

*Remington Community  
Development District*

*Agenda*

*April 30, 2019*

# 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

April 23, 2019

Board of Supervisors  
Remington Community  
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, April 30, 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:

### **Board of Supervisors Meeting**

- I. Roll Call
- II. Modifications to Agenda
- III. Public Comment Period
- IV. Approval of Minutes of the March 26, 2019 Meeting
- V. Consideration of Resolution 2019-05 Electing an Assistant Secretary
- VI. Consideration of Resolution 2019-06 Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing
- VII. Review and Acceptance of the Draft Fiscal Year 2018 Audit Report
- VIII. Consideration of Proposal for Recreation Center Blinds with Berry Construction
- IX. Consideration of Proposals for Recreation Center Roof
  - A. Berry Construction, Inc. (2)
  - B. Steve Turbeville Roofing, Inc. (3)
- X. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    1. Approval of Check Register
    2. Balance Sheet and Income Statement
    3. Presentation of Arbitrage Rebate Calculation Report
    4. Field Manager's Report
    5. Security
- XI. Supervisor's Requests
- XII. Adjournment

### **Audit Committee Meeting**

1. Roll Call
2. Public Comment Period
3. Audit Services
  - A. Approval of Request for Proposals and Selection Criteria
  - B. Approval of Notice of Request for Proposals for Audit Services
  - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

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

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

The fourth order of business is the approval of minutes from the March 26, 2019 meeting. The minutes are enclosed for your review.

The fifth order of business is consideration of resolution 2019-05 electing an Assistant Secretary. A copy of the resolution is enclosed for your review.

The sixth order of business is the consideration of the Resolution 2019-05 approving the proposed budget for Fiscal Year 2020 and setting a public hearing. Once approved, the proposed budget will be forwarded to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The seventh order of business is review and acceptance of draft Fiscal Year 2018 audit report. A copy of the report is enclosed for your review.

The eighth order of business is consideration of proposal for recreation center blinds with Berry Construction. A copy of the proposal is enclosed for your review.

The ninth order of business is consideration of proposals for the Recreation Center roof. Section A are the proposals with Berry Construction, Inc., and Section B are three proposals with Steve Turbeville Roofing, Inc. All of the proposals are enclosed for your review.

The tenth order of business is the Staff Reports. Section C is the District Manager's Report. Section 1 includes the check register being submitted for approval and Section 2 is the balance sheet and income statement for your review. Section 3 is the presentation of the arbitrage rebate calculation report. A copy of the report is enclosed for your review. Section 4 is the Field Manager's Report that will update you on the status of any field or maintenance issues around the community. The Field Manager's Report will be provided under separate cover. Section 5 is the security report from Universal Protection Services.

Following the adjournment of the Board of Supervisor's meeting, there will be a meeting of the Audit Committee to approve the Request for Proposals and selection criteria and the notice of RFP for auditing services. Enclosed for your review are copies of the RFP, selection criteria, and RFP notice.

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 Showe  
District Manager

Cc: Scott Clark, District Counsel  
Mark Vincutonis, District Engineer  
Darrin Mossing, GMS

**BOARD OF SUPERVISORS  
MEETING**

# MINUTES

MINUTES OF MEETING  
REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, March 26, 2019 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
Tim Mehrlich	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Mark Vincutonis	District Engineer
Alan Scheerer	Field Manager
Eric Luciano	UPS
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: I have none.

**THIRD ORDER OF BUSINESS**

**Public Comment Period**

Mr. Brown: Larry, keep your comments to three minutes.

Larry Hurley, Keswick Court: I wanted to ask the Board's permission to put our banners up for the yard sale a week in advance of April 13<sup>th</sup>. We will take them down by the 14<sup>th</sup>, including the arrows. I wanted to ask Alan about the crew that picks up trash.

Mr. Scheerer: REW?

Mr. Hurley: Yes, REW. The stuff they pick off of the ground, does it include those big shells from the Palm trees? I noticed they are starting to collect. I don't see how they mow the lawn when they are still there, but there are some near the intersection of Knightsbridge and Remington Boulevards. So, I don't know whether the new guys that are doing the pickup, know they are supposed to pick those up because the other guy used to pick them up.

Mr. Scheerer: I will talk to them on Friday.

Mr. Hurley: So, do I have your permission for the sign? That's all I have for this week.

Mr. Brown: Yes, we don't need a motion for that, do we?

Mr. Showe: I think as long as there is consensus of the Board, you approved it.

Mr. Brown: Is there anyone else? If not, we will close the public comment period.

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

#### **Organizational Matters**

##### **A. Discussion of Board Vacancy and Review of Letters of Interest**

Mr. Showe: I forwarded to the Board notices of interest we received from Ms. Zaresk, Mr. Benson-Valdes, Mr. Perillo, and Mr. Mehrlich. All four are here if you want to ask questions or however you want to proceed. It's at the Board's pleasure in terms of filling that vacant seat should you choose to do so.

Mr. Brown: After reading the letters, does anyone have any questions or do we want each person to have three minutes to plead their case?

Mr. Thilburg: That's fine with me.

Mr. Soukup: I think we should give each person three minutes.

Mr. Brown: We will go in the order that we have the letters in the agenda. First is Ms. Zaresk.

Ms. Zaresk: As all of you know, I sat on the Board before as a result of a vacancy. I asked to be part of the Board and it was accepted. I enjoyed serving on the Board very much and I take a big interest in all of Remington. You see me walking up and down the road, not just in my neighborhood. Again, I'm interested and I think it's important for everybody who lives in Remington to understand what this particular body does and how they go about doing this job. I'm more than happy to be a part of the Board should you so decide. Thank you.

Mr. Brown: Mr. Benson-Valdes is next.



Mr. Benson-Valdes: I've been a part of Remington since 2011. I have been an executive for 20 plus years or so, currently working for Florida Hospital AdventHealth. My brother was voted into this seat and I'm interested in continuing his desire to serve.

Mr. Brown: Thank you. Mr. Perillo?

Mr. Perillo: I have lived in Remington since September 2001. I previously served on the Board from May 3, 2010 to October 2018. I have two things that I am really proud of. One was solving the entrance problem off of Partin Settlement Road into Remington where the traffic was backing up to the election office because it was restricted to one lane. The Board said that it was costing too much money to expand the road because they thought a power box had to be moved. I contacted a couple of different agencies and found out that the power box did not have to be removed. The road had to be 10 feet from the box and it worked out perfectly. So, I asked the District Engineer to look at it and showed him how far we would widen the road. That was completed and now there's no problem at all with that road. My second accomplishment wasn't a big one, but residents from Club Villas came to the Board complaining that our pool was not locked at night. The light was off and there was a sign saying, "No Swimming at Night," but people were still using the pool so I brought a resolution to the Board to have security lock the pool gate every day at sundown. That gate had a lock on it and we would unlock it at 9:00 a.m. We got that passed with a 3/2 vote. My main reason for locking the pool was because you never know what the community's children are going to do at night. It is now locked every night. Thank you.

Mr. Brown: Thank you. Mr. Mehrlich?

Mr. Mehrlich: Hey guys. I have lived here since 1997. I think we contracted in 1996. We moved here when the community had a lot of dirt and very small trees. I have a lot of heart and soul in the community. I moved here to stay here and I have a lot of concern about the community. I am a licensed real estate agent and a Community Association Manager. We have a local real estate office in St. Cloud called Mehrlich Properties. My wife is a broker and I managed restaurants in the area for 15 years. After that, I worked in the corporate world with the distribution of foods to restaurants. Now I do what my wife asks me to do, I'm kind of a handyman. They do a lot of property management so I'm aware of what's going on. I understand the CDD and agree with almost everything that is said, but I do feel like if someone has an opposing opinion, it needs to be brought up in a nice way or in a way that would state an opinion, not to create an argument like a fight or getting unruly. That's all I have to say.

Mr. Brown: Thank you. Does anyone have any questions?

Mr. Soukup: Have we ever been in a situation where we had multiple people running for one seat?

Mr. Brown: No, we went for months-and-months without anyone and then we would get one person.

**B. Appointment of Individual to Fulfill the Board Vacancy in Seat 3 with a Term Ending November 2022**

Mr. Clark: The easiest way to handle this process in my experience is for someone to make a motion to nominate, see if you have a second and if it passes. If it doesn't, then move to someone else. It is difficult to cast ballots with four Board Members and it becomes cumbersome.

Mr. Brown: Is it easier to do that than to go through a straw vote?

Mr. Clark: Yes.

Mr. Brown: It is difficult when you have four people that are qualified.

Mr. Clark: Correct, it's the opposite of the usual situation.

Mr. Brown: I will put this out there too. There is the option if you don't want to make a decision to wait until next month, and you can consider it for a month.

Mr. Clark: That is an option as well.

Mr. Brown: We haven't done that in the past. When we just had one person, we went another month, even though we liked them to see if someone else was interested and no one ever was.

Mr. Soukup: Will you give the Board Members time to review and decide?

Mr. Brown: Yes, we haven't really talked to them but we have their resumes. I don't know after hearing them if that makes a difference if you say, "Okay, now that I've actually heard people, I might want to think about it or contact them because they are not on the Board."

Ms. Kirk: Do you mean contact someone else?

Mr. Brown: No, I mean if during the month, if you wanted to talk to them because they are not on the Board you could talk to them.

Mr. Clark: It does not violate the Sunshine Law for you to talk to them, but if someone feels strongly, someone could make a motion or wait until next month.

Mr. Soukup: It's a tough choice, obviously. We have four very good candidates.

Mr. Thilburg: Since we have all four candidates here, it is my opinion that the Board should have a closed vote. Do you understand what I'm saying?

Mr. Showe: I understand, but unfortunately this is an open meeting and does not qualify for the Board having a closed session. There are certain circumstances.

Mr. Thilburg: I've never had multiple candidates and having to make a decision, but that's the way it is.

Mr. Brown: I will tell you where my feelings are on this and maybe I'll make a motion that even though I like serving with Sal and Pam, I'm inclined to nominate someone that hasn't been on the Board. The other two people lost their elections. That's not saying anything bad about them.

Mr. Soukup: No, I agree.

Mr. Brown: We've had problems in the past with the same people serving on the Board and we had some turnover. I think it's good to have new people on here. So, I'm inclined to move that way.

Mr. Thilburg: Since I know two of the candidates, personally and work with them, I spoke with members in the community. Based on that, I kind of agree in the direction you are going.

Mr. Brown: I am going to nominate Mr. Mehrlich because he's applied before. I think we chose Pam at the time instead of him.

On MOTION by Mr. Brown seconded by Mr. Thilburg with all in favor the appointment of Mr. Tim Mehrlich to Fulfill the Board Vacancy in Seat #3 with a term ending November 2022, was approved.

Mr. Brown: To everyone else, please don't take that as a refusal because it's not in the least.

Ms. Zaresk: I'm delighted that you elected someone from Park Villas because there hasn't been one on the Board for some time.

**C. Administration of Oaths of Office to Newly Appointed Supervisor**

*Mr. Showe, a Notary Public of the State of Florida and duly authorized, administered the Oath of Office to Mr. Mehrlich.*

Mr. Showe: I will notarize the Oath after the meeting. You received an information sheet. Please complete that before you leave tonight so we have all of your contact information. You also received Form 1: Statement of Financial Interests. You are required to complete this and return it to the Supervisor of Elections in Osceola County within 30 days from today. We recommend when you turn it in, you either get a stamped copy or something that shows you turned it in. There are potential fines and they have gotten a little more aggressive about levying those fines. We just want you to be protected.

Mr. Soukup: You have to do that every year.

Mr. Showe: Correct, and they will mail it to you after the first time.

Mr. Brown: It's generally in June, isn't it?

Mr. Showe: Yes. Behind that is Form 1F, which is a Final Statement of Financial Interests. You don't need to complete this now, but in the event, you left the Board, you must complete one of these at the end of your term. We just give it to you now for reference so if you ever need it, you have it. They will typically send one to you as well. The CDD is a Government, just like a City or County, so you are now a public official of the State of Florida, which means you are governed by the Sunshine Law, Public Records Laws and Ethics Laws applicable to Government officials. With the Sunshine Law, as a Board Member, you are also available to receive \$200 worth of compensation per meeting under the Florida Statutes. So, to receive that, we have W-4 and I-9 Forms for you to complete. That doesn't need to be done today. You can bring it to the next meeting and we will process the payroll. It's like receiving a paycheck. The final item is the Florida Commission on Ethics Guide to the Sunshine Amendment. As a publicly elected official now, you are held to the Government and Sunshine standards, which means you can't speak to any other Board Members about something that might reasonably come before the Board for a vote. You will notice emails from our office. If it's to other Board Members, it will say, "Please Do Not Reply to All" on it because you can inadvertently start conversations that way. Also, you are not required to keep any records from any of these meetings. That's our job as District Manager, but if you do keep them we always recommend you keep them in a separate file. That also pertains to emails, text messages, etc. Any of that is subject to the public records law, but if you have them separate if you have a public records request it won't be comingled with your personal files. A lot of Boards are now setting up a separate email with your name followed by name of the CDD. You could direct all residents there and that way, it's all in one spot. Do you have anything else Scott?

Mr. Clark: One of the things that's been an issue recently in some of the media regarding the Sunshine Law, is when you start putting posts on social media. Because your audience is endless, other Supervisors could pick it up and read it if they are on the same platform so I always discourage Supervisors from putting CDD issues out on social media.

Mr. Showe: With social media such as NextDoor or any of those sites, we try to refrain from having a Board Member involved because it's easy to start conversations there.

Mr. Mehrlich: Okay, I stay off of social media for the most part anyhow.

Mr. Showe: Do you have any questions?

Mr. Mehrlich: No.

Mr. Showe: I will talk to you after the meeting to go over some items.

Ms. Kirk: Is this going to be standard policy to get someone new, if people have been on the Board for a long time?

Mr. Showe: There's no real standard policy.

Ms. Kirk: You said that's why you nominated him, Ken, because everybody else had been on the Board before so is this going to be a standard thing that you want the next time that a seat is available?

Mr. Brown: No, I wouldn't think so.

Mr. Clark: Every other decision is fresh so that's the best policy for tonight, but future Board can make whatever guidelines it wants to use.

**D. Consideration of Resolution 2019-04 Electing Assistant Secretary**

Mr. Showe: We will include Mr. Mehrlich as an Assistant Secretary.

On MOTION by Mr. Soukup seconded by Ms. Kirk with all in favor electing Tim Mehrlich as Assistant Secretary and approving Resolution 2019-04.
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**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the February 26, 2019 Meeting**

Mr. Showe: Those have been provided in your agenda package. We can take any corrections at this time. If not, we need a motion.

On MOTION by Ms. Kirk seconded by Mr. Soukup with all in favor the minutes of the February 26, 2019 meeting were approved, as presented.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal for Updated Roadway Pavement Evaluation Report with Hanson, Walter & Associates, Inc.**

Mr. Showe: At the last meeting we asked Hanson, Walter & Associates, Inc. to provide us with a new roadway pavement management proposal to update that proposal so we can start looking at the future of the roads and what needs to be done. They provided that report and it's a time and materials of \$10,000.

Mr. Vincutonis: We anticipate using a golf cart to evaluate all of the roads and note the condition, whether it was repaved and the age. So, we are organizing them and coming up with cost estimates to repay the various communities.

Mr. Thilburg: What is the life expectancy?

Mr. Vincutonis: It depends on the traffic, but 12 to 18 years is a good rule of thumb.

Mr. Thilburg: Did they seal all of that to keep water from penetrating it?

Mr. Vincutonis: Nothing has been sealed that I'm aware of. You do have spacing between the bricks so water could always get in there. We have been using a product that tends to bind it together so it doesn't wash out.

Mr. Soukup: Are these listed by priority, as far as the way they are numbered?

Mr. Showe: Those are the speed humps. This is just a proposal to update the study, but when they do the study they will prioritize which roads need to be done first. It's a good time to do that as you start looking at your budget, but it probably won't impact the 2020 budget. As we look at the future, we want to make sure we are budgeting enough to cover any roadway improvements that need to be done.

Mr. Brown: I still have a copy of the plan, but I don't know if anybody on this Board, other than me has a copy of the original one.

Mr. Showe: I'm sure we have it somewhere.

Mr. Brown: We did the original one about 10 years ago.

Mr. Showe: It was completed in 2008 when you did the bond refinancing.

Mr. Brown: That was what we did when we refinanced the bonds because we had a road in Waters Edge that was failing so we had Hanson, Walter look at every single road and report on

how long they were going to last, when they were going to be paved and all of that. We used that when we refinanced the bonds and increased the assessment to put aside money for roads and as a guide on what we are going to do from year-to-year, such as paving.

Mr. Thilburg: Are we reaching a period of maturity where the roads deteriorate? In that assessment, are we projecting how long the road would last?

Mr. Brown: I think we have now paved all of them or is there still one left?

Mr. Showe: I think there are two or three roads left.

Mr. Vincutonis: Three need to be repaired.

Mr. Brown: Those are the next ones we have to do from that original plan. We are pretty much getting to the end of that and maybe we need to start projecting when we are going to have to start doing this again.

