

*Remington Community  
Development District*

*Agenda*

*February 23, 2021*

# AGENDA

# *Remington*

## *Community Development District*

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219 East Livingston Street, Orlando, FL 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

February 16, 2021

Board of Supervisors  
Remington Community  
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, February 23, 2021 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Blvd., Kissimmee, FL 34744.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Modifications to Agenda
- III. Security Report from DSI Security Services
- IV. Public Comment Period
- V. Approval of Minutes of the January 26, 2021 Meeting
- VI. Consideration of Swim Program License Agreement with Sharks & Minnows Swim School, Inc.
- VII. Consideration of Resolution 2021-02 Providing for the Removal and Appointment of Treasurer and Appointment of Assistant Treasurer
- VIII. 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 OCSO Reports
    4. Field Manager's Report
- IX. Supervisor's Requests
- X. Next Meeting Date – March 30, 2021
- XI. Adjournment

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

The third order of business is the security report from DSI Security Services. There is no back-up.

The fourth 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 fifth order of business is the approval of minutes from the January 26, 2021 of the Board of Supervisors meeting. The minutes are enclosed for your review.

The sixth order of business is consideration of swim program license agreement with Sharks & Minnows Swim School, Inc. A copy of the agreement is enclosed for your review.

The seventh order of business is consideration of resolution 2021-02 providing for the removal and appointment of Treasurer and appointment of Assistant Treasurer. A copy of the resolution is enclosed for your review.

The eighth 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 OSCO reports. Copies of the reports are 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.

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

# 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, January 26, 2021 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Kenneth Soukup	Chairman
Pam Zaresk	Vice Chair
Brian (Ken) Brown	Assistant Secretary
Diego Benson-Valdes	Assistant Secretary

Also present:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Alan Scheerer	Field Manager
Michael Belz ( <i>via phone</i> )	Universal Protection Service
Valerie Scott	DSI Security Services
Rich Hunter	DSI Security Services

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Soukup 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: We do not have any modifications.

**THIRD ORDER OF BUSINESS**

**Security Report from Universal Protection Service**

Mr. Belz: Good evening everyone. From January 1 through January 25, 2021, at the Partin Settlement Road gate, there were 6,705 visitors and 5,176 residents. At the E. Lakeshore Boulevard gate, there were 814 visitors and 3,436 residents. We had 1 attempted tow, 0 tows, 0 tow letters and 8 repeat offenders.

Mr. Soukup: Okay. Are there any questions for security? Hearing none,  
*Mr. Belz left the meeting.*

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Soukup: Please state your name and address and try to keep your comments to three minutes or less.

Resident (Dorothy Ogaz, Harwood): My question is regarding the tows and attempted tows. Are we going to see those enforced? Several people are parking on the street. One day it is on Harwood Circle. Owners are parked so long that we now have oil stains, not only in a driveway, but on the street, which is an environmental issue. That is one of my concerns. I noticed a pothole developing just west of the Club Villas entrance that has some standing water. We might want to check into that. What fiber optics or cables are we putting through the subdivisions? Does anyone know?

Mr. Soukup: We are not doing that. I believe that is Spectrum. It is not the CDD. That is a utility right-of-way (ROW).

Resident (Dorothy Ogaz, Harwood): I was just curious.

Mr. Showe: They typically don't give us any information.

Resident (Dorothy Ogaz, Harwood): They have cables out front on E. Lakeshore Boulevard.

Mr. Showe: I will have Alan and the engineer address the pothole. The new security company will be reinforcing the parking. We addressed some of the car issues on Harwood. They are looking at that as well.

Resident (Dorothy Ogaz, Harwood): Thank you.

Mr. Soukup: Anyone else?

Mr. Diego-Valdes: Mr. Chairman, I received a communication from a resident that they were concerned with the new company hiring the current security guards. They were concerned that they were going to still not enforce the rules. That's some of the concerns that I received. One resident called me and asked me that.

Mr. Hunter: We reinforced the rules and regulations to the security guards. If there are any issues, we will replace them. We take a closer look on who we are hiring and make sure that they do their job properly.

Mr. Diego-Valdes: Thank you.

Mr. Soukup: Are there any other comments? If not, we will close the public comment period.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the December 15, 2020 Meeting**

Mr. Showe: The December 15, 2020 meeting minutes were provided as part of your agenda package. We received some corrections and those have been made in our signature file, but we can take any other corrections or changes at this time.

Mr. Soukup: Are there any corrections? Hearing none,

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the December 15, 2020 Meeting as amended, were approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Security Services Agreement with DSI Security Services**

Mr. Showe: Based on the last meeting, the Board ranked DSI Security Services (DSI) as the number one ranked vendor to provide security services. We reviewed this contract and it is in line with their bid. We expect them to start on February 1<sup>st</sup>. They are here to answer any specific questions about their transition and start date. Both Alan and I have been working with them over the last month or so, trying to make sure have what they need. At this time, you can discuss the transition and we can take questions or comments about the contract.

Mr. Diego-Valdes: The question that I have is not regarding the contract. It's regarding the communication for our residents. Are they still going to have the same telephone numbers? It's important to communicate.

Mr. Showe: The plan at this point is to renew the cellphone number for the guardhouses as well as the website. Residents won't be able to use that cellphone to report in anymore. The original procedure was that they are supposed to be calling the guardhouse and leaving a message. So, we kind of want to get them back onto that plan. We know that there is going to be some transition so we are probably going to be a little more lenient if somebody says, "Hey, I tested that number. Here is proof that I texted it." We might have some issues, but we will work on them for a little bit until we get people trained.



Mr. Diego-Valdes: So, the guardhouses are going to be the same. The reason for that is the Remington newsletter. I want to update that. So, send me the information.

Mr. Showe: The guardhouses have the same number. The cellphone they use is the property of the security company. So, the cellphone will be changing. In talking with the new vendors, correct me if I'm wrong, but the roving patrol is the one that carries the cellphone around. They really want to keep that cellphone dedicated for that person, so they can get in touch with people instead of having residents call them all night. So, for as long as we can, we would like to go back to how it was originally.

