have the entire sign mounted. If they want

the letter "N" they have to take the entire sign. That's what we are looking at, but they have been ordered.

Mr. Brown: Are there any other questions? Hearing none,

4. Security

Mr. Luciano: The Partin Settlement Road Gate had 97 pages with 6,596 visitors versus the E. Lakeshore Boulevard Gate, which had 230 pages with 15,640 visitors. We had 21 tags with 2 repeat offenders.

Mr. Thilburg: Were there any tows or attempted tows?

Mr. Luciano: There were none this month.

Ms. Kirk: I think I told Eric, but I had to take my daughter to the airport at 5:00 a.m. and no one was in the E. Lakeshore Boulevard guardhouse. The arms were up on both sides. I figured they had to go to the restroom. The next day, I had to pick my daughter up at 5:30 a.m. and no one was there. There was no car, nothing.

Mr. Brown: Did they go home?

Mr. Luciano: I wasn't here.

Mr. Scheerer: You need to find out. They are supposed to be there until 6:00 a.m. We weren't made aware of anything. Nobody contacted us or we would've contacted management.

Mr. Brown: Look and see if it's the same person.

Mr. Santos: What are the hours of the gate?

Mr. Scheerer: 7:00 p.m. to 6:00 a.m.

Mr. Santos: Are there two guards and one rover?

Mr. Scheerer: Yes and one at the Rec Center.

Mr. Santos: If one of guards had to go the bathroom, can't a rover sit there for them?

Mr. Scheerer: That's what is supposed to happen.

Ms. Kirk: Aren't they in the building?

Mr. Scheerer: Yes. If someone was to leave, we would expect roving patrol to fill the gate position until 6:00 a.m., if that's the case. Eric is not here. I don't know if the other guard even knew they were gone. What day was it so we can contact his management team?

Ms. Kirk: It was two weeks ago on a Saturday.

Mr. Scheerer: If you see that, please let us know immediately.

Mr. Showe: Send us an email and we will follow up with management.

Ms. Kirk: I'm not going to send an email at that time of the morning.

Mr. Scheerer: You can send an email or a text message. You can call me too because I'm usually up at 5:30 a.m. If I don't answer, leave a voicemail. It's important that we know right away.

Ms. Kirk: I apologize. I will correct that in the future.

Mr. Showe: There's nothing to apologize for. We want to get it straightened out for you.

Mr. Thilburg: They are supposed to have responsible people in these positions.

Mr. Scheerer: Correct.

Mr. Thilburg: You figure they would follow procedure.

Mr. Scheerer: Roving patrol is supposed to be the supervisor. That person is in charge of the operations for that day.

Ms. Kirk: They also had to have the staff to be there.

Mr. Scheerer: That's not on us. If they don't have the staff we will find somebody who does have the staff.

Mr. Showe: They haven't represented that to us.

Mr. Scheerer: Its really simple.

Mr. Brown: Who is the guy that used to come occasionally?

Mr. Showe: He no longer works for that company.

Mr. Santos: How many vehicles were ticketed for parking on the street?

Mr. Brown: He said 21.

Mr. Santos: They could do 21 in one week on my street.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brown: Mr. Soukup?

Mr. Soukup: Nothing from me.

Mr. Brown: Ms. Kirk?

Ms. Kirk: I don't have anything. Thank you.

Mr. Brown: Mr. Thilburg?

Mr. Thilburg: Yes, I would like to wish everybody a Merry Christmas and a safe and healthy Happy New Year.

Mr. Brown: I echo that, everybody has done a good job this year. The place looks good. REW never comes so we can tell them thanks.

Mr. Showe: They are probably working.

Mr. Brown: They always do a good job so I would like to thank all of them. I hope everybody has a happy and safe Christmas.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Brown adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

From: Rick <agentrickalicea@aol.com>
Subject: Re: Remington CDD Re: As per our Conversations a few month ago
Date: January 2, 2019 at 12:28:13 PM EST
To: Jason Showe <jshowe@gmscfl.com>

Thank you
Yes. We will pay for it (Glenegales HOA Funds) all We need permission from the board for the yellow line.

Thanking you advance

Rick Alicea VP

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Rick

On Jan 2, 2019, at 11:28 AM, Jason Showe <jshowe@gmscfl.com> wrote:

Rick,

Per our discussion a few months ago, it would not be a CDD expense to expend assessment funds to prevent damage to a private HOA facility (the gate). If you want permission for the HOA to instal a yellow caution line, you would need to request that of the CDD Board (as the roads fall to CDD ownership). I do not foresee an opposition to that, but I would not have the authority to grant it on my own. Let me know if you have any questions.

Jason Showe
District Manager
Governmental Management Services, Central Florida
136 W. Central Blvd.
Suite 320
Orlando, FL 32801
407-841-5524 X 105 - Office
407-839-1526 - Fax
407-470-8825 - Cell
jshowe@gmscfl.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

History.—s. 1, ch. 2006-232.