Mr. Showe: To address your concern Carl, when we started that plan, we did a few roads every couple of years so they did not all going to come up for repair or paving at the same time. They are spaced out so we have time to build the reserves and make sure we are not going to have \$3 million worth of repairs in one year.

Mr. Brown: They may come back and say, "You are not really going to have to do anything for five years."

Mr. Showe: Right.

Mr. Brown: At least we kind of know when we need to start.

Mr. Showe: Unless the Board has any other questions, I think it would be our recommendation to go ahead and approve that evaluation so we can at least have the information.

On MOTION by Mr. Soukup seconded by Mr. Thilburg with all in favor the proposal from Hanson, Walter & Associates, Inc. for an updated Roadway Pavement Evaluation Report in an amount up to \$10,000 for time and materials was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for Recreation Center Roof**

- A. Berry Construction, Inc.**
- B. Steve Turbeville Roofing, Inc.**

Mr. Showe: At the last meeting we were asked to bring back some proposals to look at the Recreation Center roof. I will have Alan present them.

Mr. Scheerer: You have two quotes in front of you. One is from Chet Berry outlining the work that is going to be done through Don Schmidt Roofing. One of the things that we are going to have to do prior to the roof being completed is to remove the gutters. That's not part of the proposal. We probably should look at replacing some gutters and adding more across the front for those that use the front door. Chet's proposal is for \$18,698. The second proposal is from Steve Turbeville Roofing for \$24,265. We have \$38,500 allocated in the budget for roof replacement costs for this year. I will try to answer any questions the Board may have.

Ms. Kirk: Is this the only roof that needs to be replaced this year?

Mr. Scheerer: Good question. It's not the only roof we own. I take it back. The guardhouses are okay.

Mr. Brown: I see that Steve Turbeville will provide the lien release when we pay, but we can't be liened. Can we?

Mr. Scheerer: I think we could.

Mr. Brown: We are a Government entity.

Mr. Clark: We will cover all of that in the contract.

Mr. Showe: We will have the attorney draft up a Small Project Agreement and it will answer all of those questions.

Mr. Scheerer: I don't know if everyone is familiar with Don Schmidt Roofing, but Jeff is their main guy who does all the pricing. So, when I called him, he said, "Alan, we already did a price for Chet." I don't see any increase whatsoever in the number that Jeff was going to give me. So, I think that Chet just reached out to him and he is just going to let Don Schmidt Roofing perform the work on behalf of the District. He is a local contractor here in St. Cloud. They have probably done over 1,000 roofs in total. Based on the dollar amount, I think we have extreme confidence and unless anybody has any questions, I recommend the Chet Berry proposal.

Mr. Thilburg: Did anybody look into a metal roof?

Mr. Scheerer: No. Do you want me to?

Mr. Thilburg: Yes, to see if there's a difference between shingle versus metal.

Mr. Scheerer: Are they allowed?

Mr. Mehrlich: Not by the HOA. That could be a problem for the HOA Board. We don't need the Board getting complaints from residents saying, "How come I can't have a metal roof when we put one on the Clubhouse."



Mr. Scheerer: Hopefully the shingles that are here are still manufactured.

Mr. Brown: So we are putting a new roof over the old one?

Mr. Scheerer: No, it's a complete strip. Obviously, if there is some damage to any plywood and decking, we would pay that. Don did my roof on my house after the hurricane.

Ms. Kirk: He did mine too.

Mr. Mehrlich: There is a consideration from the HOA to consider other roofing materials. There is a shingle that's solar.

Mr. Scheerer: I don't know anything about solar roofing shingles.

Mr. Perillo: The average life of a single roof is 25 years. In our area, if you get 15 years, you are lucky. The shingle roofs have an expected life of 50 years, but you have to grind the roof. So, we have to consider the price of a steel roof and the life of it with that type of shingle. I will evaluate it.

Mr. Scheerer: It's up to the Board.

Mr. Brown: I'm all for a metal roof too, but I think that we need to stick with what everybody has.

Mr. Thilburg: Right.

Mr. Brown: I don't know how the rest of the Board feels.

Mr. Mehrlich: I'm on the ARB and if we are going to put a metal roof on, we are going to receive all kinds of complaints.

Mr. Scheerer: It would look good.

Mr. Mehrlich: It would. You're right, it's not allowed in Remington. Not to answer for the Remington ARB, but it's being a good neighbor.

Mr. Hurley: We can stop you.

Mr. Mehrlich: Larry, you can point to me at the meeting.

Mr. Thilburg: I'm looking at it, based on what Sal said, but I don't know if there's a cost variable. All I know is that during hurricane season, the metal roofs on E. Lakeshore Drive were not damaged. There's nothing wrong with metal roofs. They don't need to be repaired. That's the only reason I'm bringing it up. I personally think it looks better. I wish our Community Center had a metal roof.

Mr. Mehrlich: There is a shingle that looks like metal that I'm actually going to present to the HOA. It has a 50-year life span.

Ms. Kirk: Did you get a price yet?

Mr. Mehrlich: It is more than asphalt, but it has a higher wind speed. It's not 100% approved.

Mr. Brown: Do you want to have Alan pursue that?

Mr. Thilburg: I just brought it up.

Mr. Brown: I'm okay with having Alan look at it before we sign.

Mr. Mehrlich: So we are tabling it for a month.

Mr. Brown: We don't have to approve the roof tonight.

Mr. Thilburg: Give us two options.

Mr. Scheerer: So you want a shingle option and a metal roof option?

Mr. Brown: Yes.

Mr. Mehrlich: I could give you the name of the product that looks like an architectural shingle, but its metal.

Mr. Perillo: I think on both types of roof, you should ask the builder for something in writing on the expected life and guarantee. He might guarantee that roof for about 35 years on the steel and maybe 10 years on the shingle.

Mr. Brown: I would like to know how often we will have to replace it.

Mr. Scheerer: I know it's not in the agenda, but since we are talking about this, I have been trying for the last couple of months to get some pricing from Osceola Window & Door to replace the main door. I was also looking at upgrading the windows to get rid of the single pane and put in double pane windows in anticipation of hurricane season. I haven't received anything from Osceola, but I received a proposal from Chet to replace the 6/8 door with an 18-wide door system. Basically, there would be nine windows on each side as opposed to the 30 windows that we currently have. There will be an all metal door, a French one to replace the current one. I'm also working with ACT to try to remove the striker plate solenoid that's in there so the actual solenoid that locks and unlocks with the key card is in the striker plate. We are going to be removing that and putting a door mounted one somewhere on that particular door. Wanda who is usually at these meetings has been dealing with kids trying to pop that door open. I think having a brand-new metal door and a different type of sound system, will help prevent kids and trespassers from doing that. I tried to get additional quotes, but this is the only one I have. If you want to hold off, we

can hold off and try to get something for next month. I just figured I would bring it to the Board since there was a question that Mr. Thilburg brought up at last month's meeting.

Mr. Thilburg: Is it going to be glass?

Mr. Scheerer: Yes. It would be 18 wide and probably tempered glass. I couldn't tell you what the thickness is. It's not a single pane.

Mr. Thilburg: Yes, but someone can punch a hole through it. Right?

Mr. Scheerer: Anybody can break a window. They can break easily if they really wanted to get in here. We have great cameras now.

Mr. Thilburg: The only reason I'm asking is they make these designer glasses that are 1 inch thick and you need a hammer to get through those. Are the electronics built into the door?

Mr. Scheerer: No. The electronics will run through the ceiling. It's all hollow up there. We can get to everything that's up there and we'll top mount the latch to the door just under the Exit light. All of that will be pre-drilled and fed through the attic.

Mr. Mehrlich: So there will be a magnetic plate at the top of the door where kids can't get to it.

Mr. Scheerer: Correct. It will be like the French doors. One half will be stationary that you can lock and unlock and then you will have another half that opens and closes. We should install a button to get out and a keycard to get in.

Mr. Thilburg: Okay.

Mr. Scheerer: We have them in another CDD in Orlando called Randal Park that has the same set up. They have a French door, single door, button to get out or a motion sensor, which is on all of their doors. They walk up, it sees you are there, demagnetizes it, lets you out and then after so many seconds it magnetizes.

Mr. Perillo: Why would we want to make that "break proof?" If somebody wants to break in here, they could come around back and flow the window out. These windows are made out of next to nothing.

Mr. Brown: When people are jimmying the door, they are not breaking it.

Mr. Scheerer: What they are doing is popping the door open to get access because they don't have a card. So that door as well as the southern door was original to the building so they must be upgraded.

Mr. Perillo: If you want to put it at the top of the door, they won't be able to jimmy it.

Mr. Brown: Correct. With the new one.

Resident (Not Identified): Since you are looking at improving the windows, put up some cheap drapes to block the sun.

Mr. Scheerer: We did.

Mr. Thilburg: Alan, since we haven't heard from Osceola Window & Door, I will make a motion.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the proposal from Berry Construction, Inc. to replace the Recreation Center doors and windows was approved.

Mr. Scheerer: I will get a price for metal shingles.

Mr. Mehrlich: It's a neat setup.

Mr. Scheerer: You need to show me some pictures.

Mr. Mehrlich: Yes. It looks just like the shingles. I will get them to the Board.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Clark: I will defer to Mark.

**B. Engineer**

**1. Discussion of Speed Humps**

Mr. Vincutonis: At the last meeting, the Board looked at comparisons between speed humps and pavers along the Boulevard. I provided a packet with some maps of a plan we generated, which were handed out to some contractors. We received one bid from Camcor to patch or replace a curb, setting pavers and fixing pavers for \$13,888. Subsequent to that, we received a bid from All Terrain. Their price was just over \$23,000. All Terrain has done work in the community before. We also received a proposal from Berry Construction, Inc. for \$10,380. The price difference between Berry Construction, Inc. and Camcor is that they are in the ballpark. Berry Construction, Inc. has done a lot work out here so it's at the Board's pleasure on who they award this contract to. Both companies are qualified. Berry has done a lot of work out here. That would be my recommendation.

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

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the proposal from Berry Construction, Inc. for speed hump repairs in the amount of \$10,380 was approved.

Mr. Vincutonis: That's all I have.

**C. District Manager's Report**

**1. Approval of Check Register**

Mr. Showe: In the General Fund we have Checks #5865 through #5890 for \$73,152.81 and February payroll for \$718.80, for a grand total of \$73,871.61.

On MOTION by Mr. Thilburg seconded by Ms. Kirk with all in favor the Check Register totaling \$73,871.61 was approved.

**2. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. It is for the Board's information. All of the account lines are falling in line so far with what we expect. Through March 11<sup>th</sup>, we are 92% collected on our assessments, so we are in great shape.

Ms. Kirk: There is an item for the trustee fee and our bond matures in May of 2019. Can you tell me whether that will go away after that?

Mr. Showe: Yes.

Ms. Kirk: What do they do for \$4,700?

Mr. Showe: They process all of the transactions and deal with the bonds.

Ms. Kirk: So it's just a fee.

Mr. Showe: Correct. It's like a fee you would pay your bank for processing your checking account. It's the same type of term, only it's for the bond service. The Trustee is hired when bonds are issued and they kind of just stay the Trustee through the life of the bonds.

Ms. Kirk: So after May, it's going away.

Mr. Showe: There will be no bonds, unless the Board chooses to issue one.

**3. Field Manager's Report**

Mr. Scheerer: The Amenity Center is in good shape. The cameras are working fine. We changed the air conditioning filters. It was mentioned at the last meeting that the lights in the Fitness Center were flickering so we replaced all of the tubes for the lighting and replaced them all with new LED lights. Now it is extremely bright in there at night. The pool is working well and so is the wading pool. The cameras are working. There were minor repairs to the gates. I noticed a little algae today that I didn't see last Friday, but I figured that's directly related to the warmer weather. I will get with Applied Aquatic to make sure they treat it. Where I noticed the algae is by the last Fitness Center station before you get to the Clubhouse. We still meet with REW on a weekly basis. Starting on April 1<sup>st</sup>, REW will go to weekly mowing. New annuals are scheduled for the end of April. We also have another application of pine straw. We are still working the numbers and the possibility of adding a tree in Windsor Park. REW has a new porter. Gino was the guy who worked here for a long time. He left and took a bunch of REW stuff with him so they have been working with a guy named Ritchie. Ritchie is working out of a pickup truck. We were also removed from the golf course. They didn't want us in there anymore so we had some negotiations with the golf course. John hired a new guy. His name is Jeff. He has been training since last Friday with Ritchie to learn the property. Larry, I will talk to him about the Palm trees as he gets acclimated to the community. REW has a trailer with all of their equipment in it. The golf course now says they can stage back in the golf course maintenance area instead of taking everything in and out, which is part of the problem they had. Jeff he's been here since last Friday. He seems like a nice enough guy. We will see. Hopefully it will work out, he will be happy and do a good job. The prior one did a good job, but unfortunately the way he left, didn't leave a good taste in everybody's mouth. I also approved some minor landscape improvements along Remington Boulevard. There's a plant down here probably on Hawk's Nest and Club Villas by the end of the wall by the lift station that we call, "Ugly Agnes," which is starting to deteriorate so we are pulling all of that out and sod it. We have some other improvements on Knightsbridge where some grass is missing. We are going to shorten some beds, pull some grasses out that are dead and add grasses in certain locations. The sidewalk grinding continues. We are getting ready to start a sidewalk replacement program. Hopefully that will get us through the rest of the year. We are still waiting on custom letters for Arden Place. Berry Construction installed an additional 12 "No Fishing" signs around the ponds. We have Internet for the camera system. We are close to having that completed. The problem that we are having right now is Partin Settlement Road has

no cable connections from Spectrum's point of connection to the guardhouse. So, they are going to have to run all new cable. So, we are working with Spectrum and our office to facilitate that. As soon as they get that done, we will bring Frank out and monitor and get it aerified. We will get that as an option at some point. We had our backflows tested. They are done annually, usually in February and March. Those were completed and they passed. At the last meeting, we talked about fish and mosquito fish. I reached out to Clarke Mosquito. They gave me a verbal price of around \$500 to set traps out here. When I did this report, I hadn't heard from Osceola County Mosquito Control. I received a call from them today. They are going to be out tomorrow and the next day, setting about six traps. They will leave those traps in place at no cost to the District for the remainder of the summer. Each week, they will pull the trap, take a look at the mosquitos, call me, send me a report on what kind of mosquitos we are having and if there's a problem or concern or something like that. They are going to place them around the wetland behind the Clubhouse, pool, baseball field, volleyball court and a couple of locations off of Knightsbridge. They are going to be set off in the woods somewhere so they can't be recognizable from the general public. They don't want people messing with the traps because there is dry ice in the turf. If anybody's touched dry ice it's not a very good feeling. We don't have to worry about Clarke's equipment so that's irrelevant in my opinion. We will let Osceola County Mosquito Control take a look at that problem for us.

Mr. Showe: Just a follow-up on what we talked about at the last meeting, Alan and I checked that gate over by the golf course. It is now closed with a lock on it.

Mr. Scheerer: It has a lock. We are going into budget season so if anybody has some projects or some things that they want to bring to my attention or get with Jason, it will be at the April meeting.

Mr. Showe: If you have any specific projects or something you want to see added to the budget next year, just let us know and we will try to build that in.

Mr. Scheerer: We are going to be looking at probably resurfacing the basketball court and some other odd and end projects around here as well.

Ms. Kirk: Have we found anything out about the walkie talkies, which would help tremendously?

Mr. Scheerer: No.

Mr. Showe: We had multiple conversations with the maintenance supervisor. They have not yet provided us any additional information.

Mr. Scheerer: He told us it would be an additional cost. They could provide that for us, but we haven't received any information as far as that cost goes. We talked about it. We would have to buy a frequency or something. He said he already had them so hopefully he will get us those numbers as soon as possible.

Mr. Showe: We will follow up.

Mr. Scheerer: One of the things that we are also looking at for the budget is Carl asked me a while ago, to estimate the addition of annuals and compare to communities that do not have annuals. As you know, we pay those annuals as part of the cost of REW. They are rotated quarterly so whatever we get, will increase our budget number times four. So, it's just something we are looking at and we will bring that back to the Board for consideration. If you want to do it, we can add the contract later on. We will be bringing that in 2023. That's all I have.

Mr. Brown: Just to be clear, mosquito traps for mosquito control don't keep down mosquitos. They are just a tracking device. So, in case people think they are going to trap a bunch of mosquitos, no. That's how they determine whether they need to come and spray.

Mr. Scheerer: Correct. It will also determine if you have some other type of virus that's a problem for the residents in the community. I didn't notice, but he said they set traps here before out here and I have no clue if they did. They didn't tell the CDD or maybe it was previous to GMS being here. No. The proposal is not to eliminate mosquitos. It's to identify and trap them.

Mr. Brown: What do you mean they got removed from the golf course?