Mr. Diego-Valdes: I will make sure that number is published.

Mr. Showe: I will send you a note to remind you.

Mr. Soukup: Do we have a prior line that they should be calling to leave messages on an answering machine?

Mr. Showe: Both guardhouses have an answering machine.

Mr. Soukup: So, either one is fine.

Mr. Showe: Yes. The process is that roving patrol comes in, checks the messages at one site, drives through and note any parked cars. They check the messages at the other site and cycle back and forth throughout the night. They are constantly checking messages. So, either one is fine.

Mr. Soukup: The other question I had was on the vendor list. Is that going to get transferred over?

Mr. Showe: To the best of our ability, we are going to transfer it over. We may have to let them start so we have some confidence in the way that they are enforcing it. One of the other things that they are going to bring with them that is going to be an additional charge, which Alan and I talked about, is they have a tracking system.

Mr. Diego-Valdes: That's what I was going to ask because currently the tracking system is paper.

Mr. Showe: Valerie, can you talk about that briefly?

Ms. Scott: Sure. Our guard system is a partner of ours, TrackTic. That brings a wealth of new processes to play. We can have RFID stickers posted in various places and be able to document that the officers are where they need to be. The manual report writing will go away with the implementation of the TrackTic tool. It comes with a smartphone. So, in essence, you are getting a second smartphone. There will be one dedicated to this building and one dedicated to the

roving patrol. Those incident and daily activity reports can be sent to whomever you wish. Incidents are typically in real-time. Daily activity reports are typically sent in the mornings. Weekly, you can pull them out yourselves. That is something we will need to discuss with all of the parties involved and get set up. I am Valerie Scott from Regional Sales. This is Rich Hunter, Regional Manager of Florida operations. We have an Operations Manager who is in transition. They are going to be here today. He had too many places to be at the same time. That in a nutshell, is what the tracking system is. I think information was provided in the agenda package.

Mr. Showe: It's going to be a benefit, especially to staff, because when we get a call and somebody says, "Hey, this vehicle is parked here all night," we should be able say, "That car was called in as a visitor." You can search how many times it was called in. It will give us a little more ability to have some of that information versus getting pictures of logs. I think it will help the overall community.

Mr. Diego-Valdes: I agree.

Mr. Showe: We can provide them more direction based on all of that. It increases communication so I think it's a great tool for the community.

Ms. Zaresk: There are other things that we can do with the phone or the tags. We can have a pad with different tags that mean different things that just stay with the phone the officer in the vehicle has. There could be certain things that we could identify. We can use that to ticket tags. They will figure that out as they figure out the processes.

Mr. Soukup: If we get a resident that is playing the car shuffle game, we try to monitor that.

Mr. Showe: For the Board's information, we did ask the current vendor for that information. What we get is, "We don't believe that they are violating the policy."

Ms. Zaresk: Exactly.

Mr. Showe: We can't get a whole bunch of records. We are not able to track it with this. They are calling in a visitor every single night.

Mr. Soukup: Exactly. We will see the request.

Mr. Showe: Then we can give that to Scott to help us interpret the rules.

Mr. Soukup: I think it is really going to help with the repeat offender situation.

Ms. Scott: That system is not specific to the things that you are mentioning now, but there are adaptations that can be made by the use of those RFID tags that we can create with some of that.

Mr. Soukup: That is going to be disseminated to the Board Members?

Mr. Showe: It can be. It can also be provided monthly in your agenda. There are different ways that we can look at it. I think once we see the data we get, we can make a decision.

Mr. Scheerer: We can figure out the distribution.

Mr. Showe: It is going to produce a daily report.

Mr. Soukup: I think since we represent the community, they should come back to us and tell us the positives and negatives. I think it's crucial for us to be able to see this report.

Mr. Showe: Okay. Alan and I can forward it to the Board, let you see it and then you can determine what frequency you would like to see going forward, but we can certainly provide those to you. For the Board's information, we worked with the current vendor. The contract starts on February 1<sup>st</sup> at Midnight. We are going to have Universal continue through the morning of February 1<sup>st</sup> and DSI will start in the evening of February 1<sup>st</sup>. That way we are not transitioning at Midnight.

Mr. Soukup: If there any no other questions, we need a motion to approve.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the Security Services Agreement with DSI Security Services was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Data Sharing and Usage Agreement with the Osceola County Property Appraiser**

Mr. Showe: This is the Data Sharing and Usage Agreement with the Osceola County Property Appraiser. That is when they send us the file and we levy assessments on the taxes based on that file. So, it would be our recommendation to approve that agreement. There are no substantive changes. They just renew the contract annually every year.

On MOTION by Mr. Brown seconded by Mr. Diego-Valdes with all in favor the Data Sharing and Usage Agreement with the Osceola County Property Appraiser was approved.

**EIGHTH ORDER OF BUSINESS****Discussion of E-Verify Requirements for  
Special Districts**

Mr. Clark: In last year's Legislative Session, there were several bills relating to employment, employment status, Green Card or other status that allow people to be employed. It was applied to Governments including ourselves. Basically, they are a big requirement for us. Number one, if we are going to have employees on our own, we would have to comply with it. We don't, but we are also required to require our vendors and contractors to comply. We do that by inserting a contract term. You will see that contract term in the security contract saying that they agree to comply in giving us the right. If they don't comply, they will give notice and ultimately terminate the contract. So, by adding that language, we are in compliance with the legislation. It was adopted last year and took effect on January 1<sup>st</sup>. Our response is fairly nominal.

Mr. Showe: For the Board's information, they provided us their E-Verify certificate today so they are in compliance. We will be checking that on every contract going forward. There will have to be a clause in those contracts.

Ms. Zaresk: I helped write E-Verify years ago when I worked in U.S. Customs.

**NINTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Clark: I think this was disseminated to the Board. I wanted to let you know that we had some excitement with the security contractor. Our current vendor did not like the process of how the Board ranked and on late Christmas Eve, we received a bid protest. Staff evaluated the rules and requirements of the protest and we determined that they didn't have the right, with that type of contract, to a bid protest. Our bid process was something that we did because we elected to. It was not required by Statute for purely contractual services like security. So, I wrote them the letter that I think you received. We didn't hear anything after that, so apparently, they were satisfied with that. So, I think it has been fairly cooperative since then.

Mr. Showe: Correct. They have been cooperative on our end. We let them know the rules. We expected them to leave all of the equipment and we are going to hold their final payment.

Mr. Clark: That's all I have.

**B. Engineer**

Mr. Glasscock: I don't have anything. If the Board has any questions, I would be happy to answer them.

**C. District Manager's Report**

**1. Approval of Check Register**

Mr. Showe: Regarding the Check Register, in the General Fund, we have Checks 6382 through 6410 in the amount of \$97,622.39; Checks 32 and 33 in your Pavement Management Fund in the amount of \$23,863.13 and Checks 89 through 94 in the Capital Projects Fund in the amount of \$27,470, for a total of \$148,955.52. Alan and I can answer any questions the Board may have on those invoices.

Mr. Soukup: Are there any questions? Hearing none, we need a motion to approve.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the December 1, 2020 through December 31, 2020 Check Register totaling \$148,955.52 was approved

**2. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. Through December 31<sup>st</sup>, we are outperforming the budget. You have 95% of your assessments, which is outstanding. So, we are in good shape.

**3. Presentation of OCSO Reports**

Mr. Showe: Reports from the Osceola County Sheriff's Office was provided to the Board. We are still doing off-duty patrols one or two times per week depending on their availability.

**4. Field Manager's Report**

Mr. Scheerer: The Amenity Center is in good shape. Everything is working. In the Fitness Center, we had Fitness Showcase come out and do a complete overhaul of the equipment. We got all of the aches, pains and squeaks taken care of. Everything in the Fitness Center is working well. The pool is in good shape. We had a phone line down on the emergency phone. Century Link was notified to come out and repair it. They are scheduled to be here tomorrow within their timeline of 8:00 a.m. to 5:00 p.m. They will call me when they are onsite. It is not a requirement. We only had two people in the pool 20 minutes ago. The gate handles are working well. We repainted the

interior of both guardhouses. Those were cleaned up and ready to go for the transition. All of the ponds are being treated in accordance with our contract with Applied Aquatic. We had a pond at par 3 with some algae on it. They coincidentally stopped by this morning to spray the pond. They turned from green to white. So, the copper sulfate was working well. We continue to meet with REW on irrigation inspections. They re-graded the side of the basketball court that was holding water. The basketball and tennis courts are complete. I think it looks good. There are new backboards, new rims and new nets. The CDD sidewalks and common areas were pressure washed. The column in Windsor Park was repaired. The streetlight at the entrance to E. Lakeshore Boulevard was replaced. I need some follow up. I received a text message from a resident who said it is on all day and all night. It was on when I arrived here this afternoon, so I will reach back out to OUC to see if they can come. Maybe they can cover the photocell. That's all I have.

## **TENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Brown: I don't have anything other than to say that the place looks good. REW is doing a good job.

Mr. Scheerer: We had a frost out here, so you are seeing some brown spots. There is some green popping up. They are going to fertilize again and increase the water. We bumped all of the water back down due to the winter schedule, but if we get up in the 80s for a long period of time, we need to have another watering. They are doing a good job and we appreciate that.

Mr. Brown: I would like to thank Universal. We had Universal for a long time. A lot of good people worked for Universal. We had our ups and downs, but generally, I appreciate the effort that they put in here over the years.

Mr. Benson-Valdes: I know that we pressure wash the sidewalks out here, but there are common areas within the developments that need to be pressure washed. My development has a common area that goes into the lake.

Mr. Scheerer: We didn't pressure wash any of the small easements. If you want it done, I can have them come out.

Mr. Benson-Valdes: Yes.

Mr. Scheerer: We focus mainly on high traffic areas in Knightsbridge or Remington Boulevard. But if you want us to pressure wash those areas, I can bring the guys back out.

Mr. Benson-Valdes: Okay. I can only speak to the one in Eagles Landing because I'm the one that does it.

Mr. Scheerer: There are a couple of them. We have an easement by a stormwater pond. There is a small tract and sidewalk. Typically, the residents cooperate and actually do it. If it's the desire of the Board, I can definitely have my guy back out here and have it done.

Mr. Benson-Valdes: I think what happens is there are waterlogs right in that area, so it has to be done quite frequently.

Mr. Scheerer: We typically do them once a year.

Mr. Benson-Valdes: I'm just saying that I have to do that section quite frequently.

Mr. Soukup: Is the issue with standing water?

Mr. Benson-Valdes: There is quite a bit of standing water.

Mr. Scheerer: I will have Pete take a look at it to see if there is an issue with the turf. We had some issues where the turf is higher than the sidewalk.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: I have nothing. Thank you.

Mr. Soukup: I think the basketball courts look good. They did a great job. It took some time to get done, but the drainage was right.

Mr. Benson-Valdes: I agree.

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting Date – February 23, 2021**

Mr. Soukup: Our next meeting is scheduled for February 23, 2021.

**TWELTH ORDER OF BUSINESS**

**Adjournment**

Mr. Soukup adjourned the meeting.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION VI



**SWIM PROGRAM LICENSE AGREEMENT BETWEEN  
REMINGTON COMMUNITY DEVELOPMENT DISTRICT AND SHARKS AND  
MINNOWS SWIM SCHOOL, INC.**

THIS AGREEMENT (the “AGREEMENT”) is entered into as of this 23<sup>rd</sup> day of February, 2021 by and between:

**REMINGTON COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Osceola County, Florida, whose address is 219 East Livingston Street, Orlando, Florida 32801 (the “District”); and

**SHARKS AND MINNOWS SWIM SCHOOL, INC.**, a Florida corporation, whose address is 4201 Roanne Drive, Orlando, Florida 32817 (the “Licensee”).