On Jan 2, 2019, at 11:20 AM, Rick <agentrickalicea@aol.com> wrote:

Providing a yellow line to indicate that they need to take caution when they see the yellow line for our Members and guests .

<IMG_2303.jpg>

Note: we had to fix it approximate nine times and that is our reasoning for having the yellow line to prevent from members and guests of hitting our gates
<image1.jpeg>

Accidents that occur at the gate

** when I asked you a few months ago you said you need to bring it up to the board. and you came back and said you say you problem we just need where is going to be place it a design where we're gonna put it up it needrecords we will pay for it.

Thanking you advance

Rick Alicea VP

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Rick

SECTION VII

CHAPTER IV:

STREET PARKING ENFORCEMENT POLICIES AND PROCEDURES

4.1 General.

(1) The Remington Community Development District (the "District") has adopted a policy restricting parking on District roads within the Community. The adoption of Resolution 2006-02 allows the District to place warning stickers on vehicles deemed illegally parked and to have those vehicles towed at the owner's expense from the streets within the District.

(2) The District has hired a Security Provider that has been charged with the enforcement of the parking restrictions adopted in Resolution 2006-02. The Security Provider will provide a roving patrol during those hours designated by the District to enforce all parking restrictions. This is to include: placing a warning sticker on the offending vehicle and logging all vehicle information, to include make, model, color, location and tag number. The Security provider is also allowed to have a vehicle towed at the owner's expenses that are in violation of the District's parking restrictions.

(3) The security officers are to observe and report hazardous conditions such as missing traffic signs and street markings that need to be painted.

(4) Security officers shall investigate and answer any complaints regarding contested parking citations, determining their validity and routing them appropriately.

(5) Security officers should report any suspicious activity and/or personnel to the appropriate authorities.

(6) Security officers will be responsible for assisting the recreation center and/or entry gate security guards when needed.

(7) Security officers will be required to keep a log, which documents all illegally parked vehicles and will document all violations with a digital photograph.

(8) Vehicles with out-of-state tags or out-of-county tags should be monitored. If vehicles bearing this type of tag prove to be that of an owner, a warning/citation should be issued. If the tag is that of a guest, no warning/citation will be issued, unless the guest is deemed to be a resident for purposes of these policies and procedures.

4.2 Street Parking Regulations.

(1) Vehicles are not allowed to be parked in and/or on any street or road within the District. The following restrictions apply:

(a) Under no circumstance shall vehicles which belong to or are driven by an owner or resident of a house be permitted to park on the street at any time for more than **30 minutes**.

(b) No person shall be permitted to circumvent these regulations by moving vehicles in and out of the driveway to try to toll the passing of these time

limitations.

(c) Street parking for social gatherings at a residence shall be deemed excessive if it occurs more frequently than once a week.

(d) Any vehicles that are allowed to be parked on the street must not be parked in such a way as to hinder the ability to pass on the street, hinder access to any driveway or to create a safety hazard.

4.3 Exceptions

(1) Vehicles are not allowed to be parked in and/or on any street or road within the District and are generally prohibited except for the following:

(a) Momentary parking such as a special event or gathering.

(b) Momentary parking on the street if there is no room in the driveway.

(c) Street parking shall be limited to vehicles of guest(s) only. A guest shall be deemed a resident for purposes of these policies and procedures and therefore subject to tagging and towing if parked for: (i) more than six (6) consecutive days; or (ii) seven (7) or more days in any thirty (30) day period.

(d) Vehicles of guest(s) will not be towed or tagged once identified as such; unless the guest is deemed to be a resident, in which event the vehicle is subject to tagging and towing.

(e) For purposes of this Rule, a "guest" shall be a person who does not reside within the District and who identifies himself to security staff as a guest on each occasion when such individual enters the District during hours that the gatehouse is manned by security staff. A person shall not be considered a guest in any of the following instances:

(i) if the person or vehicle enters the District more than once per month

(ii) if the person has a regular residence within 20 miles of the District boundaries

(iii) if a person or person's vehicle remains overnight within the District for more than three consecutive nights or for more than six nights in any calendar year.

(f) Each guest must register his or her vehicle with the gatehouse within 24 hours of entering the District. A vehicle must be identified as belonging to a single guest; in other words, the vehicle cannot park within the District Roads more than as allowed under this Rule by being assigned to a different "guest."

(g) In the event that the District learns or believes that a resident is circumventing the intent of this Rule by improperly identifying a vehicle as belonging to a guest when it is otherwise not permitted to park on the roadway under this Section 4.3(1), the Board of Supervisors, after providing notice and an opportunity to be heard at a public

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meeting, may suspend the right of the offending property owner or resident to utilize guest parking privileges for a period of time of up to one year.