Mr. Scheerer: There was a gentleman's agreement between REW and the golf course to allow REW to store a dumpster, keep their golf cart and some of their tools and equipment on golf course property. So, when Mark Farrow was here, he said, "I don't have a motor that will mow those hills along E. Lakeshore Boulevard, if you guys will handle that, you can keep your stuff here." Down to Earth is now the golf course provider. I think Kris Chambrot is the Golf Course Superintendent for Down to Earth. John came to me a month or so ago and said that he asked them to remove all of their equipment from back there. They no longer wanted it back there because there was a different person and they were concerned. So, I called Kris and he said, "Yeah, we just have some concerns. There has been some damage to our equipment. I had a long conversation with the Director of Golf for Down to Earth." So, John being John said, "The heck



with them. We will just pull our stuff out and they can mow their own lawn.” So, nothing has exchanged hands. It’s just, “You let us keep our stuff here, we will mow the hills. If you don’t want us here, fine we will move out and you can mow your own hills.” So that’s where it was. John approached me with this idea about a month ago as they were recruiting to replace the porter, so I reached back out to Kris and said, “We would like to partner with the golf course since we are all together. REW does a good job for the residents and the District and would consider letting them back in.” He said yes, but as opposed to storing their equipment in their covered area, John purchased an enclosed trailer and everything that belongs to REW is in the trailer parked in the back. If they need to take anything back, they would take the entire trailer with them. This way there are no accusations that they are hitting stuff or damaging anything. I’m assuming that John would go back to mowing the hill in lieu of storing their equipment trailer for the porter back there. There is no agreement with the CDD that we get space back. There was just a gentleman’s agreement that John worked out with Mark Farrow. I wasn’t angry.

Mr. Brown: I thought maybe he went on there and was picking stuff off on the golf course and they had them trespass or something.

Mr. Scheerer: No, supposedly there was some equipment that got damaged that they thought one of the new guys was coming to pick up the equipment. John has a short fuse sometimes because he called me, which was the right thing to do. I have a good relationship with Down to Earth Landscape Maintenance because we work with them in other Districts. So, I got a hold of JC at Down to Earth and he gave me Kris’ contact information. Kris and I chatted a couple of times and I think we got it all worked out. Hopefully it will benefit us again if things pick up and they keep it clean here.

Mr. Brown: Are there any other questions?

Mr. Perillo: I have two things. The golf course maintenance road gate has been locked for about a month. They put a new type of lock on it where you have to dial a code. I like the idea of you choosing new people to serve on the Board. You’ve been here about 20 years. When are you leaving?

Mr. Brown: Next time. It’s about that time.

#### **4. Security**

Mr. Luciano: This past month, the Partin Settlement Road Gate had 277 pages with 18,836 visitors versus the E. Lakeshore Boulevard Gate, which had 151 pages with 10,268 visitors. We had 100 tags, 5 tows and 5 repeat offenders.

Mr. Perillo: We had about 18,000 visitors at the gate. That comes to 600 people per night that don't have a tag.

Mr. Luciano: That is between Ubers, Lyfts, deliveries and people being dropped off by family members or friends.

Mr. Perillo: I know, but there are 600 people. I think we have to do something more to get the people to get a tag on their car. That's from 7:00 p.m. until 11:00 p.m. Then after that, you are going to get a small number.

Mr. Mehrlich: You fixed the road so I can get right through now.

Mr. Perillo: I know, because you have a tag. Why don't we try to do something to get the residents to put a tag on their car?

Mr. Brown: There are a lot of people coming through that gate in rentals because that is the side that has all of the short-term rentals.

Mr. Showe: You figure one out of three has a visitor every night.

Mr. Scheerer: Not to mention cut through traffic.

Mr. Brown: You give them those cards.

Mr. Showe: I can assure you they are still calling our office regularly to get it transferred.

Mr. Perillo: We should slow down and let them through the gate.

Mr. Brown: I was behind somebody last month and when they pulled up to the guardhouse, they rolled down the window and held out a bar code. I'm sure it was from a rental that someone just left them the bar code and said, "Use this to get in."

## **NINTH ORDER OF BUSINESS**

## **Supervisor's Requests**

Mr. Brown: Mr. Soukup?

Mr. Soukup: I don't have anything.

Mr. Brown: Mr. Mehrlich?

Mr. Mehrlich: I don't have anything. Thank you.

Mr. Brown: Ms. Kirk?

Ms. Kirk: I don't have anything.

Mr. Brown: Carl?

Mr. Thilburg: Yes. A couple of residents stopped me and asked about the sweeper. I called Alan and went around with my golf cart. The reason the sweeper didn't get there was because their trees are low enough and he has to go around them. I explained that to the homeowners that talked to me and I went through almost every community to see if there was either a car parked there when he comes or the trees are not trimmed. I explained that and they understood. I want to thank Alan for handling that.

Mr. Scheerer: Just so you know, we did get a quote for everybody in Remington by subdivision. The CDD took care of their part. We have to update the numbers, but if the HOA wants to take that information and use it, they can.

Mr. Brown: To lift every tree.

Mr. Scheerer: Yes, to lift every tree. We obtained a quote from Branch Tree Service. I actually think we received one from REW at the time and one from Enviro Tree Services. Every tree in every neighborhood is something we could revisit and try to get some updated numbers, but I don't know what we would do with the information.

Mr. Thilburg: Did the Master Association get any of that data?

Mr. Scheerer: I don't know.

Mr. Showe: I know we presented it at a Board Meeting.

Mr. Scheerer: We presented the information at a Board Meeting and I'm sure I can find it in an email.

Mr. Thilburg: One last thing. What about the flagpole?

Mr. Scheerer: We are still waiting.

Mr. Thilburg: Okay, I'm good.

Mr. Brown: Did you see if there was a place left on the Partin Settlement side?

Mr. Scheerer: The only place I could see doing the flagpole is either right behind the column of the wall in the median or in the open space in front of the flowers on the right side as you come in. There is a nice triangle with sod. We might be able to put something there. We can't put it where we want to because of the proximity to overhead wires.

Mr. Brown: So if we backed it up somewhere else, would we have to do one like out in Narcoossee?

Mr. Scheerer: The antenna one?

Mr. Brown: Yes.

Mr. Scheerer: I don't know. That's a tough spot. There are a lot of utilities in that area. Maybe we should move it to the guardhouse.

Mr. Brown: That wouldn't be a bad idea.

Mr. Scheerer: We have some space behind the guardhouse. I don't think we will need a big footer if we go 20 feet.

Mr. Thilburg: It would be good to have one by the guardhouse.

Mr. Scheerer: You can put it right behind the guardhouse. There is an island that triangles in the back. That might be a stop for a good 20-foot flagpole with a solar disk on top. We can look at that as well.

Mr. Thilburg: Can you look into that?

Mr. Scheerer: Of course.

Mr. Thilburg: Thank you.

Mr. Brown: The only issue would be if there are utilities.

Mr. Scheerer: I know the sewer runs that way because when they built that guardhouse, I'm pretty sure the cleanout that's back there, ties into the sewer connection over by Oakview or Somerset. Obviously, we have to do locates first. We will reach out to them. Have them come out and tell them that we are considering a flagpole in this location and have them locate everything. They can paint it all and we will see what we have.

Mr. Brown: Okay.

Mr. Hurley: The signs that we worked out together between the HOA and CDD that we want to post, "*No Blocking the Driveway or Parking on the Grass*" so that homeowners can be fined, those signs are going to be made. The HOA Board is going to be discussing whether we put up. I think one of the options we have is to pay the CDD to put them up so if we could get a quote, I will tell Alan how many signs we need to get.

Mr. Scheerer: The size of the pole?

Mr. Hurley: Yes. We updated our documents, which was a requirement before we could put those signs up. The Board is supposed to be decide on the number of signs.

Mr. Brown: Okay. Sal?

Mr. Perillo: I'm confused with the sweeper. Do we have a company that comes through every other week?

Mr. Scheerer: Yes.

Mr. Perillo: I don't see him at all in the Villas. I think it's because he can't get under the trees as the Pine trees were not trimmed.

Mr. Scheerer: I don't think they go through the Villas.

Mr. Perillo: They go through the Villas twice a year, but I don't see them because there are a ton of weeds going down by my area that doesn't get cleaned up.

Mr. Thilburg: He came through last week.

Mr. Showe: If there's a question, the truck has GPS and Alan gets reports.

Mr. Perillo: How often do you see them?

Ms. Zaresk: Every couple of weeks. This is something we talked about at a lot of meetings. The problem was when they were coming through, they weren't coming through slowly enough. The last few times I've seen them, they slowed it down, but they are really doing their thing.

Mr. Perillo: He needs to come down the cul-de-sac.

Ms. Zaresk: He does.

Mr. Perillo: I think he makes a U-Turn before the cul-de sac.

Mr. Brown: I just want to say that the place looks good. REW is still doing a good job.

Mr. Scheerer: I ran into Pam the other day when I was resetting the timer for the lights. There are several landscape lights that no longer have landscaping because of Palm trees that died over the years. So, I'm in the process of pricing to remove a lot of those lights and switching over to some LED lights for uplighting. We are not there yet. We are working on it. It will probably be a 2020 budget number. There are some Ligustrums out there, the big mushroom like trees, on each side. Some of them have died. We are going to remove all of the compact florescent lights and repurpose the lights and put them in different locations so they have a purpose now.

Mr. Hurley: Will you have some at the gate as well?

Mr. Scheerer: On either side of E. Lakeshore Drive and at Partin Settlement. We changed all of the single 13-watt compact florescent to a 15 watt LED fixture.

Mr. Hurley: They are really bright.

Mr. Scheerer: It does a good job. We are working on it and are putting quotes together.

Mr. Hurley: Speaking of trees, in our latest update of the HOA documents, we lifted the requirement over the street from 10 feet to 14 feet. Some of the trees aren't even that tall, but over

the sidewalk, it's still 8 feet. However, trying to get people to do it is another question. At least we've gotten closer to what the garbage trucks want, which is 16 feet.

Mr. Scheerer: We do 15 feet.

Mr. Perillo: We have 15 foot ones in the Villas.

Mr. Scheerer: That's a great place to be.

**TENTH 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

**RESOLUTION 2019-05**

**A RESOLUTION OF THE REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT ELECTING AN ASSISTANT  
SECRETARY OF THE BOARD OF SUPERVISORS**

**WHEREAS**, the Board of Supervisors of the Remington Community District desires to elect \_\_\_\_\_ as an Assistant Secretary.

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

1. \_\_\_\_\_ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 30<sup>th</sup> day of April, 2019.

**ATTEST:**

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_



# SECTION VI

**RESOLUTION 2019-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Remington Community Development District (“**District**”) prior to June 15, 2019, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: July 30, 2019

HOUR: 6:00 p.m.

LOCATION: Remington Recreation Center  
2651 Remington Blvd.  
Kissimmee, FL 34744

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

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

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

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

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

**PASSED AND ADOPTED THIS 30<sup>th</sup> DAY OF APRIL, 2019.**

ATTEST:

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

# Remington

*Community Development District*



## Proposed Budget Fiscal Year 2020

Presented by:



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**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND BUDGET  
Fiscal Year 2020**

DESCRIPTION	ADOPTED BUDGET FY 2019	ACTUAL THRU 3/31/19	PROJECTED NEXT 6 MONTHS	TOTAL AS OF 9/30/19	PROPOSED BUDGET FY 2020
<b>REVENUES</b>					
Maintenance Assessment	\$ 1,137,222	\$ 1,052,533	\$ 84,689	\$ 1,137,222	\$ 1,137,222
Miscellaneous Income	\$ 5,000	\$ 2,005	\$ 2,000	\$ 4,005	\$ 5,000
Interest Income	\$ 1,900	\$ 1,554	\$ 1,500	\$ 3,054	\$ 1,900
<b>TOTAL REVENUES</b>	<b>\$ 1,144,122</b>	<b>\$1,056,091</b>	<b>\$ 88,189</b>	<b>\$ 1,144,281</b>	<b>\$ 1,144,122</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Supervisors Fees	\$ 12,000	\$ 5,000	\$ 6,000	\$ 11,000	\$ 12,000
FICA	\$ 918	\$ 367	\$ 459	\$ 826	\$ 918
Engineer	\$ 10,000	\$ 6,586	\$ 6,414	\$ 13,000	\$ 10,000
Attorney	\$ 30,000	\$ 12,030	\$ 7,200	\$ 19,230	\$ 30,000
Annual Audit	\$ 3,715	\$ -	\$ 3,715	\$ 3,715	\$ 3,715
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Property Appraiser Fee	\$ 1,000	\$ 586	\$ -	\$ 586	\$ 1,000
Management Fees	\$ 68,580	\$ 34,290	\$ 34,290	\$ 68,580	\$ 68,580
Information Technology	\$ 1,600	\$ 3,300	\$ 800	\$ 4,100	\$ 1,600
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -	\$ -
Dissemination Agreement	\$ 1,000	\$ 500	\$ 500	\$ 1,000	\$ -
Arbitrage Rebate	\$ 450	\$ 450	\$ -	\$ 450	\$ -
Telephone	\$ 200	\$ -	\$ 100	\$ 100	\$ 200
Postage	\$ 1,000	\$ 266	\$ 434	\$ 700	\$ 1,000
Insurance	\$ 40,725	\$ 33,776	\$ -	\$ 33,776	\$ 35,500
Printing and Binding	\$ 1,500	\$ 307	\$ 443	\$ 750	\$ 1,500
Newsletter	\$ 3,300	\$ 1,620	\$ 1,620	\$ 3,241	\$ 3,300
Legal Advertising	\$ 1,500	\$ 630	\$ 870	\$ 1,500	\$ 1,500
Office Supplies	\$ 500	\$ 199	\$ 201	\$ 400	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 500	\$ 644	\$ 230	\$ 874	\$ 750
<b>SUBTOTAL ADMINISTRATIVE</b>	<b>\$ 188,163</b>	<b>\$ 105,727</b>	<b>\$ 63,276</b>	<b>\$ 169,003</b>	<b>\$ 177,238</b>
<i>Operations and Maintenance</i>					
<b>Environmental</b>					
Lake Maintenance	\$ 18,200	\$ 7,590	\$ 7,590	\$ 15,180	\$ 18,200
<b>Utilities</b>					
Kissimmee Utility Authority	\$ 8,500	\$ 3,135	\$ 3,365	\$ 6,500	\$ 8,500
Toho Water Authority	\$ 70,000	\$ 30,349	\$ 34,651	\$ 65,000	\$ 70,000
Orlando Utilities Commission	\$ 20,500	\$ 7,993	\$ 8,007	\$ 16,000	\$ 20,500
CenturyLink	\$ 7,000	\$ 3,245	\$ 3,255	\$ 6,500	\$ 7,000
Bright House Network	\$ 1,600	\$ 761	\$ 761	\$ 1,523	\$ 1,600
<b>Roadways</b>					
Street Sweeping	\$ 17,250	\$ 5,715	\$ 6,985	\$ 12,700	\$ 17,250
Sidewalks/Roadways	\$ -	\$ 3,595	\$ -	\$ 3,595	\$ -
Drainage	\$ 5,000	\$ 3,450	\$ 1,550	\$ 5,000	\$ 5,000
Signage	\$ 5,000	\$ 3,435	\$ 2,600	\$ 6,035	\$ 5,000
<b>Common Area</b>					
Landscaping	\$ 280,000	\$ 144,100	\$ 141,000	\$ 285,100	\$ 282,000
Feature Lighting	\$ 3,000	\$ 3,660	\$ -	\$ 3,660	\$ 3,000
Irrigation	\$ 20,000	\$ 2,874	\$ 3,126	\$ 6,000	\$ 20,000
Trash Receptacles & Benches	\$ 5,000	\$ 315	\$ 1,185	\$ 1,500	\$ 5,000
Plant Replacement and Bed Enhancements	\$ 10,000	\$ 296	\$ 2,204	\$ 2,500	\$ 15,000
Miscellaneous Common Area Services	\$ 10,000	\$ 8,750	\$ 1,250	\$ 10,000	\$ 10,000
Soccer/Ball Field Maintenance	\$ 1,000	\$ 175	\$ 325	\$ 500	\$ 1,000
<b>Recreation Center</b>					
Pool Maintenance	\$ 20,000	\$ 8,697	\$ 7,303	\$ 16,000	\$ 20,000
Pool Cleaning	\$ 8,000	\$ 3,600	\$ 3,600	\$ 7,200	\$ 8,000
Pool Permits	\$ 550	\$ -	\$ 525	\$ 525	\$ 550
Recreation Center Cleaning	\$ 15,000	\$ 7,842	\$ 7,158	\$ 15,000	\$ 15,000
Recreation Center Repairs & Maintenance	\$ 10,000	\$ 5,862	\$ 4,138	\$ 10,000	\$ 10,000
Pest Control	\$ 700	\$ 652	\$ -	\$ 652	\$ 700
<b>SUBTOTAL MAINTENANCE</b>	<b>\$ 536,300</b>	<b>\$ 256,090</b>	<b>\$ 240,579</b>	<b>\$ 496,669</b>	<b>\$ 543,300</b>