**RECITALS**

**WHEREAS**, the District owns, operates and maintains certain recreational facilities, including a swimming pool facility, located at 2651 Remington Blvd., Kissimmee, Florida (hereinafter referred to as the “Pool Facilities”); and

**WHEREAS**, the District desires to provide its residents and authorized users with access to recreational swimming programs that include swimming lessons; and

**WHEREAS**, the Licensee currently operates a swim school and has asked the Board of Supervisors of the District (the “Board”) for permission to operate swimming lessons at the Pool Facilities; and

**WHEREAS**, the Board agrees that it is to the benefit and in the best interest of the District to allow Licensee to provide swimming lessons at the Pool Facilities under the terms and conditions set forth herein.

**NOW, THEREFORE**, based on good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

**1. Grant of License.** The District hereby grants to Licensee a non-exclusive license to teach swimming lessons at the Pool Facilities based on the terms and conditions set forth herein (the “License”).

**2. Term.** The term of the License shall be from April 1, 2021 to October 10, 2021. The parties may renew the License for up to two (2) additional, one-year swim seasons in accordance with the terms and conditions agreed to by the parties at renewal.

**3. Hours and Area of Use.**

**A.** Subject to the approval of the District’s recreational facilities manager (the “Manager”), the Licensee may teach swimming lessons at the Pool Facilities at the following times:

Monday to Friday: 8:00 a.m. to 8:30 p.m.

Saturday: 8:00 a.m. to 2:00 p.m.

**B.** Additional hours or revisions to the schedule may be authorized in writing by the Manager and the Licensee. The parties acknowledge that weather conditions may affect the use of the Pool Facilities and that the District shall have the right to temporarily close the Pool Facilities at any time due to inclement weather, including but not limited to rain, lightning, hail, and/or strong winds. Additionally, the District shall have the right to temporarily close the Pool Facilities at any time in the event that a danger to public health, safety or welfare exists. Licensee shall abide by the decision of the District as to the closure of the Pool Facilities, and shall be responsible for the safety of its employees, agents, representatives, students, guests and/or invitees during such times.

**C.** The swimming lessons shall be conducted in an area of the Pool Facilities that is designated by the Manager. Licensee shall not have exclusive use of the entirety of the Pool Facilities, but shall have exclusive use of the designated portion or area of the Pool Facilities.

**4. Care of the Property.** The Licensee agrees to use all due care to protect the property of the District, its residents, authorized users and guests from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee’s use of the Pool Facilities pursuant to this Agreement, including but not limited to use by its employees, agents, representatives, students, guests or invitees. Licensee shall repair any damage resulting from its operations under this Agreement within twenty-four (24) hours. Any such repairs shall be at Licensee’s sole expense, unless otherwise agreed, in writing, by the District.

**5. Professional Judgment.** Licensee represents that it is qualified to conduct swimming lessons and that it will provide certified, trained and qualified instructors. Licensee further represents that its swimming instructors are certified as provided in section 514.071, *Florida Statutes*. Licensee shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in swimming instruction, including taking precautions for

the safety of its employees, agents, representatives, students, guests and invitees. All minors taking swim instruction shall only do so with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any employee, agent, representative, student, guest or invitee of the Licensee while such persons are using the Pool Facilities. Accordingly, the Licensee shall obtain a waiver, executed by each of Licensee's students or their parent or guardian as applicable, acknowledging that the District is not responsible for or otherwise liable with respect to the safety of such student. Licensee shall remain an active Florida corporation in good standing during the term of this License.

**6. Vouchers; Fees.**

**A.** In consideration for the grant of the License, the Licensee agrees to provide the District with a total of ten (10) swimming lesson vouchers in the amount of Fifty Dollars (\$50.00) each, per session per year (the "Vouchers"). The District shall be the sole owner of said Vouchers and may distribute the Vouchers in its sole discretion. Licensee shall not be obligated to honor any un-used or non-scheduled Vouchers after the effective date of termination or expiration of this Agreement.

**B.** Licensee shall be entitled to establish and collect fees for persons desiring to participate in the swimming lessons that are provided pursuant to this Agreement. Licensee shall retain all such fees and be responsible for any and all taxes due relative to such fees. The District shall in no way be liable or responsible for any disputes relating to the fees charged by Licensee.

**7. Capacity of Pool Facilities.** Licensee shall determine the size of each swim class and the appropriate ratio of swim students to instructors; provided, however, that Licensee shall provide the accepted number of swim students per session to the Manager, and shall cooperate in good faith with the Manager to ensure that the capacity of the Pool Facilities is not exceeded. Manager shall make a good faith effort to minimize disruption to Licensee's scheduled activities, and the pool attendants, if any, agree to assist in keeping the designated area clear of other patrons so as not to disrupt the scheduled activities of the Licensee.

**8. District Policies Apply.** Licensee acknowledges that the District's recreational facilities, including the Pool Facilities, are open to use by residents and authorized users and their guests, and agrees to abide at all times by the District's rules and policies governing the use of such facilities. Licensee acknowledges that it has received a copy of the District's rules and policies.

**9. Insurance and Indemnity.**

A. Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the Pool Facilities by the Licensee and its employees, agents, representatives, students, guests or invitees. The District shall be a named insured on such policy. Licensee shall provide continuous proof of such insurance coverage to the District if so requested by the District.

B. Licensee hereby agrees to indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees, paralegal fees and expert witness fees), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the Pool Facilities by the Licensee and its employees, agents, representatives, students, guests or invitees. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute.

**10. Termination, Suspension or Revocation of License.** The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended, terminated or revoked upon forty-five (45) days' written notice, with or without cause, by either party. Moreover, the License may be suspended or terminated immediately for cause upon written notice to the breaching party; provided, however, that the parties agree to act in good faith to resolve any breach to the extent possible.