(2) From time to time, residents may have an unusual circumstance for which an additional exception to this Rule may be appropriate. An example of this would be a person on temporary leave from military service. A resident may request a temporary exception from the operation of this Rule by requesting such exception from the District Manager, which may, in its discretion, grant such exception for a specified time for good cause shown.

(3) Any vehicle which is parked on the street under an exception provided hereunder must obtain a guest pass from the gatehouse and display it prominently on the vehicle dash at all times.

4.4 Enforcement.

(1) Parking restrictions shall be enforced in the following manner:

(a) Security officers will patrol all the communities within the District. During this patrol the security officer will identify vehicles in violation of the Remington Parking Resolution 2006-02.

(b) The security officer will then log all illegally parked vehicles with tag number, make, model, color and address of the vehicle.

(c) Once this vehicle has been logged the security officer will then issue a warning/citation informing the owner of the vehicle that they are in violation of the District's parking restrictions.

(d) The owner then must comply by moving their vehicle from the street.

(e) In accordance with the District's Resolution 2006-02, the security officer need only issue one warning/citation before having the vehicle towed.

(f) Once the security officer has issued all the proper warnings/citations and logged the appropriate vehicle information the security officer then will call the towing agent for the District.

(g) The security officer will then meet the towing company at the address of the illegally parked vehicle to ensure that the proper vehicle is being towed.

(h) The security officer will then fax this information to the District office at 407-839-1526.

(2) Additional Means of Enforcement for Repeat Offenders.

(a). "Repeat Offender" shall mean the owner of a vehicle which has:
(i) been towed for violation of this rule within the previous 12 months; or

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(ii) received two or more warning notices within the previous 12 months, whether or not it has been towed.

(b) The District, or its designee, shall keep a list of Repeat Offenders based upon information collected in the violation logs kept by the security officers. The District, or its designee, shall provide the Repeat Offender list to a towing contractor (the "Tow Company") and authorize the Tow Company to make routine patrols within the District.

(c) A Repeat Offender forfeits his right to receive a further warning notice prior to being towed. A Repeat Offender also forfeits his right to have the vehicle parked in the street for any period of time whatsoever under any exceptions that may

otherwise have applied. The Repeat Offender is subject to having his vehicle towed at any time it is parked in the street.

(d) Once a Repeat Offender has been identified, he will be considered a Repeat Offender for a period of 12 months from the date that the District Manager designates him as a Repeat Offender. In the event that an additional violation occurs during that 12-month period, the calculation of the 12-month Repeat Offender status shall begin again on the date of such violation. If no additional violations occur during the immediate 12-month period following the Repeat Offender being designated as a Repeat Offender by the District Manager, then the owner of a vehicle shall be entitled to receive notice from the District, or its designee, prior to being towed for violation of this rule.

4.5 Effective Date

This Chapter was adopted and went into effect on November 28, 2006.

Amendments made via Resolutions 2013-05 and 2017-03.

SECTION VIII

SECTION C

SECTION 1

Remington

Community Development District

Summary of Invoices

December 12, 2018 to January 22, 2019

Fund	Date	Check No.'s	Amount
General Fund	12/13/18	5813	\$ 520.00
	12/14/18	5814	\$ 395,177.34
	12/18/18	5815-5819	\$ 4,094.95
	12/28/18	5820-5824	\$ 3,343.14
	1/8/19	5825-5836	\$ 58,843.74
	1/15/19	5837-5842	\$ 5,521.64
	1/22/19	5843-5846	\$ 6,732.40
			<hr/>
			\$ 474,233.21
Capital Projects	1/8/19	59	\$ 1,525.00
			<hr/>
			\$ 1,525.00
Payroll	<u>November 2018</u>		
	Barbara Kirk	50755	\$ 184.70
	<u>December 2018</u>		
	Barbara Kirk	50756	\$ 184.70
	Brian K. Brown	50752	\$ 184.70
	Carl R. Thilburg	50753	\$ 184.70
	Kenneth R. Soukup	50754	\$ 164.70
			<hr/>
			\$ 903.50
			<hr/>
			\$ 476,661.71

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/22/19 PAGE 1
 *** CHECK DATES 12/12/2018 - 01/22/2019 *** REMINGTON CDD - GENERAL FUND
 BANK A REMINGTON CDD - GF