**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND BUDGET  
Fiscal Year 2020**

DESCRIPTION	ADOPTED BUDGET FY 2019	ACTUAL THRU 3/31/19	PROJECTED NEXT 6 MONTHS	TOTAL AS OF 9/30/19	PROPOSED BUDGET FY 2020
<b>Security</b>					
Recreation Center Access	\$ 4,000	\$ 2,341	\$ 1,659	\$ 4,000	\$ 4,000
Security Guard	\$ 275,500	\$ 127,639	\$ 127,641	\$ 255,280	\$ 275,500
Gate Repairs	\$ 11,000	\$ 2,948	\$ 3,052	\$ 6,000	\$ 11,000
Guard House Cleaning	\$ 3,300	\$ 1,300	\$ 1,300	\$ 2,600	\$ 3,300
Guard House Repairs and Maintenance	\$ 4,500	\$ 1,656	\$ 1,344	\$ 3,000	\$ 4,500
Gate Maintenance Agreement	\$ 1,100	\$ 1,100	-	\$ 1,100	\$ 1,100
<b>Other</b>					
Contingency	\$ 500	-	\$ 250	\$ 250	\$ 500
Field Management Services	\$ 26,671	\$ 13,335	\$ 13,335	\$ 26,671	\$ 26,671
<b>SUBTOTAL MAINTENANCE</b>	<b>\$ 326,571</b>	<b>\$ 150,319</b>	<b>\$ 148,582</b>	<b>\$ 298,901</b>	<b>\$ 326,571</b>
<b>TOTAL MAINTENANCE</b>	<b>\$ 862,871</b>	<b>\$ 406,410</b>	<b>\$ 389,161</b>	<b>\$ 795,571</b>	<b>\$ 869,871</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,051,034</b>	<b>\$ 512,137</b>	<b>\$ 452,437</b>	<b>\$ 964,574</b>	<b>\$ 1,047,109</b>
<b>Other Sources/ (Uses)</b>					
Transfer Out - Pavement Management	\$ (93,088)	\$ (93,088)	-	\$ (93,088)	\$ (97,013)
Transfer Out - Capital Projects	-	-	-	-	\$ (110,188)
<b>SUBTOTAL OTHER SOURCES/(USES)</b>	<b>\$ (93,088)</b>	<b>\$ (93,088)</b>	<b>-</b>	<b>\$ (93,088)</b>	<b>\$ (207,201)</b>
<b>TOTAL EXPENDITURES / OTHER SOURCES/(USES)</b>	<b>\$ 1,144,122</b>	<b>\$ 605,225</b>	<b>\$ 452,437</b>	<b>\$ 1,057,662</b>	<b>\$ 1,254,310</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$ (0)</b>	<b>\$ 450,867</b>	<b>\$ (364,248)</b>	<b>\$ 86,619</b>	<b>\$ (110,187)</b>
<b>BEGINNING FUND BALANCE</b>	<b>\$ -</b>	<b>\$ 285,346</b>	<b>-</b>	<b>\$ (86,619)</b>	<b>\$ 110,188</b>
<b>ENDING FUND BALANCE</b>	<b>\$ (0)</b>	<b>\$ 736,212</b>	<b>\$ (364,248)</b>	<b>\$ 371,965</b>	<b>\$ 0</b>

\*Less 1st Quarter Operating

	FY 2019	FY 2020
Net Assessments	\$ 1,137,222	\$ 1,137,222
Add: Discounts & Collections	\$ 72,589	\$ 72,589
Gross Assessments	\$ 1,209,811	\$ 1,209,811
	1,783	1,783
	\$ 678.53	\$ 678.53

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

**REVENUES**

**Maintenance Assessment**

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

**Interest Income**

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

**Miscellaneous Income**

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

**EXPENDITURES - Administrative**

**Supervisors Fees**

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

**FICA Expense**

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

**Engineering**

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

**Attorney**

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

**Annual Audit**

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

**Assessment Administration**

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

**Property Appraiser Fee**

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



**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

**Management Fees**

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

**Information Technology**

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

**Telephone**

The District incurs charges for telephone and facsimile services.

**Postage**

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

**Insurance**

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

**Printing and Binding**

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

**Newsletter**

The District incurs charges for delivering of the community newsletter.

**Legal Advertising**

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

**Office Supplies**

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

**Dues, Licenses, & Subscriptions**

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

**Administrative Contingency**

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

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

<b>EXPENDITURES – Operations and Maintenance</b>
--

**ENVIRONMENTAL**

**Lake Maintenance**

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

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

**UTILITIES**

**Kissimmee Utility Authority**

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

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

**Toho Water Authority**

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

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

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

**Orlando Utilities Commission**

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

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

**Centurylink**

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

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

**Bright House Network**

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

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

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

**ROADWAYS**

**Street Sweeping**

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

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

**Drainage**

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

**Signage**

Unscheduled maintenance of signage consists of cleaning and general maintenance

**COMMON AREA**

**Landscaping**

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

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

**Feature Lighting**

Unscheduled maintenance consists of replacing damaged fixtures or inoperable fixtures.

**Irrigation**

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

**Trash Receptacles & Benches**

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

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

**Plant Replacement & Bed Enhancements**

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

**Miscellaneous Common Area Services**

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

**Soccer/Ball Field Maintenance**

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

**RECREATION CENTER**

**Pool Maintenance**

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

**Pool Cleaning**

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

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

**Pool Permits**

Permit fees for required occupational and pool permits.

**Recreation Center Cleaning**

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

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

**Recreation Center Repairs & Maintenance**

Unscheduled maintenance consists of repairs and replacement of damaged areas.

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

**Pest Control**

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

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

**SECURITY**

**Recreation Center Access**

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

**Security Guard**

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

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

**Gate Repairs (Front and Back Access)**

Unscheduled maintenance consists of repairing damages.

**Guard House Cleaning**

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

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

**Guard House Repairs & Maintenance**

Unscheduled maintenance consists of repairs and replacement of damaged areas.

**Gate Maintenance Agreement**

Agreement for managing access control system.

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2020*

**OTHER**

**Contingency**

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

**Field Management Services**

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

**Transfer Out - Pavement Management/Capital Projects**

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

**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

**PAVEMENT MANAGEMENT BUDGET  
Fiscal Year 2020**

DESCRIPTION	ADOPTED BUDGET FY 2019	ACTUAL THRU 3/31/19	PROJECTED NEXT 6 MONTHS	TOTAL AS OF 9/30/19	PROPOSED BUDGET FY 2020
<b>REVENUES:</b>					
FUND BALANCE	\$ 960,493	\$ 960,797	\$ -	\$ 960,797	\$ 1,112,297
TRANSFER IN	\$ 150,000	\$ 93,088	\$ 56,912	\$ 150,000	\$ 97,013
INTEREST INCOME	\$ 500	\$ 789	\$ 711	\$ 1,500	\$ 500
<b>TOTAL REVENUES</b>	<b>\$ 1,110,993</b>	<b>\$ 1,054,674</b>	<b>\$ 57,623</b>	<b>\$ 1,112,297</b>	<b>\$ 1,209,810</b>
<b>EXPENSES:</b>					
CAPITAL OUTLAY - ENGINEERING	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY - CONTINGENCY	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY - ROADWAY IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS REVENUES(EXPENDITURES)</b>	<b>\$ 1,110,993</b>	<b>\$ 1,054,674</b>	<b>\$ 57,623</b>	<b>\$ 1,112,297</b>	<b>\$ 1,209,810</b>



**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

**CAPITAL PROJECTS BUDGET  
Fiscal Year 2020**

DESCRIPTION	ADOPTED BUDGET FY 2019	ACTUAL THRU 3/31/19	PROJECTED NEXT 6 MONTHS	TOTAL AS OF 9/30/19	PROPOSED BUDGET FY 2020
<b>REVENUES:</b>					
FUND BALANCE	\$ 297,086	\$ 207,676	\$ -	\$ 207,676	\$ 172,054
TRANSFER IN	\$ 148,576	\$ -	\$ 152,677	\$ 152,677	\$ 110,188
INTEREST INCOME	\$ 100	\$ 30	\$ 30	\$ 60	\$ 100
<b>TOTAL REVENUES</b>	<b>\$ 445,762</b>	<b>\$ 207,706</b>	<b>\$ 152,707</b>	<b>\$ 360,413</b>	<b>\$ 282,341</b>
<b>EXPENSES:</b>					
CAPITAL OUTLAY - CONTINGENCY	\$ -	\$ 16,242	\$ -	\$ 16,242	\$ -
CAPITAL OUTLAY - FITNESS EQUIPMENT	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
CAPITAL OUTLAY - LANDSCAPE	\$ -	\$ 8,618	\$ -	\$ 8,618	\$ 15,000
CAPITAL OUTLAY - PRESSURE WASHING	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000
CAPITAL OUTLAY - SIDEWALK/ROAD IMPROVEMENTS	\$ 95,000	\$ 73,250	\$ 21,750	\$ 95,000	\$ 95,000
CAPITAL OUTLAY - CAMERA SYSTEM	\$ 30,000	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY - REC CENTER - ROOFING PROJECT	\$ 38,500	\$ -	\$ 38,500	\$ 38,500	\$ -
CAPITAL OUTLAY - REC CENTER - IMPROVEMENT	\$ -	\$ -	\$ -	\$ -	\$ 11,000
CAPITAL OUTLAY - RESURFACING COURTS	\$ -	\$ -	\$ -	\$ -	\$ 15,000
<b>TOTAL EXPENSES</b>	<b>\$ 193,500</b>	<b>\$ 98,110</b>	<b>\$ 90,250</b>	<b>\$ 188,360</b>	<b>\$ 166,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 252,262</b>	<b>\$ 109,597</b>	<b>\$ 62,457</b>	<b>\$ 172,054</b>	<b>\$ 116,341</b>

**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND - SERIES 2008-2 BUDGET  
Fiscal Year 2020**

DESCRIPTION	ADOPTED BUDGET FY 2019	ACTUAL THRU 3/31/19	PROJECTED NEXT 6 MONTHS	TOTAL AS OF 9/30/19	PROPOSED BUDGET FY 2020
<b>REVENUES:</b>					
FUND BALANCE	\$ 210,779	\$ 214,530	\$ -	\$ 214,530	\$ -
SPECIAL ASSESSMENTS	\$ 571,509	\$ 528,476	\$ 43,033	\$ 571,509	\$ -
INTEREST INCOME	\$ 400	\$ 608	\$ 142	\$ 750	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 782,688</b>	<b>\$ 743,614</b>	<b>\$ 43,175</b>	<b>\$ 786,789</b>	<b>\$ -</b>
<b>EXPENSES:</b>					
INTEREST - 11/1	\$ 11,100	\$ 11,100	\$ -	\$ 11,100	\$ -
PRINCIPAL - 5/1	\$ 555,000	\$ -	\$ 555,000	\$ 555,000	\$ -
INTEREST - 5/1	\$ 11,100	\$ -	\$ 11,100	\$ 11,100	\$ -
TRANSFER OUT 5/2 - PAVEMENT FUND	\$ 56,912	\$ -	\$ 56,912	\$ 56,912	\$ -
TRANSFER OUT 5/2 - CAPITAL RESERVE	\$ 148,576	\$ -	\$ 152,677	\$ 152,677	\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 782,688</b>	<b>\$ 11,100</b>	<b>\$ 775,689</b>	<b>\$ 786,789</b>	<b>\$ -</b>
<b>EXCESS REVENUES(EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 732,514</b>	<b>\$ (732,514)</b>	<b>\$ 0</b>	<b>\$ -</b>

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

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
5/1/19	\$555,000.00	4.00%	\$555,000.00	\$11,100.00	\$566,100.00
<b>TOTAL</b>			<b>\$555,000.00</b>	<b>\$11,100.00</b>	<b>\$566,100.00</b>

# SECTION VII

**DRAFT**

**Remington Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2018**

**ANNUAL FINANCIAL REPORT**

**September 30, 2018**

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## **REPORT OF INDEPENDENT AUDITORS**

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

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

We have audited the accompanying basic financial statements of Remington Community Development District as of and for the year ended September 30, 2018, as listed in the table of contents.

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

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

### **Auditor's Responsibility**

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

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

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

To the Board of Supervisors  
Remington Community Development District

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### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2018, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Other Matters**

#### *Required Supplementary Information*

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

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated April XX, 2019 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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

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

April XX, 2019



Remington Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2018



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

**OVERVIEW OF THE FINANCIAL STATEMENTS**

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

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

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

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

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

Remington Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2018

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

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

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

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

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2018.

- ◆ The District's total assets exceeded total liabilities by \$8,809,092 (net position). Unrestricted net position for Governmental Activities was \$1,454,039. Net investment in capital assets was \$7,149,773. Restricted net position was \$205,280.
- ◆ Governmental activities revenues totaled \$1,738,040 while governmental activities expenses totaled \$1,758,095.

**Remington Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2018**



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

**Financial Analysis of the District**

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

**Net Position**

	<b>Governmental Activities</b>	
	<u>2018</u>	<u>2017</u>
Current assets	\$ 314,141	\$ 332,430
Restricted assets	1,410,327	1,476,889
Capital assets	<u>7,690,592</u>	<u>8,137,381</u>
<b>Total Assets</b>	<u><b>9,415,060</b></u>	<u><b>9,946,700</b></u>
Deferred amount on refunding	<u>10,166</u>	<u>30,498</u>
Current liabilities	616,134	605,097
Non-current liabilities	-	<u>542,954</u>
<b>Total Liabilities</b>	<u><b>616,134</b></u>	<u><b>1,148,051</b></u>
Net investment in capital assets	7,149,773	7,089,925
Net position - restricted	205,280	196,263
Net position - unrestricted	<u>1,454,039</u>	<u>1,542,959</u>
<b>Total Net Position</b>	<u><b>\$ 8,809,092</b></u>	<u><b>\$ 8,829,147</b></u>

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

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

**Remington Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2018**



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

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

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

	<b>Change in Net Position</b>	
	<b>Governmental</b>	
	<b>Activities</b>	
	<u>2018</u>	<u>2017</u>
Program Revenues		
Charges for services	\$ 1,728,850	\$ 1,727,289
General Revenues		
Miscellaneous revenues	4,720	5,441
Investment earnings	4,470	3,722
Total Revenues	<u>1,738,040</u>	<u>1,736,452</u>
Expenses		
General government	275,745	186,648
Physical environment	1,419,304	1,473,474
Interest on long term debt	63,046	83,980
Total Expenses	<u>1,758,095</u>	<u>1,744,102</u>
Change in Net Position	(20,055)	(7,650)
Net Position - Beginning of Year	<u>8,829,147</u>	<u>8,836,797</u>
Net Position - End of Year	<u>\$ 8,809,092</u>	<u>\$ 8,829,147</u>

The increase in general government expenses was primarily due to maintenance costs incurred in the current year.

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

**Remington Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2018**



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

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of 2018 and 2017.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2018</u>	<u>2017</u>
Land and improvements	\$ 755,075	\$ 755,075
Buildings and other improvements	1,159,828	1,159,828
Infrastructure	16,249,259	16,156,678
Equipment	13,609	-
Accumulated depreciation	<u>(10,487,179)</u>	<u>(9,934,200)</u>
Total Capital Assets (Net)	<u>\$ 7,690,592</u>	<u>\$ 8,137,381</u>

During the year, depreciation was \$610,071 and additions to equipment was \$13,609 and infrastructure was \$185,163. Also, \$92,582 was removed from infrastructure and \$57,092 of associated accumulated depreciation was removed.

**General Fund Budgetary Highlights**

Actual governmental expenditures did not exceed budgeted expenditures for the year primarily because attorney fees and gate repair expenditures were less than anticipated.

The budget was amended to reflect lower actual expenditures than were anticipated in the original September 30, 2018 budget.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ On February 1, 2008, the District issued Series 2008-2 Term Special Assessment Revenue Refunding Bonds in two portions; \$2,915,000 and \$2,580,000, with fixed interest rates of 3.75% and 4%, respectively. These bonds were issued to refund the District's outstanding series 1997A Special Assessment Bond. The balance outstanding at September 30, 2018 was \$555,000. More detailed information about the District's debt is presented in the accompanying notes to the financial statements.

Remington Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2018

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

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

Remington Community Development District does not expect any economic factors, other than the final principal payment on the outstanding bonds, to have any significant effect on the financial position or results of operations of the District in fiscal year 2019.