**11. Enforcement of Agreement.** In the event that either the District or the Licensee is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs for trial, mediation, or appellate proceedings.

**12. Controlling Law; Venue.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Osceola County, Florida.

**13. Severability.** If any provision of this License shall be held invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable.

**14. Non-Transfer.** The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District, which consent shall be provided in its sole discretion. A transfer or assignment of all or any part of the License shall cause the License to become voidable, in the sole discretion of the District.

**15. Public Records.** Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with the District's Records Retention Policy and Florida law.

**16. Entire Agreement.** This is the entire agreement of the parties as it relates to the subject of this Agreement. This Agreement may not be amended except in writing signed by both parties.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**ATTEST:**

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**WITNESS:**

**SHARKS AND MINNOWS  
SWIM SCHOOL, INC.**

\_\_\_\_\_  
Signature

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

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

# SECTION VII

**RESOLUTION 2021-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF REMINGTON COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE REMOVAL AND APPOINTMENT OF TREASURER AND APPOINTMENT OF ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Remington Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within **Osceola** County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to provide for the removal and appointment of a Treasurer, and appointment of an Assistant Treasurer.

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

Section 1. \_\_\_\_\_ is appointed Treasurer effective immediately. Effective immediately, the existing Treasurer, Ariel Lovera, is removed.

Section 2. \_\_\_\_\_ is appointed Assistant Treasurer effective immediately.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF FEBRUARY, 2021.**

**REMINGTON  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**CHAIR/VICE-CHAIR**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

## SECTION VIII



# SECTION C

# SECTION 1

# Remington Community Development District

## Summary of Invoices

January 01, 2021 to January 31, 2021

Fund	Date	Check No.'s	Amount
General Fund	1/22/21	6411-6427	\$ 76,279.60
	1/29/21	6428	\$ 220.00
			\$ 76,499.60
Pavement Management	1/22/21	34	\$ 330,428.59
			\$ 330,428.59
Capital Projects	1/29/21	95-96	\$ 19,100.00
			\$ 19,100.00
			<b>\$ 426,028.19</b>

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
1/22/21	00038	12/31/20	S167027	202012	320-53800-34800		GATE REPAIR 12/23/20		*	149.00	149.00 006411
1/22/21	00093	12/31/20	190834	202012	320-53800-47100		LAKE MAINTENANCE - DEC20	ACCESS CONTROL TECHNOLOGIES	*	1,265.00	1,265.00
1/22/21	00290	12/17/20	4793	202012	320-53800-57200		REPLACE DOOR LOCK	APPLIED AQUATIC MANAGEMENT, INC.	*	285.00	1,265.00 006412
1/22/21	00082	1/01/21	17291	202012	310-51300-31500		SAFETY BARRIER-COURT	BERRY CONSTRUCTION INC.	*	1,200.00	1,485.00 006413
1/22/21	00168	1/01/21	435	202101	310-51300-34000		MANAGEMENT FEES - JAN21	CLARK & ALBAUGH, LLP	*	8,642.99	8,642.99 006414
1/01/21	435	202101	310-51300-35200		TECHNOLOGY FEES - JAN21				*	5,715.00	133.33
1/01/21	435	202101	310-51300-51000		OFFICE SUPPLIES				*	1.59	1.59
1/01/21	435	202101	310-51300-42000		POSTAGE				*	37.19	37.19
1/01/21	435	202101	310-51300-42500		COPIES				*	4.35	4.35
1/01/21	436	202101	320-53800-12000		FIELD MANAGEMENT - JAN21				*	2,289.25	2,289.25
1/01/21	436	202101	320-53800-52000		RUBBER STAMP ENGRAVING				*	13.80	13.80
1/22/21	00127	10/09/20	5275333	202009	310-51300-31100		ENGINEER SERVICE - SEP20	GOVERNMENTAL MANAGEMENT SERVICES	*	708.75	8,194.51 006415
1/22/21	00186	12/23/20	1938499	202012	320-53800-57200		SERVICE CALL 12/23/20	HANSON, WALTER & ASSOCIATES, INC.	*	150.00	708.75 006416
1/01/21	1923665	202101	320-53800-57200		POOL PHONE SERVICE				*	511.56	150.00
1/22/21	00213	12/28/20	52231	202012	320-53800-34500		SECURITY 12/06-12/19/20	KINGS III OF AMERICA INC NA	*	468.00	661.56 006417

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT
1/06/21	52261	202012	320-53800-34500	SECURITY	12/20-01/02/21		OSCEOLA COUNTY SHERIFF'S OFFICE	*	312.00	780.00 006418
1/01/21	729434	202101	320-53800-46200	LANDSCAPE MAINT	- JAN21		REW LANDSCAPE CORP	*	24,205.00	24,205.00 006419
1/01/21	6534	202101	320-53800-46400	POOL MAINTENANCE	- JAN21		ROBERTS POOL SERVICE AND REPAIR INC	*	600.00	600.00 006420
12/05/20	360778	202012	320-53800-46500	REPLACE ESCUTCHEON RAIL				*	201.95	
12/05/20	360779	202012	320-53800-46500	REPLACE MOTOR/NEW BREAKER				*	765.35	
12/15/20	360440	202012	320-53800-46500	SULFURIC ACID/MURIATIC				*	267.40	
12/18/20	360620	202101	320-53800-46500	CHEMICAL CONTROL	- JAN21			*	89.95	
12/18/20	360981	202012	320-53800-46500	INSPECT POOL ADA LIFT				*	175.00	
1/01/21	01012021	202101	310-51300-42600	NEWSLETTER DELIVERY	JAN21		SPIES POOL LLC	*	428.25	1,499.65 006421
1/04/21	40383499	202101	320-53800-46800	PEST CONTROL	- JAN21		SCOTT DALEY	*	60.00	428.25 006422
12/26/20	USA01394	202012	320-53800-53000	MECHANICAL SWEEP	12/21/20		TERMINIX COMMERCIAL	*	1,200.00	60.00 006423
12/31/20	10836378	202012	320-53800-34500	SECURITY PATROL	- DEC20		USA SERVICES OF FLORIDA, INC	*	26,015.87	1,200.00 006424
1/01/21	W3413	202101	320-53800-34700	WI-PAK LAKE SHORE	-JAN21		UNIVERSAL PROTECTION SERVICE LP	*	110.00	26,015.87 006425
1/01/21	W3413	202101	320-53800-34700	WI-PAK SEC PARTIN	-JAN21			*	110.00	
							WI-PAK			220.00 006426