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
12/13/18	00307	11/29/18 11292018	201811 310-51300-49000	REIMB OF TOW FEE 11/27/18	*	520.00	
				MICHAEL BLOCK			520.00 005813
12/14/18	00137	12/11/18 12112018	201812 300-20700-10000	FY19 OSCEOLA TAX DS2008-2	*	395,177.34	
				REMINGTON CDD C/O USBANK			395,177.34 005814
12/18/18	00192	12/13/18 17324	201812 320-53800-57200	SVC CALL-RPR MACHINE	*	218.52	
				FITNESS SHOWCASE EQUIP SALE & SVC			218.52 005815
12/18/18	00127	12/10/18 5266598	201811 310-51300-31100	PROF.ENGINEER SVC-NOV18	*	2,115.00	
				HANSON, WALTER & ASSOCIATES, INC.			2,115.00 005816
12/18/18	00213	12/10/18 12102018	201811 320-53800-34500	SECURITY 11/26-11/30/18	*	632.00	
		12/10/18 12102018	201812 320-53800-34500	SECURITY 12/4-12/7/18	*	474.00	
				OSCEOLA COUNTY SHERIFF'S OFFICE			1,106.00 005817
12/18/18	00162	12/07/18 171125	201812 310-51300-51000	2 ENGRAVED PLASTIC SIGNS	*	28.87	
		12/12/18 171247	201812 310-51300-51000	2 ENGRAVED PLASTIC SIGNS	*	26.56	
				PINELLAS RUBBER STAMP & ENGRAVING			55.43 005818
12/18/18	00291	11/01/18 4726	201811 320-53800-46400	POOL MAINTENANCE-NOV18	*	600.00	
				ROBERTS POOL SERVICE AND REPAIR INC			600.00 005819
12/28/18	00038	12/17/18 S106284	201812 320-53800-34800	INSTALL NEW BARRIER ARM	*	330.50	
		12/18/18 S106300	201812 320-53800-34800	RPLC CTRL BOARD/TRBLSHOOT	*	836.00	
				ACCESS CONTROL TECHNOLOGIES			1,166.50 005820
12/28/18	00290	12/14/18 4408	201812 320-53800-57200	RMV HANDLES/RPLC SCEWS	*	185.00	
				BERRY CONSTRUCTION INC.			185.00 005821
12/28/18	00005	12/18/18 6-403-50	201812 310-51300-42000	DELIVERY 12/11/18	*	21.64	
				FEDEX			21.64 005822
				REMI -REMINGTON - APEREGRINO			

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*** CHECK DATES 12/12/2018 - 01/22/2019 ***

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 REMINGTON CDD - GENERAL FUND
 BANK A REMINGTON CDD - GF

RUN 1/22/19

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/28/18	00217	12/14/18 9830175	201812 320-53800-57200	LABOR/MAT.-FRESH AIR DUCT	*	720.00	
				FRANKS AIR CONDITIONING INC			720.00 005823
12/28/18	00282	12/18/18 18-6083	201812 320-53800-46700	CLUBHOUSE 12/1/18-12/8/18	*	250.00	
		12/18/18 18-6083	201812 320-53800-46700	CLUBHOUSE 12/9-12/15/18	*	250.00	
		12/18/18 18-6083	201812 320-53800-46700	CLUBHOUSE 12/16-12/22/18	*	250.00	
		12/18/18 18-6083	201812 320-53800-46700	CLUBHOUSE 12/23-12/29/18	*	50.00	
		12/18/18 18-6083	201812 320-53800-46700	CLUBHOUSE 12/30-12/31/18	*	50.00	
		12/18/18 18-6083	201812 320-53800-35000	GUARDHOUSE CLEAN 12/4/18	*	50.00	
		12/18/18 18-6083	201812 320-53800-35000	GUARDHOUSE CLEAN 12/11/18	*	50.00	
		12/18/18 18-6083	201812 320-53800-35000	GUARDHOUSE CLEAN 12/18/18	*	50.00	
		12/18/18 18-6083	201812 320-53800-35000	GUARDHOUSE CLEAN 12/26/18	*		
				WESTWOOD INTERIOR CLEANING INC.			1,250.00 005824
1/08/19	00093	12/31/18 174502	201812 320-53800-47100	AQUATIC PLANT MGMT-DEC18	*	1,265.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,265.00 005825
1/08/19	00290	12/24/18 4415	201812 320-53800-53300	INSTALL/RPLC/RESET SIGNS	*	635.00	
		1/04/19 4418	201901 320-53800-53300	REINSTALL 2 STOP SIGNS	*	535.00	
				BERRY CONSTRUCTION INC.			1,170.00 005826
1/08/19	00082	1/02/19 16319	201812 310-51300-31500	GENERAL MATTERS-DEC18	*	2,079.00	
				CLARK & ALBAUGH, LLP			2,079.00 005827
1/08/19	00276	3/31/18 W566381	201810 320-53800-35100	REBOOT DVR 03/18/18	*	320.00	
				CONVERGINT TECHNOLOGIES LLC			320.00 005828
1/08/19	00168	1/01/19 354	201901 310-51300-34000	MANAGEMENT FEES-JAN19	*	5,715.00	
		1/01/19 354	201901 310-51300-34100	INFORMATION TECH-JAN19	*	133.33	