**Request for Information**

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

**Remington Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2018**

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	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 142,291
Investments	122,050
Due from other governments	11,024
Prepaid expenses	38,776
Total Current Assets	314,141
Non-Current Assets	
Restricted:	
Cash	739,648
Investments	670,679
Capital Assets Not Being Depreciated:	
Land and improvements	755,075
Capital Assets Being Depreciated:	
Buildings and other improvements	1,159,828
Infrastructure	16,249,259
Equipment	13,609
Less: accumulated depreciation	(10,487,179)
Total Non-Current Assets	9,100,919
Total Assets	9,415,060
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred amount on refunding	10,166
 <b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	55,899
Accrued interest	9,250
Bonds payable-current	550,985
Total Current Liabilities	616,134
 <b>NET POSITION</b>	
Net investment in capital assets	7,149,773
Restricted for debt service	205,280
Unrestricted	1,454,039
Total Net Position	\$ 8,809,092

*See accompanying notes to financial statements.*

**Remington Community Development District  
STATEMENT OF ACTIVITIES  
For the Year Ended September 30, 2018**

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Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
<b>Primary government</b>			
Governmental Activities			
General government	\$ (275,745)	\$ 302,405	\$ 26,660
Physical environment	(1,419,304)	848,551	(570,753)
Interest and other costs	(63,046)	577,894	514,848
<b>Total Governmental Activities</b>	<b>\$ (1,758,095)</b>	<b>\$ 1,728,850</b>	<b>(29,245)</b>
General revenues:			
			4,470
			4,720
			9,190
			(20,055)
			8,829,147
			\$ 8,809,092

*See accompanying notes to financial statements.*



Remington Community Development District  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**September 30, 2018**

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	Governmental Funds			Total Governmental Funds
	General	Debt Service Series 2008-2	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 142,291	\$ -	\$ -	\$ 142,291
Investments	122,050	-	-	122,050
Due from other governments	7,339	3,685	-	11,024
Prepaid expenses	38,776	-	-	38,776
Restricted assets:				
Investments, at fair value	-	210,845	459,834	670,679
Cash	-	-	739,648	739,648
<b>Total Assets</b>	<b>\$ 310,456</b>	<b>\$ 214,530</b>	<b>\$ 1,199,482</b>	<b>\$ 1,724,468</b>
 <b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 24,890	\$ -	\$ 31,009	\$ 55,899
 <b>FUND BALANCES</b>				
Nonspendable - Prepaid expenses	38,776	-	-	38,776
Restricted for debt service	-	214,530	-	214,530
Committed for pavement management	-	-	1,168,473	1,168,473
Unassigned	246,790	-	-	246,790
<b>Total Fund Balances</b>	<b>285,566</b>	<b>214,530</b>	<b>1,168,473</b>	<b>1,668,569</b>
 <b>Total Liabilities and Fund Balances</b>	<b>\$ 310,456</b>	<b>\$ 214,530</b>	<b>\$ 1,199,482</b>	<b>\$ 1,724,468</b>

See accompanying notes to financial statements.

Remington Community Development District  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES  
 TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
 September 30, 2018



Total Governmental Fund Balances	\$ 1,668,569
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated (land and improvements) used in governmental activities are not current financial resources and therefore, are not reported in the governmental funds.	755,075
Capital assets being depreciated (buildings and other improvements (\$1,159,828), infrastructure (\$16,249,259) and equipment (\$13,609) net of accumulated depreciation (\$10,487,179)) used in governmental activities are not current financial resources and therefore, are not reported in the governmental funds.	6,935,517
Bond discount (\$88,247), net of amortization (\$84,232) used in governmental activities are not current financial resources and therefore, are not reported in the funds.	4,015
Long-term liabilities, including bonds payable and notes payable are not due and payable in the current period, and therefore are not reported in the governmental funds.	(555,000)
Deferred charges on refunding (\$223,415), net of accumulated amortization (\$213,249) are not current financial resources and therefore, are not reported as assets in the governmental funds.	10,166
Accrued interest expense for long-term debt is not a current financial use and; therefore is not reported in the governmental funds.	(9,250)
Net Position of Governmental Activities	<u>\$ 8,809,092</u>

*See accompanying notes to financial statements.*

**Remington Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2018**



	<u>Governmental Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service 2008-2</u>	<u>Capital Projects</u>	
<b>Revenues</b>				
Special assessments	\$ 1,150,956	\$ 577,894	\$ -	\$ 1,728,850
Miscellaneous revenues	4,720	-	-	4,720
Investment earnings	2,308	806	1,356	4,470
<b>Total Revenues</b>	<u>1,157,984</u>	<u>578,700</u>	<u>1,356</u>	<u>1,738,040</u>
<b>Expenditures</b>				
<b>Current</b>				
General government	178,615	-	97,130	275,745
Physical environment	773,743	-	-	773,743
Capital outlay	-	-	198,772	198,772
<b>Debt service</b>				
Principal	-	535,000	-	535,000
Interest	-	43,600	-	43,600
<b>Total Expenditures</b>	<u>952,358</u>	<u>578,600</u>	<u>295,902</u>	<u>1,826,860</u>
<b>Excess of revenues over/(under) expenditures</b>	<u>205,626</u>	<u>100</u>	<u>(294,546)</u>	<u>(88,820)</u>
<b>Other financing sources (uses)</b>				
Transfers in	-	-	201,610	201,610
Transfers out	(201,610)	-	-	(201,610)
<b>Total other financing sources (uses)</b>	<u>(201,610)</u>	<u>-</u>	<u>201,610</u>	<u>-</u>
<b>Net change in fund balances</b>	4,016	100	(92,936)	(88,820)
<b>Fund Balances - October 1, 2017</b>	<u>281,550</u>	<u>214,430</u>	<u>1,261,409</u>	<u>1,757,389</u>
<b>Fund Balances - September 30, 2018</b>	<u>\$ 285,566</u>	<u>\$ 214,530</u>	<u>\$ 1,168,473</u>	<u>\$ 1,668,569</u>

See accompanying notes to financial statements.

**Remington Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2018**



Net Change in Fund Balances - Total Governmental Funds \$ (88,820)

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

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of current year depreciation (\$610,071) and loss on disposal (\$35,490) in excess of capital outlay (\$198,772). (446,789)

Repayments of bond principal are expenditures in the governmental funds and reduce long-term liabilities in the Statement of Net Position. 535,000

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

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

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest from the prior year. 8,917

Change in Net Position of Governmental Activities \$ (20,055)

*See accompanying notes to financial statements.*

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

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For the Year Ended September 30, 2018

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues</b>				
Special assessments	\$ 1,137,222	\$ 1,143,618	\$ 1,150,956	\$ 7,338
Miscellaneous revenues	5,000	4,720	4,720	-
Investment earnings	1,900	2,308	2,308	-
<b>Total Revenues</b>	<b>1,144,122</b>	<b>1,150,646</b>	<b>1,157,984</b>	<b>7,338</b>
<b>Expenditures</b>				
<b>Current</b>				
General government	183,477	182,595	178,615	3,980
Physical environment	879,035	782,494	773,743	8,751
<b>Total Expenditures</b>	<b>1,062,512</b>	<b>965,089</b>	<b>952,358</b>	<b>12,731</b>
<b>Excess of revenues over/(under) expenditures</b>	<b>81,610</b>	<b>185,557</b>	<b>205,626</b>	<b>20,069</b>
<b>Other financing uses</b>				
Transfers out	(201,610)	(201,610)	(201,610)	-
<b>Net change in fund balances</b>	<b>(120,000)</b>	<b>(16,053)</b>	<b>4,016</b>	<b>20,069</b>
<b>Fund Balances - October 1, 2017</b>	<b>120,000</b>	<b>16,053</b>	<b>281,550</b>	<b>265,497</b>
<b>Fund Balances - September 30, 2018</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 285,566</b>	<b>\$ 285,566</b>

See accompanying notes to financial statements.

**Remington Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2018**



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

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

**1. Reporting Entity**

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

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

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

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

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

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

**Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2018**



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

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

**a. Government-wide Financial Statements**

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

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

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

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

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

**b. Fund Financial Statements**

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

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

**Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2018**

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

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

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

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



Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2018

**DRAFT**

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

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

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

**Governmental Funds**

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2018



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

**3. Basis of Presentation**

**a. Governmental Major Funds**

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

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

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

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

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

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

**a. Cash and Investments**

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

**Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2018**



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

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

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

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

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

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

**b. Restricted Assets**

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

**Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2018**



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

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

**c. Capital Assets**

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

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

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

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

Buildings and other improvements	5-30 years
Infrastructure	25-30 years
Equipment	5-10 years

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

**d. Deferred Outflows of Resources**

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

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

**Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2018**



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

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

**e. Net Position**

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

**f. Budgets**

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

**g. Unamortized Bond Discount**

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

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

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

"Total fund balances" of the District's governmental funds, \$1,668,569, differs from "net position" of governmental activities, \$8,809,092, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated as follows.

**Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2018**



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

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

**Capital related items**

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

Land and improvements	\$ 755,075
Buildings and other improvements	1,159,828
Infrastructure	16,249,259
Equipment	13,609
Accumulated depreciation	<u>(10,487,179)</u>
Total	<u>\$ 7,690,592</u>

**Deferred outflows of resources**

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

Deferred amount on refunding, net	<u>\$ 10,166</u>
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**Long-term debt transactions**

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities are reported in the Statement of Net Position. Balances at September 30, 2018 were:

Bonds payable	\$ (555,000)
Bond discount costs, net	<u>4,015</u>
Total	<u>\$ (550,985)</u>

**Accrued interest**

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

Accrued interest	<u>\$ (9,250)</u>
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**Remington Community Development District  
 NOTES TO FINANCIAL STATEMENTS  
 September 30, 2018**



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

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

The “net change in fund balances” for government funds, \$(88,820), differs from the “change in net position” for governmental activities, \$(20,055), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

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

Capital outlay		\$	198,772
Loss on disposal			(35,490)
Depreciation			<u>(610,071)</u>
Total			<u>\$ (446,789)</u>

**Deferred outflows of resources**

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

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

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

Bond principal payments		\$	535,000
Amortization of bond discounts			<u>(8,031)</u>
Total			<u>\$ 526,969</u>

Remington Community Development District  
 NOTES TO FINANCIAL STATEMENTS  
 September 30, 2018



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

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

Long-term debt transactions (Continued)

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

Net decrease in accrued interest payable	\$ <u>8,917</u>
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**NOTE C – CASH AND INVESTMENTS**

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

Custodial Credit Risk

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2018, the District's carrying value was \$881,939 and the bank balance was \$887,934. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2018, the District had the following investments and maturities:

Investment	Maturities	Fair Value
Managed Money Market Accounts	N/A	\$ 670,679
Florida Prime	33 days*	116,738
First American Treasury Obligation CI Z	31 days*	5,312
Total		\$ 792,729

\* Weighted Average Maturity



Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2018

**DRAFT**

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

Custodial Credit Risk (Continued)

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

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

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

Interest Rate Risk

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

Custodial Credit Risk

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

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one investment. The investments in Managed Money Markets are 84% and in Local Government Surplus Funds are 15% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2018 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2018**

DRAFT
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**NOTE D – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2018 was as follows:

	Balance October 1, 2017	Additions	Deletions	Balance September 30, 2018
<b>Governmental Activities:</b>				
<b>Capital Assets, Not Being Depreciated:</b>				
Land and improvements	\$ 755,075	\$ -	\$ -	\$ 755,075
<b>Total Capital Assets, Not Depreciated</b>	<b>755,075</b>	<b>-</b>	<b>-</b>	<b>755,075</b>
<b>Capital Assets, Being Depreciated:</b>				
Infrastructure	16,156,678	185,163	(92,582)	16,249,259
Building and other improvements	1,159,828	-	-	1,159,828
Equipment	-	13,609	-	13,609
<b>Total Capital Assets, Being Depreciated</b>	<b>17,316,506</b>	<b>198,772</b>	<b>(92,582)</b>	<b>17,422,696</b>
<b>Less Accumulated Depreciation For:</b>				
Infrastructure	(9,331,769)	(553,285)	57,092	(9,827,962)
Building and other improvements	(602,431)	(55,425)	-	(657,856)
Equipment	-	(1,361)	-	(1,361)
<b>Total Accumulated Depreciation</b>	<b>(9,934,200)</b>	<b>(610,071)</b>	<b>57,092</b>	<b>(10,487,179)</b>
<b>Total Capital Assets Depreciated, Net</b>	<b>7,382,306</b>	<b>(411,299)</b>	<b>(35,490)</b>	<b>6,935,517</b>
<b>Governmental Activities Capital Assets</b>	<b>\$ 8,137,381</b>	<b>\$ (411,299)</b>	<b>\$ (128,072)</b>	<b>\$ 7,690,592</b>

Depreciation of \$610,071 was allocated to physical environment.

**NOTE E – LONG-TERM DEBT**

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

The following is a summary of debt activity for the District for the year ended September 30, 2018:

Bonds principal at October 1, 2017	\$ 1,090,000
Principal payments	(535,000)
Bond principal balance at September 30, 2018	555,000
Less: unamortized discount	(4,015)
Bonds payable, net at September 30, 2018	<b>\$ 550,985</b>

**Remington Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2018**



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

The annual requirements to amortize the principal and interest of long term debt as of September 30, 2018 are as follows:

Year Ending September 30,	Principal	Interest	Total
2019	\$ 555,000	\$ 22,200	\$ 577,200

Summary of Significant Bonds Resolution Terms and Covenants

**SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2008**

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

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

**NOTE F – RISK MANAGEMENT**

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

**NOTE G – MANAGEMENT COMPANY**

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

**DRAFT**

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Remington Community Development District, as of and for the year ended September 30, 2018, and the related notes to the financial statements, and have issued our report thereon dated April XX, 2019.

**Internal Control Over Financial Reporting**

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

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

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

**Compliance and Other Matters**

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

**Purpose of this Report**

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

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

April XX, 2019

**DRAFT**

**MANAGEMENT LETTER**

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

**Report on the Financial Statements**

We have audited the financial statements of the Remington Community Development District as of and for the year ended September 30, 2018, and have issued our report thereon dated April XX, 2019.

**Auditor's Responsibility**

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

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April XX, 2019, should be considered in conjunction with this management letter.

**Prior Audit Findings**

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

**Financial Condition and Management**

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

**DRAFT**

To the Board of Supervisors  
Remington Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Remington Community Development District. It is management's responsibility to monitor the Remington Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2018.

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

**Additional Matters**

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

**Purpose of this Letter**

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

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

April XX, 2019

**DRAFT**

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

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

We have examined Remington Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2018. Management is responsible for Remington Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Remington Community Development District's compliance based on our examination.

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

In our opinion, Remington Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2018.

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

April XX, 2019



# SECTION VIII



4421 Reaves Road  
Kissimmee, Fl. 34746  
Ph: (407) 933-8791

# Proposal

**Proposal To:** Alan Scheerer  
GMS Central Florida  
135 W. Central Blvd. #320  
Orlando, FL 32801

**Proposal No:** 02019-51  
**Proposal Date:** 4/22/19

**Submitted By:** Chet Berry

**Proposal Amount:** \$ 1,540.00

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

**Re: New window blinds at Remington Community Center.**

**Scope of Work:**

1. Install 3 sets of 72"x60"x2" white PVC window blinds in the meeting room's North windows.
2. Install 2 sets of 60"x60"x2" white PVC window blinds in the East windows.

**Materials and labor included.**

**ACCEPTANCE OF PROPOSAL**

The Purchaser by signing this document represents the he/ she has read and fully understands the above work and services availability of material and/ or labor to be provided and further understands that this signed proposal constitutes full acceptance and agreement for services. Pricing of material and labor subject to availability at this time. Any alteration, or unforeseen conditions or deviation from the above description of services and work involve extra costs will be executed only upon written order, and will become an extra change over and above the agreed quoted proposal herein stated.

The above prices, specifications and conditions are satisfactory and are hereby accepted:

---

Owners Acceptance Signature & Date  
This Proposal valid for 30 days from date issued.  
(in lieu of pricing of labor and materials)

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Contractor's Authorized Signature & Date  
TERMS: DUE UPON COMPLETION OF WORK

# SECTION IX

# SECTION A



# Proposal

4421 Reaves Road  
Kissimmee, FL 34746  
Ph: (407) 933-8791

**Proposal To:** Alan Scheerer  
GMS Central Florida  
135 W. Central Blvd. #320  
Orlando, FL 32801

**Proposal No:** 02019-50  
**Proposal Date:** 4/22/19

**Submitted By:** Chet Berry

**Proposal Amount:** \$

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

**Re:** New metal roof system for Remington Community Center.

## Scope of Work:

**OPTION A:** Install 26 Gauge Kynar finish (rib panel) metal roof with all new flashing, drip edge vents, plumbing stacks and lead shields.  
Materials, equipment and labor included. \$30,335.00

**OPTION B:** Install 26 gauge Kynar finish (standing seam) metal roof with all new flashing and drip edge.  
Materials, equipment and labor included. \$34,606.00

**NOTE:** Any rotted decking found will be replaced on a time and material basis.  
Roofing contractor will pull permits, re-nail existing wood decking to bring it up to current Florida Hurricane Codes as required. Included 2 off ridge

v  
ents. Owner to pick the color.

**ACCEPTANCE OF PROPOSAL**

The Purchaser by signing this document represents the he/ she has read and fully understands the above work and services availability of material and/ or labor to be provided and further understands that this signed proposal constitutes full acceptance and agreement for services. Pricing of material and labor subject to availability at this time. Any alteration, or unforeseen conditions or deviation from the above description of services and work involve extra costs will be executed only upon written order, and will become an extra change over and above the agreed quoted proposal herein stated.

The above prices, specifications and conditions are satisfactory and are hereby accepted:

---

Owners Acceptance Signature & Date  
This Proposal valid for 30 days from date issued.  
(in lieu of pricing of labor and materials)

---

Contractor's Authorized Signature & Date  
**TERMS: DUE UPON COMPLETION OF WORK**



4421 Reaves Road  
Kissimmee, Fl. 34746  
Ph: (407) 933-8791

# Proposal

**Proposal To:** Alan Scheerer  
GMS Central Florida  
135 W. Central Blvd. #320  
Orlando, FL 32801

**Proposal No:** 02019-24  
**Proposal Date:** 3/4/19

**Submitted By:** Chet Berry  
**Proposal Amount:** \$18,698.00

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

**Re: Roof replacement at Remington Resort's Community Center.**

## **Scope of Work:**

1. Strip roof of all shingles, tar paper, valley flashing, drip edge and replace with a new roof system.
2. Acquire permits for reroof.
3. Additional nailing of existing wood deck to bring it up to the new Florida Hurricane Code.
4. Dry-in with one layer of synthetic underlayment.
5. Install new lead shields over plumbing stacks and replace all GU vents.
6. Install new standard drip edge in white.
7. Apply 30 yr. limited dimensional fungus resistant fiberglass shingles.
8. Install two off ridge vents.
9. Magnet sweep work area.