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/22/21	00282	1/01/21	20	5743	202012	320-53800-46700		CLEANING MATERIALS 4TH QT	*	164.02	164.02 006427
1/29/21	00303	2/01/21	W3529		202101	300-15500-10000		WESTWOOD INTERIOR CLEANING INC.	*	110.00	
		2/01/21	W3529		202101	300-15500-10000		WI-PAK LAKE SHORE DEC20	*	110.00	
								WI-PAK SEC PARTIN DEC20			

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 TOTAL FOR BANK A 76,499.60  
 TOTAL FOR REGISTER 76,499.60  
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CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/22/21	00007	10/30/20	TOA	20-1	202012	600-53800-53100		H&S INVESTMENT GROUP OF CENTRAL FL	*	330,428.59	330,428.59 000034
PAY APP2-ROADWAY PROJECT											
TOTAL FOR BANK B										330,428.59	
TOTAL FOR REGISTER										330,428.59	

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
1/29/21	00253	12/10/20	4786	202012	600-53800	53100	SIDEWALK REPLACEMENT	*	1,200.00	
1/29/21	00269	12/11/20	434	202011	600-53800	47500	BERRY CONSTRUCTION INC. PRESSURE WASHING 11/30/20	*	17,900.00	1,200.00 000095
							GOVERNMENTAL MANAGEMENT SERVICES			17,900.00 000096
							TOTAL FOR BANK C		19,100.00	
							TOTAL FOR REGISTER		19,100.00	

REMI --REMINGTON - MBYINGTON



## SECTION 2

***Remington***  
***Community Development District***

***Unaudited Financial Reporting***  
***January 31, 2021***

**GMS**

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4	<u>Pavement Management Fund</u>
5	<u>Capital Projects Fund</u>
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8	<u>Assessment Receipt Schedule</u>

**Remington**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2021**

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
Cash:			
Operating Account	\$ 836,906	\$ -	\$ 836,906
Pavement Management	\$ -	\$ 174,987	\$ 174,987
Capital Projects Fund	\$ -	\$ 76,035	\$ 76,035
Investments:			
State Board	\$ 121,226	\$ 196,141	\$ 317,367
<b>Total Assets</b>	<b>\$ 958,352</b>	<b>\$ 447,163</b>	<b>\$ 1,405,515</b>
<b>Liabilities:</b>			
Accounts Payable	\$ -	\$ -	\$ -
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balances:</b>			
Assigned for Capital Projects	\$ -	\$ 76,035	\$ 76,035
Pavement Management	\$ -	\$ 371,129	\$ 371,129
Unassigned	\$ 958,352	\$ -	\$ 958,352
<b>Total Fund Balances</b>	<b>\$ 958,352</b>	<b>\$ 447,163</b>	<b>\$ 1,405,515</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 958,352</b>	<b>\$ 447,163</b>	<b>\$ 1,405,515</b>

**Remington**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
For The Period End in January 31, 2021

	Adopted Budget	Prorated Budget Thru 01/31/21	Actual Thru 01/31/21	Variance
<b>Revenues:</b>				
Maintenance Assessment	\$ 1,137,222	\$ 1,043,259	\$ 1,043,259	\$ -
Miscellaneous Income	\$ 5,000	\$ 1,667	\$ 915	\$ (752)
Interest Income	\$ 1,900	\$ 633	\$ 89	\$ (545)
<b>Total Revenues</b>	<b>\$ 1,144,122</b>	<b>\$ 1,045,559</b>	<b>\$ 1,044,263</b>	<b>\$ (1,296)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisors Fees	\$ 12,000	\$ 4,000	\$ 3,600	\$ 400
FICA	\$ 918	\$ 306	\$ 275	\$ 31
Engineer	\$ 18,500	\$ 6,167	\$ 2,433	\$ 3,734
Attorney	\$ 27,500	\$ 9,167	\$ 10,748	\$ (1,581)
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Property Appraiser Fee	\$ 1,000	\$ -	\$ -	\$ -
Management Fees	\$ 68,580	\$ 22,860	\$ 22,860	\$ -
Information Technology	\$ 1,600	\$ 533	\$ 533	\$ 0
Telephone	\$ 80	\$ 27	\$ -	\$ 27
Postage	\$ 900	\$ 300	\$ 224	\$ 76
Insurance	\$ 38,267	\$ 38,267	\$ 37,668	\$ 599
Printing and Binding	\$ 1,500	\$ 500	\$ 13	\$ 487
Newsletter	\$ 3,300	\$ 1,100	\$ 857	\$ 244
Legal Advertising	\$ 2,300	\$ 767	\$ 155	\$ 611
Office Supplies	\$ 250	\$ 83	\$ 19	\$ 64
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 150	\$ 150	\$ 396	\$ (246)
<b>Total General &amp; Administrative:</b>	<b>\$ 185,520</b>	<b>\$ 89,401</b>	<b>\$ 84,956</b>	<b>\$ 4,445</b>
<b>Operation and Maintenance</b>				
<b>Environmental</b>				
Lake Maintenance	\$ 18,200	\$ 6,067	\$ 3,795	\$ 2,272
<b>Utilities</b>				
Kissimmee Utility Authority	\$ 10,500	\$ 3,500	\$ 2,423	\$ 1,077
Toho Water Authority	\$ 70,000	\$ 23,333	\$ 10,058	\$ 13,275
Orlando Utilities Commission	\$ 20,500	\$ 6,833	\$ 5,522	\$ 1,311
Centurylink	\$ 7,300	\$ 2,433	\$ 2,247	\$ 186
Bright House Network	\$ 5,000	\$ 1,667	\$ 1,488	\$ 179
<b>Roadways</b>				
Street Sweeping	\$ 28,800	\$ 9,600	\$ 7,200	\$ 2,400
Drainage	\$ 7,050	\$ 2,350	\$ -	\$ 2,350
Signage	\$ 5,000	\$ 1,667	\$ -	\$ 1,667