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/22/19
 *** CHECK DATES 12/12/2018 - 01/22/2019 *** REMINGTON CDD - GENERAL FUND
 BANK A REMINGTON CDD - GF

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		1/01/19 354	201901 310-51300-31300		*	83.33	
			DISSEMINATION SVCS-JAN19				
		1/01/19 354	201901 310-51300-51000		*	23.61	
			OFFICE SUPPLIES				
		1/01/19 354	201901 310-51300-42000		*	21.36	
			POSTAGE				
		1/01/19 354	201901 310-51300-42500		*	33.45	
			COPIES				
		1/01/19 355	201901 320-53800-12000		*	2,222.58	
			FIELD MANAGEMENT-JAN19				
				GOVERNMENTAL MANAGEMENT SERVICES			8,232.66 005829
1/08/19 00186		1/01/19 1592240	201901 320-53800-46500		*	468.48	
			REC.CTR.EMERG.PHONE-FY19				
				KINGS III OF AMERICA INC NA			468.48 005830
1/08/19 00251		1/01/19 725338	201901 320-53800-46200		*	23,500.00	
			LANDSCAPE MAINT-JAN19				
		1/02/19 725372	201812 320-53800-46300		*	190.80	
			IRRIG.RPRS-12/24/18				
				REW LANDSCAPE CORP			23,690.80 005831
1/08/19 00291		1/02/19 4871	201901 320-53800-46400		*	600.00	
			POOL MAINTENANCE-JAN19				
				ROBERTS POOL SERVICE AND REPAIR INC			600.00 005832
1/08/19 00125		12/18/18 330510	201901 320-53800-46500		*	89.95	
			CHEMICAL CONTROLLER-JAN19				
				SPIES POOL LLC			89.95 005833
1/08/19 00128		12/26/18 394261	201812 320-53800-53000		*	635.00	
			MECHANICAL SWEEP 12/21/18				
				USA SERVICES OF FLORIDA, INC			635.00 005834
1/08/19 00296		12/27/18 8465586	201811 320-53800-34500		*	589.93	
			SECURITY 11/30/18				
		12/27/18 8465586A	201812 320-53800-34500		*	19,482.92	
			SECURITY 12/1/18-12/27/18				
				UNIVERSAL PROTECTION SERVICE LP			20,072.85 005835
1/08/19 00303		1/01/19 W1321	201801 320-53800-34800		*	110.00	
			MTHLY SVC FEE LAKE SHORE				
		1/01/19 W1321	201801 320-53800-34800		*	110.00	
			MTHLY SVC FEE SEC PARTIN				
				WI-PAK			220.00 005836
				REMI -REMINGTON - APEREGRINO			

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 *** CHECK DATES 12/12/2018 - 01/22/2019 *** REMINGTON CDD - GENERAL FUND
 BANK A REMINGTON CDD - GF

RUN 1/22/19

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/15/19	00302	1/09/19 19-1002	201901 320-53800-53400	INLT.CLEAN OUT/STORM LINE	*	3,450.00	
				ALL TERRAIN TRACTOR SERVICE INC			3,450.00 005837
1/15/19	00290	1/04/19 4420	201901 320-53800-35100	RPLC DEADBOLT/LATCH SET	*	335.00	
				BERRY CONSTRUCTION INC.			335.00 005838
1/15/19	00127	1/08/19 5266919	201812 310-51300-31100	PROF.ENGINEER SVCS-DEC19	*	157.50	
				HANSON, WALTER & ASSOCIATES, INC.			157.50 005839
1/15/19	00272	1/09/19 2018277	201901 310-51300-49400	2018 TAX ROLL FEE	*	585.60	
				OSCEOLA COUNTY PROPERTY APPRAISER			585.60 005840
1/15/19	00128	1/14/19 395131	201901 320-53800-53000	MECHANICAL SWEEP 01/11/19	*	635.00	
				USA SERVICES OF FLORIDA, INC			635.00 005841
1/15/19	00282	1/08/19 18-6242	201901 320-53800-46700	TOWEL/TOILET PAPER/H.SOAP	*	358.54	
				WESTWOOD INTERIOR CLEANING INC.			358.54 005842
1/22/19	00290	1/13/19 4422	201901 320-53800-34800	INST.BRK GATE/INST.HINGE	*	230.00	
		1/13/19 4423	201901 320-53800-53100	RPR.POT HOLE/INST PATCH	*	185.00	
				BERRY CONSTRUCTION INC.			415.00 005843
1/22/19	00251	1/15/19 725410	201901 320-53800-46200	ADD.LANDSCAPE MAINT-JAN19	*	3,100.00	
				REW LANDSCAPE CORP			3,100.00 005844
1/22/19	00125	1/09/19 331400	201901 320-53800-46500	3 GAL SULFURIC ACID	*	164.85	
		1/09/19 331400	201901 320-53800-46500	8 GAL MURIATIC ACID	*	47.60	
		1/09/19 331400	201901 320-53800-46500	50 LB SODIUM BICARB	*	34.95	
		1/09/19 331496	201901 320-53800-46500	280 BULK BLEACH/DELIVERY	*	470.00	
				SPIES POOL LLC			717.40 005845
1/22/19	00308	1/17/19 1176	201901 310-51300-35200	WEBSITE/ADA COMPLIANCE	*	2,500.00	
				V GLOBAL TECH			2,500.00 005846
TOTAL FOR BANK A						474,233.21	
REMI -REMINGTON - APEREGRINO							