**Materials, permits, equipment and labor included.**

**NOTE: Any wood decking to be replaced due to water damage will be billed at a Time & Material rate plus 20% for overhead and profit.**

**ACCEPTANCE OF PROPOSAL**



The Purchaser by signing this document represents the he/ she has read and fully understands the above work and services, availability of material and/ or labor to be provided and further understands that this signed proposal constitutes full acceptance and agreement for services. Pricing of material and labor subject to availability at this time. Any alteration, or unforeseen conditions or deviation from the above description of services and work involving extra costs will be executed only upon written order, and will become an extra change over and above the agreed quoted proposal herein stated.

The above prices, specifications and conditions are satisfactory and are hereby accepted:

---

Owners Acceptance Signature & Date  
This Proposal valid for 30 days from date issued.  
(in lieu of pricing of labor and materials)

---

Contractors Authorized Signature & Date  
TERMS: DUE UPON COMPLETION OF WORK

# SECTION B



**Steve Turbeville Roofing, Inc.**

*"your metal & tile roof specialists"*

1433 Hamlin Ave.  
St. Cloud, FL 34771  
Ph; 407-891-7080, Fax; 407-891-7086  
Email; steve@turboroofing.com  
State License #CCC05776

## PROPOSAL

Page 1 of 2

NAME: Allan (Manager)

ADDRESS: 2651 Remington Blvd. Kiss. Fl. 34744

Phone: 407-398-2890

DATE: April 4, 2019

### WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

- Tear off 1 LAYER of existing roof (extra layer(s) will be charged appropriately) and haul all debris away.
- Repair or replace bad wood as needed any additional wood work required will be based on time and material above the contracted price.
- Install Gulf Coast Supply and Manufacturer, 26 gauge-Profile-"SMALL RIB" panels, (Color-unpainted mill finish("Galvalume"))- as per manufacturers specifications and code requirements, Direct screw over SYNTHETIC underlayment. Includes all matching, butyl tape, roof vents, closures, neoprene boots, wood- zack screws with neoprene washers, freight and loading...etc. for a complete and professional installation. Includes daily clean up and magnetic sweep of areas.
- Note: Re-nailing of decking to current code requirements is included in bid.  
OPTION FOR UPGRADE TO PEEL & STICK: \$3,700.00  
OPTION FOR UPGRADE TO SMP PAINTED PANELS: \$3,700.00  
OPTION FOR UPGRADE TO KYNAR 500 PAINTED PANELS: \$4,810.00

We propose hereby to furnish material and labor-complete in accordance with the above specifications, for the sum of: \$31,265\*\*. Payment to be made as follows- 50% upon tear off, Balance at completion.

#### Notes:

- 1) Contract includes all material and labor only as specifically stated-Additional replacement of deteriorated decking, gutter, fascia boards, flashing or other materials, unless otherwise stated in this contract, are not included in this price and will be charged as extras on a time and material basis.
- 2) Five year warranty on all workmanship.  
40 year Manufacture warranty on KYNAR 500 painted panels and 25 year warranty for SMP painted panels and unpainted galvalume panels.
- 3) Any changes to be made in writing.
- 4) Roofing contractor will apply for permits and inspections.



1433 Hamlin Ave.  
St. Cloud, FL 34771  
Ph; 407-891-7080, Fax; 407-891-7086  
Email; [steve@turboroofing.com](mailto:steve@turboroofing.com)  
State License #CCC05776

## PROPOSAL

Page 1 of 2

NAME: Allan (Manager)  
ADDRESS: 2651 Remington Blvd. Kiss. Fl. 34744  
Phone: 407-398-2890  
DATE: April 4, 2019

### WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

- Tear off 1 LAYER of existing roof (extra layer(s) will be charged appropriately) and haul all debris away.
- Repair or replace bad wood as needed any additional wood work required will be based on time and material above the contracted price.
- Install Gulf Coast Supply and Manufacturer, 26 gauge-Profile-“OXFORD SHINGLES” panels, (Color-T.B.D) painted mill finish(“Galvalume”)- as per manufacturers specifications and code requirements, Direct screw over SYNTHETIC underlayment. Includes all matching, butyl tape, roof vents, closures, neoprene boots, wood- zack screws with neoprene washers, freight and loading...etc. for a complete and professional installation. Includes daily clean up and magnetic sweep of areas. Lifetime 40 year transferable limited warranty
- Note: Re-nailing of decking to current code requirements is included in bid.  
OPTION FOR UPGRADE TO PEEL & STICK: \$3,700.00

We propose hereby to furnish material and labor-complete in accordance with the above specifications, for the sum of: \$52,285\*\*. Payment to be made as follows- 50% upon tear off, Balance at completion.

#### Notes:

- 1) Contract includes all material and labor only as specifically stated-Additional replacement of deteriorated decking, gutter, fascia boards, flashing or other materials, unless otherwise stated in this contract, are not included in this price and will be charged as extras on a time and material basis.
- 2) Five year warranty on all workmanship.  
40 year Manufacture warranty on KYNAR 500 painted panels.
- 3) Any changes to be made in writing.
- 4) Roofing contractor will apply for permits and inspections.
- 5) Price to be increased 3% for credit card payments of invoices
- 6) Contract is subject to 25% cancellation fee.

7) Material price is subject to change without notice and is the homeowner responsibility to pay for the difference.

PAGE 2

The above prices specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. **Bid is valid for 30 days. Prices are subject to change without notice.**

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Steve Turbeville Roofing, Inc. authorized signature: Steve Turbeville Lic. No. CCC057668

STEVE TURBEVILLE ROOFING cannot be held liable for any weather related or coincidental damage to the interior or exterior that occurs while the job is in progress or after completion. We are only responsible for any damage that occurs as a result of negligence related to the our services outlined in the above job description. In the rare instance that a leak may persist after repairs are made, this must be reported within 24 hrs to avoid additional damage that may result. Owner is to carry all necessary insurance (fire, tornado, flood, etc.) during the time when work is done. Disputes arising out of the terms and / or conditions of this contract are subject to Mediation and Binding Arbitration by both parties. Customer is responsible for any and all attorney fees related to their dispute. Invoices or balances due, not paid within 30 days of date of invoice will be assessed a late fee of \$25.00 or a finance charge of 1.5% per month, whichever amount is greater. STEVE TURBEVILLE ROOFING retains title to any equipment or material furnished until full and final payment is made. There is a \$35.00 N.S.F. fee for all returned checks. These terms and conditions will be enforced. \_\_\_\_\_

ACCEPTANCE OF PROPOSAL- By signing this contract, I am authorizing STEVE TURBEVILLE ROOFING to do the work as described above. The above specifications, conditions and prices are satisfactory and hereby accepted. I understand that payment will be made in full upon completion of the work. \_\_\_\_\_

PLEASE READ THE FOLLOWING AND INTITIAL: I UNDERSTAND THAT STEVE TURBEVILLE ROOFING cannot be held liable for any cable wires and or electrical wires, damage to screens, damaged lawns, septic and/or drain field, walkways or driveways since access to and from the structure is essential for materials to be delivered and for work to be completed. We are not responsible for any damages that our vendors cause to any structure or property. We strive to avoid any damage at all, and will seek to access the structure with the least impact. I also understand that final payment is due immediately upon completion. I am responsible for notifying STEVE TURBEVILLE ROOFING of any re-piping that is present in the structure or A/C Freon lines. Also please mow yard to help with magnetic nail removal prior to starting work. \_\_\_\_\_

**Revised Mandatory Provision for residential construction contracts per Florida Statute 713.015: Any direct contract greater than \$2,500.00 between an owner and a contractor, related to improvements to real property consisting of single or multiple family dwellings up to and including four units, must contain the following provision printed in no less than 12-point, capitalized, boldfaced type on the front page of the contract:**

**ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES,) THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IN MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**



## **Steve Turbeville Roofing, Inc.**

*"your metal & tile roof specialists"*

State License #CCC057668

**Date: February 28, 2019**

**Name: Alan (Manager)**

**Address: 2651 Remington Blvd. Kiss. Fl. 34744**

**Re: Re-roof proposal**

**Phone: 407-398-2890**

### **Material and labor to perform the following work:**

- Tear off 1 LAYER of existing roof and haul all debris away. Any extra layers will be an additional cost above the contract price.
- Repair or replace bad wood as needed. Any extra wood work will a time and material base above the contract price.
- Install fiberglass: CERTAINTED LANDMARK 30 YEAR ARCHITECTURAL SHINGLES (Color: T.B.D.) LIFETIME LIMITED MANUFACTURER WARRANTY AND 10 YEAR NON-PRORATED SHINGLE WARRANTY Class "A" Fungus resistant D 226 underlayment. Includes roof sealant on all flashings and perimeters, new 36" valley membrane, eave drip, lead boots and exhaust vents, fasteners, mastic, and six nails per shingle. Includes daily clean up and magnetic sweep of work areas.
- Gutters are to be removed. Reinstall gutters are to be done by others.
- Note: Re-nailing of decking to current code requirements if needed is included in bid.
- Satellite dishes and cable boxes or wires will be the homeowner's responsibility to contact their service provider for removing and reinstallation.

We hereby propose to furnish material and labor-complete in accordance with the above specifications, contract price of: \$24,265\*\*. Payment to be made as follows- 50% AT SIGNING, BALANCE UPON COMPLETION. Lien release to be given when final payment is received.

- Notes:

- 1) Proposal includes all material and labor as specifically stated-\*\*Additional replacement of deteriorated decking, fascia boards, or other materials, unless otherwise stated in this contract, are not included in this price and will be charged as extras on a time and material basis. Woodwork is \$65.00 per man hour plus materials.
- 2) All workmanship will be guaranteed for five years.
- 3) Any changes to be made in writing.
- 4) Roofing contractor will apply for permits and inspections.
- 5) Price to be increased 3% for credit card payments of invoices.
- 6) Material prices are subject to change without notice and is the homeowner responsibility to pay for any increases.
- 7) Contract is subject to a 25% cancellation fee.



The above prices specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Estimate will be good for 30 days. Prices are subject to change without notice.

1433 Hamlin Ave St. Cloud, FL 34771 407-891-7080 Fax: 407-891-7086 Email:steve@turboroofing.com

Page 2 of 2

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Steve Turbeville Roofing, Inc. authorized signature: Steve Turbeville

Lic. No. CCC057668

STEVE TURBEVILLE ROOFING cannot be held liable for any weather related or coincidental damage to the interior or exterior that occurs while the job is in progress or after completion. We are only responsible for any damage that occurs as a result of negligence related to the services outlined in the above job description. In the rare instance that a leak may persist after repairs are made, this must be reported within 24 hrs to avoid additional damage that may result. Owner is to carry all necessary insurance (fire, tornado, flood, etc.) during the time when work is done. Disputes arising out of the terms and / or conditions of this contract are subject to Mediation and Binding Arbitration by both parties. Customer is responsible for any and all attorney fees related to their dispute. Invoices or balances due, not paid within 30 days of date of invoice will be assessed a late fee of \$25.00 or a finance charge of 1.5% per month, whichever amount is greater. STEVE TURBEVILLE ROOFING retains title to any equipment or material furnished until full and final payment is made. There is a \$35.00 N.S.F. fee for all returned checks. These terms and conditions will be enforced. \_\_\_\_\_

ACCEPTANCE OF PROPOSAL- By signing this contract, I am authorizing STEVE TURBEVILLE ROOFING to do the work as described above. The above specifications, conditions and prices are satisfactory and hereby accepted. I understand that payment will be made in full upon completion of the work. \_\_\_\_\_

PLEASE READ THE FOLLOWING AND INTITIAL: I UNDERSTAND THAT STEVE TURBEVILLE ROOFING cannot be held liable for damaged to any electrical wires or cable wires, damage to screens, damaged lawns, septic and/or drain field, walkways or driveways since access to and from the structure is essential for materials to be delivered and for work to be completed. We are not responsible for any damages that are caused by our vendors. They are responsible for any damages that accure during delivery of products to job. We strive to avoid any damage at all, and will seek to access the structure with the least impact. I also understand that final payment is due immediately upon completion. I am responsible for notifying STEVE TURBEVILLE ROOFING of any re-piping that is present in the structure or A/C Freon lines. Also please mow yard to help with magnetic nail removal prior to starting work. \_\_\_\_\_

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# SECTION X



# SECTION C

# SECTION 1

# Remington Community Development District

## Summary of Invoices

March 19, 2019 to April 24, 2019

Fund	Date	Check No.'s	Amount
General Fund	3/19/19	5891-5894	\$ 4,028.62
	3/20/19	5895	\$ 7,994.58
	4/2/19	5896-5905	\$ 30,157.05
	4/9/19	5906-5910	\$ 21,777.59
	4/11/19	5911	\$ 8,305.45
	4/16/19	5912-5913	\$ 2,689.00
			\$ 74,952.29
Capital Projects	4/9/19	62	\$ 6,865.00
			\$ 6,865.00
Payroll	<u>March 2019</u>		
	Barbara Kirk	50768	\$ 184.70
	Brian K. Brown	50769	\$ 184.70
	Carl R. Thilburg	50770	\$ 184.70
	Kenneth R. Soukup	50771	\$ 164.70
			\$ 718.80
			\$ 82,536.09

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/19/19	00038	3/15/19	P50556	201903	320-53800-57300		500 LASER LABEL/SHIP/HNDL	*	2,340.76	2,340.76 005891
3/19/19	00133	3/01/19	31256	201903	310-51300-42600		ACCESS CONTROL TECHNOLOGIES NEWSLETTER-MAR19	*	540.16	540.16 005892
3/19/19	00251	3/11/19	725712	201903	320-53800-46300		FOCUS SEEPING VALVE/7 BRKN HEAD	*	246.20	
3/19/19	00238	3/11/19	725713	201903	320-53800-46300		RPLC POPUP/2 SOLENOIDS	*	216.70	
3/19/19	00125	3/07/19	333506	201903	320-53800-46500		REW LANDSCAPE CORP	*	179.80	462.90 005893
3/19/19	00137	3/07/19	333622	201903	320-53800-46500		2 SULFURIC ACID/3 BICARB	*	505.00	
3/20/19	00137	3/19/19	03192019	201903	300-20700-10000		SPIES POOL LLC	*	7,994.58	684.80 005894
4/02/19	00238	3/26/19	3085-03-	201903	310-51300-31200		REMINGTON CDD C/O USBANK	*	450.00	7,994.58 005895
4/02/19	00290	3/16/19	4475	201903	320-53800-35100		AMTEC	*	185.00	450.00 005896
4/02/19	00304	3/15/19	332-4343	201901	320-53800-53300		BERRY CONSTRUCTION INC.	*	888.00	185.00 005897
4/02/19	00192	3/20/19	17334	201903	320-53800-57200		FASTSIGNS SOUTH ORLANDO	*	140.00	1,343.00 005898
4/02/19	00285	2/04/19	635383	201902	320-53800-47400		FITNESS SHOWCASE EQUIP SALE & SVC	*	1,220.00	140.00 005899
							FLORIDA BULB & BALLAST INC.			1,220.00 005900

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#	AMOUNT
4/02/19	00251	3/25/19	201903	320-53800	46300		REW LANDSCAPE CORP	*	486.45		23,986.45
							POOL MAINTENANCE-APR19	*	600.00		005901
4/01/19	00291	4/01/19	201904	320-53800	46400		ROBERTS POOL SERVICE AND REPAIR INC	*	295.15		600.00
								*	89.95		005902
3/18/19	00125	3/14/19	201903	320-53800	46500			*	377.50		
								*	110.00		762.60
4/01/19	00303	4/01/19	201904	320-53800	34800		SPIES POOL LLC	*	110.00		005903
								*	110.00		
3/24/19	00282	3/24/19	201903	320-53800	46700		WI-PAK	*	200.00		220.00
								*	1,050.00		005904
4/09/19	00093	3/31/19	201903	320-53800	47100		WESTWOOD INTERIOR CLEANING INC.	*	1,265.00		1,250.00
								*	1,265.00		005905
4/09/19	00290	3/29/19	201903	320-53800	47600		APPLIED AQUATIC MANAGEMENT, INC.	*	130.00		1,265.00
								*	185.00		005906
4/03/19	4484	4/03/19	201904	320-53800	47600			*	185.00		
4/03/19	4485	4/03/19	201904	320-53800	35100			*	185.00		
4/03/19	4486	4/03/19	201904	320-53800	46500			*	185.00		
4/09/19	00005	3/26/19	201903	310-51300	42000		BERRY CONSTRUCTION INC.	*	23.37		685.00
								*	23.37		005907
							FEDEX				23.37
											005908