**Remington**  
Community Development District  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
For The Period Ending January 31, 2021

	Adopted Budget	Prorated Budget Thru 01/31/21	Actual Thru 01/31/21	Variance
<b>Common Area</b>				
Landscaping	\$ 290,460	\$ 96,820	\$ 96,820	\$ -
Feature Lighting	\$ 6,300	\$ 2,100	\$ 638	\$ 1,462
Irrigation	\$ 10,500	\$ 3,500	\$ 1,213	\$ 2,287
Trash Receptacles & Benches	\$ 1,000	\$ 333	\$ -	\$ 333
Plant Replacement and Bed Enhancements	\$ 9,040	\$ 3,013	\$ -	\$ 3,013
Miscellaneous Common Area Services	\$ 10,700	\$ 10,700	\$ 9,923	\$ 777
Soccer/Ball Field Maintenance	\$ 2,000	\$ 667	\$ -	\$ 667
<b>Recreation Center</b>				
Pool Maintenance	\$ 20,600	\$ 6,867	\$ 4,692	\$ 2,175
Pool Cleaning	\$ 8,000	\$ 2,667	\$ 2,400	\$ 267
Pool Permits	\$ 550	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 15,900	\$ 5,300	\$ 2,507	\$ 2,793
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 2,667	\$ 3,089	\$ (423)
Pest Control	\$ 700	\$ 233	\$ 245	\$ (12)
<b>Security</b>				
Recreation Center Access	\$ 4,000	\$ 1,333	\$ -	\$ 1,333
Security Guard	\$ 287,500	\$ 95,833	\$ 75,385	\$ 20,449
Gate Repairs	\$ 10,750	\$ 3,583	\$ 5,205	\$ (1,622)
Guard House Cleaning	\$ 3,300	\$ 1,100	\$ 400	\$ 700
Guard House Repairs and Maintenance	\$ 3,500	\$ 1,167	\$ 2,285	\$ (1,118)
Gate Maintenance Agreement	\$ 850	\$ -	\$ -	\$ -
<b>Other</b>				
Contingency	\$ 1,000	\$ 333	\$ 14	\$ 320
Field Management Services	\$ 27,471	\$ 9,157	\$ 9,157	\$ -
<b>Total O&amp;M Expenses:</b>	<b>\$ 894,471</b>	<b>\$ 304,824</b>	<b>\$ 246,707</b>	<b>\$ 58,116</b>
<b>Other Sources/ (Uses)</b>				
Transfer Out - Pavement Management	\$ (75,000)	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ (94,643)	\$ (94,643)	\$ (94,643)	\$ -
<b>Total Other Sources/ (Uses)</b>	<b>\$ (169,643)</b>	<b>\$ (94,643)</b>	<b>\$ (94,643)</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 1,249,634</b>	<b>\$ 488,868</b>	<b>\$ 426,306</b>	<b>\$ 62,562</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (105,512)</b>		<b>\$ 617,957</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 105,512</b>		<b>\$ 340,395</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 958,352</b>	

**Remington**  
Community Development District  
**Pavement Management Fund**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending January 31, 2021

	Adopted Budget	Prorated Budget Thru 01/31/21	Actual Thru 01/31/21	Variance
<b>Revenues:</b>				
Interest Income	\$ 2,500	\$ 833	\$ 346	\$ (487)
<b>Total Revenues</b>	<b>\$ 2,500</b>	<b>\$ 833</b>	<b>\$ 346</b>	<b>\$ (487)</b>
<b>Expenditures:</b>				
Roadway Improvement	\$ -	\$ -	\$ 354,292	\$ (354,292)
Capital Outlay - Contingency	\$ -	\$ -	\$ 154	\$ (154)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 354,446</b>	<b>\$ (354,446)</b>
Transfer In/(Out)	\$ 75,000	\$ -	\$ -	\$ -
<b>Excess Revenues (Expenditures)</b>	<b>\$ 77,500</b>		<b>\$ (354,099)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 374,556</b>		<b>\$ 725,228</b>	
<b>Fund Balance - Ending</b>	<b>\$ 452,056</b>		<b>\$ 371,129</b>	

**Remington**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
For The Period Ending January 31, 2021

	Adopted Budget	Prorated Budget Thru 01/31/21	Actual Thru 01/31/21	Variance
<b>Revenues:</b>				
Interest Income	\$ 100	\$ 33	\$ 2	\$ (32)
<b>Total Revenues</b>	<b>\$ 100</b>	<b>\$ 33</b>	<b>\$ 2</b>	<b>\$ (32)</b>
<b>Expenditures:</b>				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Capital Outlay - Pressure Washing	\$ 20,000	\$ 20,000	\$ 18,750	\$ 1,250
Capital Outlay - Landscape Improvements	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Capital Outlay - Sidewalk/Roadway Improvements	\$ 95,000	\$ 63,333	\$ 69,190	\$ (5,857)
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ 7,333	\$ 9,030	\$ (1,697)
Capital Outlay - Resurfacing Courts	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Capital Outlay - Contingency	\$ -	\$ -	\$ 142	\$ (142)
<b>Total Expenditures</b>	<b>\$ 166,000</b>	<b>\$ 104,000</b>	<b>\$ 97,112</b>	<b>\$ 6,888</b>
Transfer In/(Out)	\$ 94,643	\$ 94,643	\$ 94,643	\$ -
<b>Excess Revenues (Expenditures)</b>	<b>\$ (71,257)</b>		<b>\$ (2,468)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 71,257</b>		<b>\$ 78,502</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 76,035</b>	