AP300R
 *** CHECK DATES 12/12/2018 - 01/22/2019 ***
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/22/19 PAGE 5
 REMINGTON CDD - GENERAL FUND
 BANK A REMINGTON CDD - GF

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
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TOTAL FOR REGISTER							474,233.21	
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REMI -REMINGTON - APEREGRINO

SECTION 2

Remington

Community Development District



Unaudited Financial Reporting

December 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
December 31, 2018

	Governmental Fund Types			
	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2019
<u>ASSETS</u>				
<u>Cash</u>				
Operating Account	\$935,590	---	---	\$935,590
Pavement Management	---	---	\$501,014	\$501,014
Capital Projects Fund	---	---	\$132,035	\$132,035
Due from General Fund	---	\$14,829	---	\$14,829
<u>Investments</u>				
Series 2008-2				
Revenue	---	\$688,980	---	\$688,980
Operations				
Custody Account	\$5,339	---	\$460,178	\$465,517
State Board	\$117,462	---	---	\$117,462
Total Assets	\$1,058,391	\$703,809	\$1,093,226	\$2,855,426
<u>LIABILITIES</u>				
Accounts Payable	\$25,575	---	\$1,525	\$27,100
Due to Debt Service Fund	\$14,829	---	---	\$14,829
<u>FUND EQUITY:</u>				
Investment in General				
Restricted for Debt Service 2008-2	---	\$703,809	---	\$703,809
Restricted for Capital Projects	---	---	\$130,510	\$130,510
Restricted for Capital Projects	---	---	\$961,192	\$961,192
Unassigned	\$1,017,987	---	---	\$1,017,987
Total Liabilities and Fund Equity & Other Credits	\$1,058,391	\$703,809	\$1,093,226	\$2,855,426

REMINGTON

Community Development District

General Fund

Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	General Fund Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
Revenues:				
Maintenance Assessments	\$1,137,222	\$996,262	\$996,262	\$0
Miscellaneous Income	\$5,000	\$1,250	\$1,035	(\$215)
Interest Income	\$1,900	\$475	\$751	\$276
Total Revenues	\$1,144,122	\$997,987	\$998,048	\$61
Expenditures:				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$3,000	\$1,600	\$1,400
FICA	\$918	\$230	\$107	\$122
Engineer	\$10,000	\$2,500	\$3,256	(\$756)
Attorney	\$30,000	\$7,500	\$5,387	\$2,113
Annual Audit	\$3,715	\$0	\$0	\$0
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Property Appraiser Fee	\$1,000	\$0	\$0	\$0
Management Fees	\$68,580	\$17,145	\$17,145	\$0
Information Technology	\$1,600	\$400	\$400	\$0
Trustee Fees	\$4,500	\$0	\$0	\$0
Dissemination Agreement	\$1,000	\$250	\$250	\$0
Arbitrage Rebate	\$450	\$0	\$0	\$0
Telephone	\$200	\$50	\$0	\$50
Postage	\$1,000	\$250	\$133	\$117
Insurance	\$40,725	\$40,725	\$33,776	\$6,949
Printing and Binding	\$1,500	\$375	\$146	\$230
Newsletter	\$3,300	\$825	\$540	\$285
Legal Advertising	\$1,500	\$375	\$0	\$375
Office Supplies	\$500	\$125	\$128	(\$3)
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Administrative Contingency	\$500	\$125	\$644	(\$519)
Total Administrative	\$188,163	\$79,050	\$68,688	\$10,362
<u>Maintenance</u>				
<u>Environmental</u>				
Lake Maintenance	\$18,200	\$4,550	\$3,795	\$755
<u>Utilities</u>				
Kissimmee Utility Authority	\$8,500	\$2,125	\$1,521	\$604
TOHO Water Authority	\$70,000	\$17,500	\$14,511	\$2,989
Orlando Utilities Commission	\$20,500	\$5,125	\$4,113	\$1,012
Centurylink	\$7,000	\$1,750	\$1,488	\$262
Bright House	\$1,600	\$400	\$381	\$19
<u>Roadways</u>				
Street Sweeping	\$17,250	\$4,313	\$3,175	\$1,138
Sidewalks	\$0	\$0	\$3,180	(\$3,180)
Drainage	\$5,000	\$1,250	\$0	\$1,250
Signage	\$5,000	\$1,250	\$792	\$458
<u>Common Area</u>				
Landscaping	\$280,000	\$70,000	\$70,500	(\$500)
Feature Lighting	\$3,000	\$750	\$1,845	(\$1,095)
Irrigation	\$20,000	\$5,000	\$951	\$4,049
Trash Receptacles & Benches	\$5,000	\$1,250	\$0	\$1,250
Plant Replacement & Bed Enhancements	\$10,000	\$2,500	\$296	\$2,204
Miscellaneous Common Area Services	\$10,000	\$2,500	\$0	\$2,500
Soccer/Ball Field Maintenance	\$1,000	\$250	\$0	\$250
<u>Recreation Center</u>				
Pool Maintenance	\$20,000	\$5,000	\$4,928	\$72
Pool Cleaning	\$8,000	\$2,000	\$1,800	\$200
Pool Permits	\$550	\$550	\$0	\$550
Recreational Center Cleaning	\$15,000	\$3,750	\$3,898	(\$148)
Recreational Center Repairs & Maintenance	\$10,000	\$2,500	\$4,507	(\$2,007)
Pest Control	\$700	\$175	\$652	(\$477)
Subtotal Maintenance	\$536,300	\$134,488	\$122,332	\$12,156