REMI -REMINGTON - TWISCARRA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
4/09/19	00127	4/02/19	5267865	201903	310	51300	31100		PROF. ENGINEER SVCS-MAR19	*	210.00	
		4/02/19	5267866	201903	310	51300	31100		RDWAY PVMNT EVALUAT-MAR19	*	706.25	
4/09/19	00296	3/28/19	8696790	201903	320	53800	34500		HANSON, WALTER & ASSOCIATES, INC.	*	18,887.97	916.25 005909
									SECURITY 03/01-03/28/19			
4/11/19	00168	4/01/19	364	201904	310	51300	34000		UNIVERSAL PROTECTION SERVICE LP	*	5,715.00	18,887.97 005910
		4/01/19	364	201904	310	51300	34100		MANAGEMENT FEES-APR19	*	133.33	
		4/01/19	364	201904	310	51300	31300		INFORMATION TECH-APR19	*	83.33	
		4/01/19	364	201904	310	51300	51000		DISSEMINATION-APR19	*	23.97	
		4/01/19	364	201904	310	51300	42000		OFFICE SUPPLIES	*	26.80	
		4/01/19	364	201904	310	51300	42500		POSTAGE	*	57.45	
		4/01/19	365	201904	320	53800	12000		COPIES	*	2,222.58	
		4/01/19	365	201904	320	53800	63100		FIELD MANAGEMENT-APR19	*	42.99	
									STAPLES/G.HOUSE SUPPLIES			
4/16/19	00290	4/11/19	4492	201904	320	53800	53300		GOVERNMENTAL MANAGEMENT SERVICES	*	435.00	8,305.45 005911
									RMV 2 SIGN/GATEHINGE/GUTR			
4/16/19	00082	4/03/19	16455	201903	310	51300	31500		BERRY CONSTRUCTION INC.	*	2,254.00	435.00 005912
									GENERAL MATTERS-MAR19			
									CLARK & ALBAUGH, LLP			2,254.00 005913

TOTAL FOR BANK A 74,952.29  
 TOTAL FOR REGISTER 74,952.29

AP300R  
 \*\*\* CHECK DATES 03/19/2019 - 04/24/2019 \*\*\*  
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/24/19 PAGE 1  
 REMINGTON CDD - CAPITAL  
 BANK C REMINGTON CDD - RSVR

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/09/19	00255	4/01/19	725893	201903	600-53800-53100		RMV/REINST PAVER WALKWAY	*	6,865.00	
REW LANDSCAPE CORP										

-----  
 TOTAL FOR BANK C 6,865.00  
 TOTAL FOR REGISTER 6,865.00  
 -----

REMI -REMINGTON - TVISCARRA

# SECTION 2



# **Remington**

## **Community Development District**



**Unaudited Financial Reporting**  
**March 31, 2019**

Presented by:



# Table of Contents

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**  
**March 31, 2019**

	<b>Governmental Fund Types</b>			<b>Totals 2019</b>
	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Capital Projects Fund</b>	
<b><u>ASSETS</u></b>				
<b><u>Cash</u></b>				
Operating Account	\$637,062	—	—	\$637,062
Pavement Management	—	—	\$594,155	\$594,155
Capital Projects Fund	—	—	\$116,462	\$116,462
Due from Other	\$4,771	—	—	\$4,771
<b><u>Investments</u></b>				
Series 2008-2				
Revenue	—	\$732,514	—	\$732,514
Operations				
Custody Account	\$5,368	—	\$460,519	\$465,887
State Board	\$118,236	—	—	\$118,236
<b>Total Assets</b>	<b>\$765,436</b>	<b>\$732,514</b>	<b>\$1,171,135</b>	<b>\$2,669,086</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$29,224	—	\$6,865	\$36,089
<b><u>FUND EQUITY:</u></b>				
Investment in General				
Restricted for Debt Service 2008-2	—	\$732,514	—	\$732,514
Restricted for Capital Projects	—	—	\$109,597	\$109,597
Restricted for Capital Projects	—	—	\$1,054,674	\$1,054,674
Unassigned	\$736,212	—	—	\$736,212
<b>Total Liabilities and Fund Equity &amp; Other Credits</b>	<b>\$765,436</b>	<b>\$732,514</b>	<b>\$1,171,135</b>	<b>\$2,669,086</b>

# REMINGTON

## Community Development District

### General Fund Statement of Revenues & Expenditures For The Period Ending March 31, 2019

	General Fund Budget	Prorated Budget Thru 03/31/19	Actual Thru 03/31/19	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$1,137,222	\$1,052,533	\$1,052,533	\$0
Miscellaneous Income	\$5,000	\$2,500	\$2,005	(\$495)
Interest Income	\$1,900	\$950	\$1,554	\$604
<b>Total Revenues</b>	<b>\$1,144,122</b>	<b>\$1,055,982</b>	<b>\$1,056,091</b>	<b>\$109</b>
<b>Expenditures:</b>				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$6,000	\$5,000	\$1,000
FICA	\$918	\$459	\$367	\$92
Engineer	\$10,000	\$5,000	\$6,586	(\$1,586)
Attorney	\$30,000	\$15,000	\$12,030	\$2,970
Annual Audit	\$3,715	\$0	\$0	\$0
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Property Appraiser Fee	\$1,000	\$1,000	\$586	\$414
Management Fees	\$68,580	\$34,290	\$34,290	\$0
Information Technology	\$1,600	\$800	\$3,300	(\$2,500)
Trustee Fees	\$4,500	\$4,500	\$0	\$4,500
Dissemination Agreement	\$1,000	\$500	\$500	\$0
Arbitrage Rebate	\$450	\$450	\$450	\$0
Telephone	\$200	\$100	\$0	\$100
Postage	\$1,000	\$500	\$266	\$234
Insurance	\$40,725	\$40,725	\$33,776	\$6,949
Printing and Binding	\$1,500	\$750	\$307	\$443
Newsletter	\$3,300	\$1,650	\$1,620	\$30
Legal Advertising	\$1,500	\$750	\$630	\$120
Office Supplies	\$500	\$250	\$199	\$51
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Administrative Contingency	\$500	\$250	\$644	(\$394)
<b>Total Administrative</b>	<b>\$188,163</b>	<b>\$118,149</b>	<b>\$105,727</b>	<b>\$12,422</b>
<u>Maintenance</u>				
<u>Environmental</u>				
Lake Maintenance	\$18,200	\$9,100	\$7,590	\$1,510
<u>Utilities</u>				
Kissimmee Utility Authority	\$8,500	\$4,250	\$3,135	\$1,115
TOHO Water Authority	\$70,000	\$35,000	\$30,349	\$4,651
Orlando Utilities Commission	\$20,500	\$10,250	\$7,993	\$2,257
Centurylink	\$7,000	\$3,500	\$3,245	\$255
Bright House	\$1,600	\$800	\$761	\$39
<u>Roadways</u>				
Street Sweeping	\$17,250	\$8,625	\$5,715	\$2,910
Sidewalks/Roadways	\$0	\$0	\$3,595	(\$3,595)
Drainage	\$5,000	\$2,500	\$3,450	(\$950)
Signage	\$5,000	\$2,500	\$3,435	(\$935)
<u>Common Area</u>				
Landscaping	\$280,000	\$140,000	\$144,100	(\$4,100)
Feature Lighting	\$3,000	\$1,500	\$3,660	(\$2,160)
Irrigation	\$20,000	\$10,000	\$2,874	\$7,126
Trash Receptacles & Benches	\$5,000	\$2,500	\$315	\$2,185
Plant Replacement & Bed Enhancements	\$10,000	\$5,000	\$296	\$4,704
Miscellaneous Common Area Services	\$10,000	\$5,000	\$8,750	(\$3,750)
Soccer/Ball Field Maintenance	\$1,000	\$500	\$175	\$325
<u>Recreation Center</u>				
Pool Maintenance	\$20,000	\$10,000	\$8,697	\$1,303
Pool Cleaning	\$8,000	\$4,000	\$3,600	\$400
Pool Permits	\$550	\$550	\$0	\$550
Recreational Center Cleaning	\$15,000	\$7,500	\$7,842	(\$342)
Recreational Center Repairs & Maintenance	\$10,000	\$5,000	\$5,862	(\$862)
Pest Control	\$700	\$350	\$652	(\$302)
<b>Subtotal Maintenance</b>	<b>\$536,300</b>	<b>\$268,425</b>	<b>\$256,090</b>	<b>\$12,335</b>

# REMINGTON

## Community Development District

### General Fund

Statement of Revenues & Expenditures  
For The Period Ending March 31, 2019

	General Fund Budget	Prorated Budget Thru 03/31/19	Actual Thru 03/31/19	Variance
<u>Security</u>				
Recreation Center Access	\$4,000	\$2,000	\$2,341	(\$341)
Security Guard	\$275,500	\$137,750	\$127,639	\$10,111
Gate Repairs	\$11,000	\$5,500	\$2,948	\$2,552
Guard House Cleaning	\$3,300	\$1,650	\$1,300	\$350
Guard House Repairs and Maintenance	\$4,500	\$2,250	\$1,656	\$594
Gate Maintenance Agreement	\$1,100	\$1,100	\$1,100	\$0
<u>Other</u>				
Contingency	\$500	\$250	\$0	\$250
Field Management Services	\$26,671	\$13,336	\$13,335	(\$0)
<b>Subtotal Maintenance</b>	<b>\$326,571</b>	<b>\$163,836</b>	<b>\$150,319</b>	<b>\$13,516</b>
<b>Total Maintenance</b>	<b>\$862,871</b>	<b>\$432,261</b>	<b>\$406,410</b>	<b>\$25,851</b>
<u>Other Sources &amp; Uses</u>				
Transfer Out - Pavement Management	(\$93,088)	(\$93,088)	(\$93,088)	\$0
<b>Total Other</b>	<b>(\$93,088)</b>	<b>(\$93,088)</b>	<b>(\$93,088)</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$1,144,122</b>		<b>\$605,225</b>	
<b>Excess Revenues/(Expenditures)</b>	<b>(\$0)</b>		<b>\$450,867</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$285,346</b>	
<b>Fund Balance - Ending</b>	<b>(\$0)</b>		<b>\$736,212</b>	

# REMINGTON

## Community Development District

### Series 2008-2

#### Debt Service Fund

Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	Adopted Budget	Prorated Budget Thru 03/31/19	Actual Thru 03/31/19	Variance
<b><u>Revenues:</u></b>				
Special Assessments	\$571,509	\$528,476	\$528,476	\$0
Interest Income	\$400	\$200	\$608	\$408
<b>Total Revenues</b>	<b>\$571,909</b>	<b>\$528,676</b>	<b>\$529,084</b>	<b>\$408</b>
<b><u>Expenditures:</u></b>				
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
<b>Total Expenditures</b>	<b>\$782,688</b>	<b>\$11,100</b>	<b>\$11,100</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$210,779)</b>		<b>\$517,984</b>	
<b>Fund Balance - Beginning</b>	<b>\$210,779</b>		<b>\$214,530</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$732,514</b>	

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

**Pavement Management**  
Statement of Revenues & Expenditures  
For The Period Ending March 31, 2019

	<b>Adopted Budget</b>	<b>Prorated Budget Thru 03/31/19</b>	<b>Actual Thru 03/31/19</b>	<b>Variance</b>
<b><u>Revenues:</u></b>				
Transfer In	\$150,000	\$93,088	\$93,088	\$0
Interest Income	\$500	\$250	\$789	\$539
<b>Total Revenues</b>	<b>\$150,500</b>	<b>\$93,338</b>	<b>\$93,877</b>	<b>\$539</b>
<b><u>Expenditures:</u></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>\$93,877</b>	
<b>Fund Balance - Beginning</b>	<b>\$960,493</b>		<b>\$960,797</b>	
<b>Fund Balance - Ending</b>	<b>\$1,110,993</b>		<b>\$1,054,674</b>	

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

**Capital Projects Fund**  
Statement of Revenues & Expenditures  
For The Period Ending March 31, 2019

	Adopted Budget	Prorated Budget Thru 03/31/19	Actual Thru 03/31/19	Variance
<b>Revenues:</b>				
Transfer In	\$148,576	\$0	\$0	\$0
Interest Income	\$100	\$50	\$30	(\$20)
<b>Total Revenues</b>	<b>\$148,676</b>	<b>\$50</b>	<b>\$30</b>	<b>(\$20)</b>
<b>Expenditures:</b>				
Capital Outlay - Fitness Equipments	\$10,000	\$5,000	\$0	\$5,000
Capital Outlay - Pressure Washing	\$20,000	\$10,000	\$0	\$10,000
Capital Outlay - Landscape Improvements	\$0	\$0	\$8,618	(\$8,618)
Capital Outlay - Sidewalk/Roadway Improvements	\$95,000	\$47,500	\$73,250	(\$25,750)
Capital Outlay - Camera System	\$30,000	\$15,000	\$0	\$15,000
Capital Outlay - Rec Center - Roofing Project	\$38,500	\$19,250	\$0	\$19,250
Capital Outlay	\$0	\$0	\$16,242	(\$16,242)
<b>Total Expenditures</b>	<b>\$193,500</b>	<b>\$96,750</b>	<b>\$98,110</b>	<b>(\$1,360)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$44,824)</b>		<b>(\$98,080)</b>	
<b>Fund Balance - Beginning</b>	<b>\$297,086</b>		<b>\$207,676</b>	
<b>Fund Balance - Ending</b>	<b>\$252,262</b>		<b>\$109,597</b>	



**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
<b>Revenues:</b>													
Assessments	\$0	\$191,234	\$805,027	\$24,812	\$15,537	\$15,922	\$0	\$0	\$0	\$0	\$0	\$0	\$1,052,533
Miscellaneous Income	\$410	\$375	\$250	\$320	\$330	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$2,005
Interest Income	\$243	\$243	\$264	\$277	\$251	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$1,554
<b>Total Revenues</b>	<b>\$653</b>	<b>\$191,853</b>	<b>\$805,542</b>	<b>\$25,408</b>	<b>\$16,118</b>	<b>\$16,518</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,056,091</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisors Fees	\$1,000	\$600	\$0	\$1,800	\$800	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
FICA	\$61	\$46	\$0	\$138	\$61	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$367
Engineer	\$984	\$2,115	\$158	\$510	\$1,904	\$916	\$0	\$0	\$0	\$0	\$0	\$0	\$6,586
Attorney	\$1,026	\$2,282	\$2,079	\$1,938	\$2,451	\$2,254	\$0	\$0	\$0	\$0	\$0	\$0	\$12,030
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	\$586	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$586
Management Fees	\$5,715	\$5,715	\$5,715	\$5,715	\$5,715	\$5,715	\$0	\$0	\$0	\$0	\$0	\$0	\$34,290
Information Technology	\$133	\$133	\$133	\$2,633	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$3,300
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agreement	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$450
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$62	\$24	\$47	\$44	\$50	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$266
Insurance	\$33,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,776
Printing and Binding	\$61	\$45	\$39	\$33	\$72	\$56	\$0	\$0	\$0	\$0	\$0	\$0	\$307
Newsletter	\$0	\$540	\$0	\$540	\$0	\$540	\$0	\$0	\$0	\$0	\$0	\$0	\$1,620
Legal Advertising	\$0	\$0	\$0	\$630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$630
Office Supplies	\$25	\$24	\$80	\$24	\$24	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$199
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
<b>Total Administrative</b>	<b>\$48,139</b>	<b>\$12,182</b>	<b>\$8,366</b>	<b>\$14,675</b>	<b>\$11,293</b>	<b>\$11,071</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$105,727</b>