**Remington**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Maintenance Assessment	\$ -	\$ 121,514	\$ 901,679	\$ 20,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,043,259
Miscellaneous Income	\$ 130	\$ 500	\$ 175	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 915
Interest Income	\$ 30	\$ 22	\$ 18	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89
<b>Total Revenues</b>	<b>\$ 160</b>	<b>\$ 122,037</b>	<b>\$ 901,872</b>	<b>\$ 20,194</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,044,263</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisors Fees	\$ 2,000	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA	\$ 153	\$ -	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Engineer	\$ 2,283	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,433
Attorney	\$ 1,366	\$ 739	\$ 8,643	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,748
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,860
Information Technology	\$ 133	\$ 133	\$ 133	\$ 133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 533
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 42	\$ 46	\$ 99	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224
Insurance	\$ 37,668	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,668
Printing and Binding	\$ -	\$ 4	\$ 5	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13
Newsletter	\$ 428	\$ -	\$ -	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 857
Legal Advertising	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155
Office Supplies	\$ 1	\$ 1	\$ 15	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 5	\$ 15	\$ 288	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 396
<b>Total General &amp; Administrative:</b>	<b>\$ 55,125</b>	<b>\$ 6,803</b>	<b>\$ 16,620</b>	<b>\$ 6,408</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 84,956</b>
<b>Operation and Maintenance</b>													
Environmental	\$ 1,265	\$ 1,265	\$ 1,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,795
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities	\$ 609	\$ 584	\$ 589	\$ 641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,423
Kissimmee Utility Authority	\$ 3,064	\$ 1,929	\$ 2,240	\$ 2,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,058
Toho Water Authority	\$ 1,360	\$ 1,306	\$ 1,321	\$ 1,535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,522
Orlando Utilities Commission	\$ 565	\$ 260	\$ 859	\$ 564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,247
CenturyLink	\$ 372	\$ 372	\$ 372	\$ 372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,488
Bright House Network	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadways	\$ 2,400	\$ 2,400	\$ 2,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200
Street Sweeping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

# Remington

Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Common Area</b>													
Landscaping	\$ 24,205	\$ 24,205	\$ 24,205	\$ 24,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,820
Feature Lighting	\$ 638	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 638
Irrigation	\$ 645	\$ -	\$ 568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,213
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Replacement and Bed Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Common Area Services	\$ 8,089	\$ 635	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,923
Soccer/Ball Field Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Recreation Center</b>													
Pool Maintenance	\$ 2,515	\$ 588	\$ 1,500	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,692
Pool Cleaning	\$ 600	\$ 600	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 1,100	\$ 1,050	\$ 357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,507
Recreation Center Repairs & Maintenance	\$ 1,579	\$ 563	\$ 435	\$ 512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,089
Pest Control	\$ 65	\$ 60	\$ 60	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245
<b>Security</b>													
Recreation Center Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Guard	\$ 26,536	\$ 21,613	\$ 27,016	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,385
Gate Repairs	\$ 4,906	\$ 150	\$ 149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,205
Guard House Cleaning	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Guard House Repairs and Maintenance	\$ 650	\$ 285	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,285
Gate Maintenance Agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Other</b>													
Contingency	\$ -	\$ -	\$ -	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14
Field Management Services	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,157
<b>Total O&amp;M Expenses:</b>	<b>\$ 85,651</b>	<b>\$ 60,354</b>	<b>\$ 68,775</b>	<b>\$ 33,927</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 246,707</b>
<b>Other Sources/(Uses)</b>													
Transfer Out - Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ -	\$ -	\$ -	\$ (94,643)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (94,643)
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (94,643)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (94,643)</b>
<b>Total Expenditures</b>	<b>\$ 138,776</b>	<b>\$ 67,157</b>	<b>\$ 85,395</b>	<b>\$ 134,978</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 426,306</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (138,616)</b>	<b>\$ 54,879</b>	<b>\$ 81,647</b>	<b>\$ (114,784)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 617,997</b>



# SECTION 3



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Remington Community Development, job # 73235

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/25/2021	1749	Remington	Begin detail	423m
01/25/2021	1754	1009 Berkeley Drive	Parking viol. / left wheels to curb	There was a male inside
			Getting ready to move the car.	Verbal warning
01/25/2021	1825	1826 Balmoral	Parking viol. / left wheels to curb	There were two males
			Finished pressure washing the	Driveway. Verbal warning
01/25/2021	1850	Community Center	Checked the area. All appears	To be in order.
01/25/2021	1940	939 Trammel's Trail	Parking viol. / parked on sidewalk	Citation issued
01/25/2021	1958	Trammel's Trail / Lucas Lakes Lane	I saw the vehicle I just issued the	Citation to. The female
			The citation for her since she	Moved the vehicle.
01/25/2021	2010	Community Center	Checked in and talked to Security	Guard Leona.
01/25/2021	2032	2560 Brookstone Drive	Parking viol. / left wheels to curb	Citation issued
01/25/2021	2050	2403 Cedarfield Lane	Parking viol. / left wheels to curb	A male was in the garage
			The male was very polite	Verbal warning
01/25/2021	2107	106 Thornbury Lane	Parking viol. / parked on sidewalk	Citation issued
01/25/2021	2121	255 Southbridge Circle	Parking viol. / parked on sidewalk	Citation issued
01/25/2021	2148	Scarborough Drive	Talked to Security Guard Believe	
01/25/2021	2204	Remington	End detail	423m

Calls for Service	Arrests	Traffic Stops	Parking Violations	Routine Checks
Calls Taken	Misdemeanor	Citations	Citations	Parks
Back-up	Felony	Written Warning	Written Warning	Schools/Library
Self Initiated	Traffic	Verbal Warning	Verbal Warning	Businesses
Reports	Ordinance			Construction

Name: Brad Butler #1209

Date: 01/25/2021