REMINGTON

Community Development District

General Fund

Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	General Fund Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
<u>Security</u>				
Recreation Center Access	\$4,000	\$1,000	\$0	\$1,000
Security Guard	\$275,500	\$68,875	\$64,354	\$4,521
Gate Repairs	\$11,000	\$2,750	\$1,917	\$834
Guard House Cleaning	\$3,300	\$825	\$650	\$175
Guard House Repairs and Maintenance	\$4,500	\$1,125	\$798	\$327
Gate Maintenance Agreement	\$1,100	\$1,100	\$0	\$1,100
<u>Other</u>				
Contingency	\$500	\$125	\$0	\$125
Field Management Services	\$26,671	\$6,668	\$6,668	(\$0)
Subtotal Maintenance	\$326,571	\$82,468	\$74,387	\$8,081
Total Maintenance	\$862,871	\$216,955	\$196,718	\$20,237
<u>Other Sources & Uses</u>				
Transfer Out - Pavement Management	(\$93,088)	\$0	\$0	\$0
Total Other	(\$93,088)	\$0	\$0	\$0
Total Expenditures	\$1,144,122		\$265,406	
Excess Revenues/(Expenditures)	(\$0)		\$732,642	
Fund Balance - Beginning	\$0		\$285,346	
Fund Balance - Ending	(\$0)		\$1,017,987	

REMINGTON

Community Development District

Series 2008-2

Debt Service Fund

Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

Revenues:

	Adopted Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
Special Assessments	\$571,509	\$500,222	\$500,222	\$0
Interest Income	\$400	\$100	\$157	\$57
Total Revenues	\$571,909	\$500,322	\$500,379	\$57

Expenditures:

Interest Expense - 11/01	\$11,100	\$11,100	\$11,100	\$0
Principal - 05/01	\$555,000	\$0	\$0	\$0
Interest Expense - 05/01	\$11,100	\$0	\$0	\$0
Transfer Out 5/2 - Pavement Fund	\$56,912	\$0	\$0	\$0
Transfer Out 5/2 - Capital Reserve	\$148,576	\$0	\$0	\$0
Total Expenditures	\$782,688	\$11,100	\$11,100	\$0
Excess Revenues/(Expenditures)	(\$210,779)		\$489,279	
Fund Balance - Beginning	\$210,779		\$214,530	
Fund Balance - Ending	\$0		\$703,809	

REMINGTON

Community Development District

Pavement Management

Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	Adopted Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
<u>Revenues:</u>				
Transfer In	\$150,000	\$0	\$0	\$0
Interest Income	\$500	\$125	\$395	\$270
Total Revenues	\$150,500	\$125	\$395	\$270
<u>Expenditures:</u>				
Contingency	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$150,500		\$395	
Fund Balance - Beginning	\$960,493		\$960,797	
Fund Balance - Ending	\$1,110,993		\$961,192	