**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
<b>Maintenance</b>													
<b>Environmental</b>													
Lake Maintenance	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$0	\$0	\$0	\$0	\$0	\$0	\$7,590
<b>Utilities</b>													
Kissimmee Utility Authority	\$576	\$496	\$449	\$534	\$584	\$497	\$0	\$0	\$0	\$0	\$0	\$0	\$3,135
TOHO Water Authority	\$4,113	\$3,516	\$6,881	\$6,382	\$4,827	\$4,629	\$0	\$0	\$0	\$0	\$0	\$0	\$30,349
Orlando Utilities Commission	\$1,353	\$1,375	\$1,386	\$1,316	\$1,359	\$1,205	\$0	\$0	\$0	\$0	\$0	\$0	\$7,993
Centurylink	\$762	\$497	\$229	\$764	\$229	\$764	\$0	\$0	\$0	\$0	\$0	\$0	\$3,245
Bright House	\$127	\$127	\$127	\$127	\$127	\$127	\$0	\$0	\$0	\$0	\$0	\$0	\$761
<b>Roadways</b>													
Street Sweeping	\$1,270	\$1,270	\$635	\$1,270	\$1,270	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,715
Sidewalks	\$3,180	\$0	\$0	\$185	\$230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,595
Drainage	\$0	\$0	\$0	\$3,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,450
Signage	\$0	\$192	\$635	\$1,878	\$730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,435
<b>Common Area</b>													
Landscaping	\$23,500	\$23,500	\$23,500	\$26,600	\$23,500	\$23,500	\$0	\$0	\$0	\$0	\$0	\$0	\$144,100
Feature Lighting	\$1,448	\$572	\$0	\$245	\$1,395	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,660
Irrigation	\$226	\$534	\$191	\$378	\$595	\$949	\$0	\$0	\$0	\$0	\$0	\$0	\$2,874
Trash Receptacles & Benches	\$0	\$0	\$0	\$0	\$0	\$315	\$0	\$0	\$0	\$0	\$0	\$0	\$315
Plant Replacement & Bed Enhancements	\$296	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$296
Miscellaneous Common Area Services	\$0	\$0	\$0	\$8,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,750
Soccer/Ball Field Maintenance	\$0	\$70	\$105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Recreation Center</b>													
Pool Maintenance	\$1,565	\$3,273	\$90	\$2,232	\$90	\$1,447	\$0	\$0	\$0	\$0	\$0	\$0	\$8,697
Pool Cleaning	\$600	\$600	\$600	\$600	\$600	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
Pool Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreational Center Cleaning	\$1,798	\$1,050	\$1,050	\$1,894	\$1,000	\$1,050	\$0	\$0	\$0	\$0	\$0	\$0	\$7,842
Recreational Center Repairs & Maintenance	\$3,383	\$0	\$1,124	\$0	\$50	\$1,305	\$0	\$0	\$0	\$0	\$0	\$0	\$5,862
Pest Control	\$0	\$652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$652
<b>Security</b>													
Recreation Center Access	\$0	\$0	\$0	\$0	\$0	\$2,341	\$0	\$0	\$0	\$0	\$0	\$0	\$2,341
Security Guard	\$22,437	\$21,960	\$22,642	\$22,660	\$19,052	\$18,888	\$0	\$0	\$0	\$0	\$0	\$0	\$127,639
Gate Repairs	\$220	\$310	\$1,387	\$591	\$220	\$220	\$0	\$0	\$0	\$0	\$0	\$0	\$2,948
Guard House Cleaning	\$250	\$200	\$200	\$250	\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$1,300
Guard House Repairs and Maintenance	\$320	\$478	\$0	\$335	\$338	\$185	\$0	\$0	\$0	\$0	\$0	\$0	\$1,656
Gate Maintenance Agreement	\$0	\$0	\$0	\$0	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Management Services	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$0	\$0	\$0	\$0	\$0	\$0	\$13,335
<b>Total Maintenance</b>	\$70,913	\$64,159	\$64,716	\$83,929	\$60,983	\$61,710	\$0	\$0	\$0	\$0	\$0	\$0	\$406,410
<b>Other Sources &amp; Uses</b>													
Transfer Out - Pavement Management	\$0	\$0	\$0	\$0	(\$93,088)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$93,088)
<b>Total Other</b>	\$0	\$0	\$0	\$0	(\$93,088)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$93,088)
<b>Total Expenditures</b>	\$119,052	\$76,341	\$73,083	\$98,604	\$165,364	\$72,781	\$0	\$0	\$0	\$0	\$0	\$0	\$605,225
<b>Net Income/ (Loss)</b>	(\$118,399)	\$115,512	\$732,459	(\$73,195)	(\$149,246)	(\$56,264)	\$0	\$0	\$0	\$0	\$0	\$0	\$450,867

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

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

**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2019**

**TAX COLLECTOR**

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

Date Received	Check No.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2008-2		Total 100%
							General Fund 66.57%	Debt Svc Fund 33.43%	
11/9/18	ACH	\$ 18,667.07	\$ 952.97	\$ 354.28	\$ -	\$ 17,359.82	\$ 11,557.04	\$ 5,802.78	\$ 17,359.82
11/26/18	ACH	\$ 286,876.40	\$ 11,475.08	\$ 5,508.03	\$ -	\$ 269,893.29	\$ 179,677.43	\$ 90,215.86	\$ 269,893.29
12/10/18	ACH	\$ 1,234,788.52	\$ 49,391.96	\$ 23,707.92	\$ -	\$ 1,161,688.64	\$ 773,376.86	\$ 388,311.78	\$ 1,161,688.64
12/12/18	ACH	\$ 3,282.04	\$ 37.68	\$ 64.90	\$ -	\$ 3,179.46	\$ 2,116.68	\$ 1,062.78	\$ 3,179.46
12/21/18	ACH	\$ 46,937.60	\$ 1,669.73	\$ 905.36	\$ -	\$ 44,362.51	\$ 29,533.68	\$ 14,828.83	\$ 44,362.51
1/11/19	ACH	\$ 30,669.38	\$ 932.30	\$ 594.73	\$ -	\$ 29,142.35	\$ 19,401.08	\$ 9,741.27	\$ 29,142.35
1/11/19	ACH	\$ 8,137.87	\$ 208.81	\$ 158.59	\$ -	\$ 7,770.47	\$ 5,173.07	\$ 2,597.40	\$ 7,770.47
1/11/19	ACH	\$ -	\$ -	\$ -	\$ 356.82	\$ 356.82	\$ 237.55	\$ 119.27	\$ 356.82
2/13/19	ACH	\$ 969.78	\$ 29.09	\$ 18.82	\$ -	\$ 921.87	\$ 613.72	\$ 308.15	\$ 921.87
2/13/19	ACH	\$ 23,395.31	\$ 521.88	\$ 457.46	\$ -	\$ 22,415.97	\$ 14,923.10	\$ 7,492.87	\$ 22,415.97
3/11/19	ACH	\$ 24,663.84	\$ 258.85	\$ 488.10	\$ -	\$ 23,916.89	\$ 15,922.31	\$ 7,994.58	\$ 23,916.89
4/9/19	ACH	\$ 95,443.82	\$ -	\$ 1,908.89	\$ -	\$ 93,534.93	\$ 62,269.48	\$ 31,265.45	\$ 93,534.93
4/9/19	ACH	\$ 8,591.10	\$ -	\$ 171.81	\$ -	\$ 8,419.29	\$ 5,605.02	\$ 2,814.27	\$ 8,419.29
4/12/19	ACH	\$ -	\$ -	\$ -	\$ 55.87	\$ 55.87	\$ 37.19	\$ 18.68	\$ 55.87
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>		\$ 1,782,422.73	\$ 65,478.35	\$ 34,338.89	\$ 412.69	\$ 1,683,018.18	\$ 1,120,444.21	\$ 562,573.97	\$ 1,683,018.18

# SECTION 3

# **REBATE REPORT**

**\$5,495,000**

## **Remington Community Development District**

**(Osceola County, Florida)**

**Special Assessment Refunding Bonds**

**Series 2008-2**

**Dated: February 1, 2008**

**Delivered: February 14, 2008**

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**Rebate Report to the Final Computation Date**

**May 1, 2019**

**Reflecting Activity To**

**February 28, 2019**



**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

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

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

March 26, 2019

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

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

Dear Ms. Viscarra:

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

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

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

We have scheduled our next Report as of May 1, 2019, the Final Computation Date. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Analyst



## SUMMARY OF REBATE COMPUTATIONS

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

For the May 1, 2019 Final Computation Date  
Reflecting Activity from February 14, 2008 through February 28, 2019

Fund Description	Taxable Investment Yield	Net Income	Rebatable Arbitrage
Cost of Issuance Fund	4.812340%	\$ 36.62	\$ 6.22
Capital Reserve Fund	1.994283%	26,491.32	(47,314.38)
<b>Totals</b>		<b>\$26,527.94</b>	<b>\$(47,308.16)</b>

Summary	
Bond Yield	4.299332%
Taxable Investment Yield	1.995919%
Rebatable Arbitrage	\$(47,308.16)
Rebate Computation Credits	(12,887.77)
<b>Net Rebatable Arbitrage</b>	<b>\$(60,185.93)</b>

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

## SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

### COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from February 14, 2008, the date of the closing, through February 28, 2019, the Computation Period. All nonpurpose payments and receipts are future valued to the Final Computation Date of May 1, 2019.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For purposes of computing Rebatable Arbitrage, interest earnings and yield, the value of the investments, subject to rebate and outstanding at the end of the Computation Period, was as follows:

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

4. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
5. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
6. As of May 9, 2013, all gross proceeds of the bonds were expended. The Interest Fund and Principal Fund (together, the “Funds”) are the only remaining funds subject to the Arbitrage Regulations. During the period between February 14, 2008 and February 28, 2019, the District made periodic payments into the Funds, which were used, along with the interest earned, to provide the required debt service payments.

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

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

## **DEFINITIONS**

### **7. Final Computation Date**

May 1, 2019.

### **8. Computation Period**

The period beginning on February 14, 2008, the date of the closing, and ending on February 28, 2019.

### **9. Bond Year**

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

### **10. Bond Yield**

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

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

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

### **12. Issue Price**

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

### **13. Rebatable Arbitrage**

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

#### 14. Funds and Accounts

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

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

## METHODOLOGY

### Bond Yield

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

### Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage as of February 28, 2019, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 1, 2019. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 1, 2019, is the Rebateable Arbitrage.

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

<b>Sources of Funds</b>	
-------------------------	--

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

<b>Uses of Funds</b>	
----------------------	--

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

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Sinking Fund Adjustments	Total	Present Value to 02/14/2008 @ 4.2993316%
05/01/2008	473,128.13		466,230.56	462,007.87
11/01/2008	98,381.25	-6,897.57	98,381.25	95,438.59
05/01/2009	476,381.25	-5,302.22	473,079.03	449,271.05
11/01/2009	91,256.25		91,256.25	84,839.95
05/01/2010	486,256.25	-4,496.02	481,760.23	438,461.82
11/01/2010	83,850.00		83,850.00	74,707.97
05/01/2011	488,850.00	-3,525.93	485,324.07	423,310.23
11/01/2011	76,256.25		76,256.25	65,112.66
05/01/2012	496,256.25	-2,486.34	493,769.91	412,741.04
11/01/2012	68,381.25		68,381.25	55,956.83
05/01/2013	508,381.25	-1,328.55	507,052.70	406,192.82
11/01/2013	60,131.25		60,131.25	47,156.59
05/01/2014	515,131.25		515,131.25	395,478.73
11/01/2014	51,600.00		51,600.00	38,780.91
05/01/2015	526,600.00		526,600.00	387,446.90
11/01/2015	42,100.00		42,100.00	30,323.30
05/01/2016	537,100.00		537,100.00	378,715.07
11/01/2016	32,200.00		32,200.00	22,226.77
05/01/2017	547,200.00		547,200.00	369,768.26
11/01/2017	21,900.00		21,900.00	14,487.41
05/01/2018	556,900.00		556,900.00	360,650.76
11/01/2018	11,200.00		11,200.00	7,100.53
05/01/2019	571,200.00		571,200.00	354,506.28
	6,822,640.63	-24,036.63	6,798,604.00	5,374,682.37

Proceeds Summary

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

Yields for Sinking Fund Adjustments

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

BOND DEBT SERVICE

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

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

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

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

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.299332%)
02/14/08	Beg Bal	-125,575.27	-202,333.78
02/14/08		10,825.45	17,442.56
02/14/08		37,672.58	60,700.13
02/14/08		3,897.16	6,279.32
02/14/08		12,990.54	20,931.07
02/14/08		7,621.12	12,279.57
02/14/08		4,546.69	7,325.88
02/14/08		21,650.91	34,885.14
02/15/08		7,216.03	11,625.49
02/19/08		5,786.00	9,317.21
02/19/08		4,330.18	6,972.90
03/04/08		4,984.88	8,012.95
03/11/08		3,031.13	4,868.37
03/12/08		-5,786.00	-9,291.93
03/12/08		5,786.60	9,292.89
03/20/08		1,052.54	1,688.71
04/15/08		6.07	9.71
05/14/08		0.01	0.02
-----			
05/01/19	TOTALS:	36.62	6.22
-----			

ISSUE DATE:	02/14/08	REBATABLE ARBITRAGE:	6.22
COMP DATE:	05/01/19	NET INCOME:	36.62
BOND YIELD:	4.299332%	TAX INV YIELD:	4.812340%



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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.299332%)
02/14/08	Beg Bal	-1,087,380.94	-1,752,047.92
06/11/08		26.00	41.32
07/10/08		66,337.50	105,058.49
07/11/08		4,458.75	7,060.47
09/09/08		1,964.89	3,090.17
09/09/08		4,132.50	6,499.16
10/08/08		7,665.87	12,014.83
10/08/08		282.75	443.16
10/08/08		476.76	747.23
11/04/08		1,729.99	2,703.12
11/04/08		1,777.19	2,776.87
11/04/08		4,229.07	6,607.95
11/04/08		3,045.00	4,757.83
11/25/08		1,087.50	1,695.02
11/25/08		3,650.71	5,690.12
11/25/08		1,408.09	2,194.70
12/23/08		4,606.56	7,156.23
12/23/08		5,426.19	8,429.51
12/23/08		6,794.05	10,554.47
12/23/08		783.00	1,216.38
12/23/08		70,372.86	109,323.29
12/23/08		76,566.22	118,944.59
12/23/08		7,960.50	12,366.53
12/23/08		971.49	1,509.20
12/23/08		816.11	1,267.82
02/03/09		6,532.39	10,100.13
02/03/09		1,843.31	2,850.05
02/03/09		174.00	269.03
02/03/09		85,398.13	132,039.30
02/03/09		5,253.96	8,123.47
03/04/09		4,489.20	6,915.65
03/04/09		2,770.95	4,268.67
03/04/09		292,629.77	450,798.58
03/04/09		92,680.57	142,775.19
03/04/09		741.67	1,142.55
04/13/09		8,980.36	13,770.71
04/13/09		2,292.45	3,515.30
04/13/09		2,443.66	3,747.17
04/13/09		52,923.29	81,153.93
05/07/09		4,171.86	6,379.12
05/07/09		435.00	665.15
05/07/09		2,792.21	4,269.52
06/04/09		41,188.95	62,780.72
07/17/09		54.37	82.45
07/17/09		1,256.71	1,905.79
07/17/09		34,174.30	51,824.91
08/06/09		447.83	677.61

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.299332%)
08/06/09		282.75	427.83
11/27/09		4,857.86	7,254.59
11/27/09		588.12	878.28
12/18/09		1,897.47	2,826.60
12/18/09		3,045.00	4,536.05
02/10/10		688.39	1,019.19
02/10/10		3,148.31	4,661.22
02/10/10		626.40	927.41
02/10/10		135.72	200.94
04/06/10		285.36	419.70
04/06/10		13,446.98	19,777.56
04/06/10		2,093.44	3,078.99
04/20/10		2,108.26	3,095.66
04/20/10		327.67	481.13
04/20/10		135.72	199.28
04/20/10		24,847.20	36,484.39
05/24/10		19,192.62	28,068.49
05/24/10		5,700.24	8,336.39
05/24/10		1,561.65	2,283.86
05/24/10		626.40	916.09
05/24/10		4,532.70	6,628.91
05/27/10		172,107.13	251,611.07
05/27/10		-105,587.68	-154,363.32
07/01/10		217.50	316.70
08/06/10		229.46	332.73
09/08/10		163.12	235.64
10/12/10		509.82	733.53
10/12/10		2,806.84	4,038.51
10/29/10		2,071.69	2,974.78
12/09/10		2,528.44	3,613.52
01/06/11		28,452.85	40,533.90
05/09/13		0.34	0.44
-----			
05/01/19	TOTALS:	26,491.32	-47,314.38
-----			

ISSUE DATE: 02/14/08 REBATABLE ARBITRAGE: -47,314.38  
COMP DATE: 05/01/19 NET INCOME: 26,491.32  
BOND YIELD: 4.299332% TAX INV YIELD: 1.994283%

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

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.299332%)
02/13/09		-1,490.00	-2,301.06
02/13/10		-1,500.00	-2,220.03
02/13/11		-1,520.00	-2,155.94
02/13/12		-1,550.00	-2,106.94
02/13/13		-1,590.00	-2,071.30
02/13/14		-1,620.00	-2,022.49
-----			
05/01/19	TOTALS:	-9,270.00	-12,877.77
-----			

ISSUE DATE: 02/14/08      REBATABLE ARBITRAGE: -12,877.77  
 COMP DATE: 05/01/19  
 BOND YIELD: 4.299332%

# SECTION 4

*This item will be provided under  
separate cover*

# AUDIT COMMITTEE MEETING

# SECTION III

# SECTION A



**REMINGTON COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**Annual Audit Services for Fiscal Year 2019  
Osceola County, Florida**

**INSTRUCTIONS TO PROPOSE**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **Friday, June 28, 2019, at 2:00 P.M.**, at the offices of District Manager, located 135 W. Central Blvd., Suite 320, Orlando, FL 32801. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit seven (7) copies and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services - Remington Community Development District" on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a wavier of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for Fiscal Year 2019, 2020, 2021. The District intends to enter into three (3) separate one-year agreements.
- E. Provide a proposed schedule for performance of the audit.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

## **AUDITOR SELECTION EVALUATION CRITERIA**

**1. *Ability of Personnel.* (20 Points)**

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

**2. *Proposer's Experience.* (20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

**3. *Understanding of Scope of Work.* (20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. *Ability to Furnish the Required Services.* (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

**5. *Price.* (20 Points)**

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

# SECTION B

**REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Remington Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2019, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Osceola County and has a general administrative operating fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide seven (7) copies and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 135 W. Central Blvd., Suite 320, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "**Auditing Services - Remington Community Development District.**" Proposals must be received by **Friday, June 28, 2019, 2:00 P.M.**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

George S. Flint  
Governmental Management Services - Central Florida, LLC  
District Manager