REMINGTON

Community Development District

Capital Projects Fund

Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	Adopted Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18'	Variance
<u>Revenues:</u>				
Transfer In	\$148,576	\$0	\$0	\$0
Interest Income	\$100	\$25	\$18	(\$7)
Total Revenues	\$148,676	\$25	\$18	(\$7)
<u>Expenditures:</u>				
Capital Outlay - Fitness Equipments	\$10,000	\$2,500	\$0	\$2,500
Capital Outlay - Pressure Washing	\$20,000	\$5,000	\$0	\$5,000
Capital Outlay - Landscape Improvements	\$0	\$0	\$8,618	(\$8,618)
Capital Outlay - Sidewalk/Roadway Improvements	\$95,000	\$23,750	\$52,325	(\$28,575)
Capital Outlay - Camera System	\$30,000	\$7,500	\$0	\$7,500
Capital Outlay - Rec Center - Roofing Project	\$38,500	\$9,625	\$0	\$9,625
Capital Outlay	\$0	\$0	\$16,242	(\$16,242)
Total Expenditures	\$193,500	\$48,375	\$77,185	(\$28,810)
Excess Revenues/(Expenditures)	(\$44,824)		(\$77,167)	
Fund Balance - Beginning	\$297,086		\$207,676	
Fund Balance - Ending	\$252,262		\$130,510	

Remington
COMMUNITY DEVELOPMENT DISTRICT
Month by Month Income Statement

Description	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	TOTAL
Revenues:													
Assessments	\$0	\$191,234	\$805,027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$996,262
Miscellaneous Income	\$410	\$375	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,035
Interest Income	\$243	\$243	\$264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$751
Total Revenues	\$653	\$191,853	\$805,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$998,048
Expenditures:													
Administrative													
Supervisors Fees	\$1,000	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600
FICA	\$61	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107
Engineer	\$984	\$2,115	\$158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,256
Attorney	\$1,026	\$2,282	\$2,079	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,387
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	\$5,715	\$5,715	\$5,715	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,145
Information Technology	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agreement	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$62	\$24	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133
Insurance	\$33,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,776
Printing and Binding	\$61	\$45	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$146
Newsletter	\$0	\$540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$540
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$25	\$24	\$80	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Administrative Contingency	\$38	\$574	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$644
Total Administrative	\$48,139	\$12,182	\$8,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,688

Remington
COMMUNITY DEVELOPMENT DISTRICT
Month by Month Income Statement

Description	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	TOTAL
<u>Maintenance</u>													
<u>Environmental</u>													
Lake Maintenance	\$1,265	\$1,265	\$1,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,795
<u>Utilities</u>													
Kissimmee Utility Authority	\$576	\$496	\$449	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,521
TOHO Water Authority	\$4,113	\$3,516	\$6,881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,511
Orlando Utilities Commission	\$1,353	\$1,375	\$1,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,113
Centurylink	\$762	\$497	\$229	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,488
Bright House	\$127	\$127	\$127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$381
<u>Roadways</u>													
Street Sweeping	\$1,270	\$1,270	\$635	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,175
Sidewalks	\$3,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,180
Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$0	\$157	\$635	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$792
<u>Common Area</u>													
Landscaping	\$23,500	\$23,500	\$23,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,500
Feature Lighting	\$1,448	\$397	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,845
Irrigation	\$226	\$534	\$191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$951
Trash Receptacles & Benches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plant Replacement & Bed Enhancements	\$296	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$296
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
<u>Recreation Center</u>													
Pool Maintenance	\$1,565	\$3,273	\$90	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,928
Pool Cleaning	\$600	\$600	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
Pool Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreational Center Cleaning	\$1,798	\$1,050	\$1,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,898
Recreational Center Repairs & Maintenance	\$3,383	\$0	\$1,124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,507
Pest Control	\$0	\$652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$652
<u>Security</u>													
Recreation Center Access	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Guard	\$22,437	\$21,960	\$19,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,354
Gate Repairs	\$220	\$310	\$1,387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,917
Guard House Cleaning	\$250	\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650
Guard House Repairs and Maintenance	\$320	\$478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$798
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	\$2,223	\$2,223	\$2,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,668
Total Maintenance	\$70,913	\$63,879	\$61,926	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196,718
<u>Other Sources & Uses</u>													
Transfer Out - Pavement Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$119,052	\$76,061	\$70,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265,406
Net Income/ (Loss)	(\$118,399)	\$115,792	\$735,249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$732,642

REMINGTON
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT

SERIES 2008-2, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATE:	4.00%	
MATURITY DATE:	5/1/2019	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	COVERED BY LETTER OF CREDIT	
BONDS OUTSTANDING - 9/30/13		\$3,035,000
LESS: PRINCIPAL PAYMENT 5/1/14		(\$455,000)
LESS: PRINCIPAL PAYMENT 5/1/15		(\$475,000)
LESS: PRINCIPAL PAYMENT 5/1/16		(\$495,000)
LESS: SPECIAL CALL 5/1/16		(\$5,000)
LESS: PRINCIPAL PAYMENT 5/1/17		(\$515,000)
LESS: PRINCIPAL PAYMENT 5/1/18		(\$535,000)
CURRENT BONDS OUTSTANDING		\$555,000

SECTION 3

*This item will be provided under
separate cover*