

*Remington Community
Development District*

Agenda

January 25, 2022

AGENDA

Remington

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

January 18, 2022

Board of Supervisors
Remington Community
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, January 25, 2022 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 December 14, 2021 Meeting
- VI. Consideration of First Amendment to Swim Program License Agreement with Sharks and Minnows Swim School, Inc.
- VII. Discussion of Ownership Transfer letter from REW Landscape Corp.
- 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 - February 22, 2022
- 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 December 14, 2021 of the Board of Supervisors meeting. The minutes are enclosed for your review.

The sixth order of business is consideration of First Amendment to Swim Program License Agreement with Sharks and Minnows Swim School, Inc. A copy of the agreement is enclosed for your review.

The seventh order of business is discussion of Ownership Transfer letter from REW Landscape Corp. The letter 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, December 14, 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
Brian (Ken) Brown	Assistant Secretary
Tim Mehrlich	Assistant Secretary
Diego Benson-Valdes	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Counsel
Alan Scheerer	Field Manager
William McLeod	DSI Security Services
John Thacker	DSI Security Services
Residents	

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 have none.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Mr. McLeod: This month at the Partin Settlement Road gate we had 6,973 residents come through and 816 visitors. At the E. Lakeshore Boulevard gate, 5,420 residents came through the gate with 1,258 visitors. We issued 63 citations. We attempted to tow three times this month. One was successful and two attempts were made.

Mr. Brown: Are there any questions on the report?

Mr. McLeod: I just wanted to let you know that we are in a transition period training a new Site Supervisor. Seth is stepping down and we are training a new guy named A.J. He is a really good guy. We like him. He's very motivated. Seth is not going anywhere until he is properly trained.

Mr. Brown: How long is that going to be?

Mr. McLeod: Seth is not going anywhere. He is just stepping down to part-time to take care of some personal matters and he just can't give the attention that he would like. So, it is probably the best.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: Are there any comments? If so, please state your name and address and keep your comments brief.

Resident (Red Miller, Berkeley): I am just letting you know that your guys did a great job trimming those trees on Westmoreland.

Mr. Brown: It seemed to make it brighter.

Mr. Scheerer: It's going to make a big difference in a few years. Some of the trees as you know are full grown and just go everywhere, but I think a lot these trees look lopsided on one side. Those are going to end up like our trees. Our trees on the Boulevard have been trimmed, as far as I know, since I have been here, 16 years. So, for the internal trees in Westmoreland and Hawks Nest, I would expect at some point for them to start taking some good shape. I think they did a great job. They were clean and I didn't have any real complaints. One lady questioned the sides being shaped. I tried to explain to her the process of 15 feet on the street, 6 to 8 feet on the side. I think they did a good job.

Mr. Showe: It looks amazing.

Mr. Scheerer: It will help your grass grow a little better too. It will actually get some sunlight. Thank you for the comment.

Mr. Soukup: We will close the public comment period at this time.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the November 16, 2021 Meeting

Mr. Showe: The minutes are on Page 6 of your agenda. We can take any questions, comments, or changes at this time.

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

On MOTION by Mr. Brown seconded by Mr. Benson-Valdes with all in favor the Minutes of the November 16, 2021 Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

B. Engineer

Mr. Glasscock: I don't have anything.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks 6646 through 6651 and Checks 99 through 100 in the amount of \$42,964.88. Alan and I can answer any questions if you have any, but I think they are standard.

Mr. Soukup: Right. Are there any questions? If not, we need a motion.

On MOTION by Mr. Benson-Valdes seconded by Mr. Brown with all in favor the November 1, 2021 through November 30, 2021 Check Register totaling \$42,964.88 was approved

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. We are still doing better than projected. It has only been two months so it is a little hard to start looking at trends. We received one or two checks for the assessments, but nothing outstanding.

3. Presentation of OCSO Reports

Mr. Showe: We have the Osceola County Sheriff's Office reports.

4. Field Manager's Report

Mr. Showe: Alan can go through his Field Report.

Mr. Scheerer: Thank you. The Amenity Center is in good shape. The Fitness Center is in good shape. The pool is in good shape. We are expecting a Health Department inspection in the next week or two, maybe three. We had a couple of minor issues with the gates, most recently, the visitor entry gate. The Security Officer sent me a text saying that the gate looked like it was really loose and they were afraid that it might come down, so we instructed them to keep it in the up position. It turned out to be a damaged pin that holds the gate bracket onto the motor column. That was repaired and we let security know so they could put that back into operation today.

Mr. Brown: That was kept up because otherwise, it could've been down.

Mr. Scheerer: As it goes up, understand that you have a shaft here and a pin there and if it ever gives way, it could go up and then slam down on somebody's car. Since it was the visitor gate and they didn't have to direct traffic, they could still function and man the visitor gate and still leave the gate arm down at the resident gate. So, we did that. We had some comments about remotes not working at the E. Partin Settlement Road gate.

Mr. Soukup: The last three times that I went through it, it worked perfectly.

Mr. Scheerer: We put the new receiver in and I had them come back after the last meeting. They went through all of the loose wires within the circuitry that they didn't catch the first time. I know somebody stopped by and tested both of their remotes. Supervisor Benson-Valdes said his was working. So I think we will get on that. Landscaping-wise, the tree trimming is complete. They are cutting the Pepper trees around the building right now. REW is trimming the Palm trees. They may already be done. There is a leaky valve at the end of Knightsbridge towards Arden Place. REW is working on that. The basketball nets are a monthly occurrence. We are still waiting for the sliding glass door for the gatehouse. The sidewalk grinding is complete. We are going through and remarking all of the replacements and we will be working on those as quickly as possible. I know the guys were out here playing baseball earlier tonight. They have not made any modifications to the field. Our office is closed next Friday. I'm only a phone call away. If you guys need anything, just let me know.

Mr. Brown: Have basketball nets gotten that cheap? We didn't use to have to do them. I noticed when I drove by that they are hanging by one strand again in a short amount of time.

Mr. Scheerer: LeBron James is always hanging off of them. I have been here at 7:00 a.m. and there are people playing basketball. They were there when the meeting started.

Mr. Mehrlich: There are way more people playing basketball now than we used to have.

Mr. Scheerer: I would put chains on them, but I'm afraid someone will put their finger on it and get sued.

Mr. Brown: I never had to change them that much, but then again, the ball didn't go through that much when I was playing.

Mr. Scheerer: Thank you. That's all I have.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brown: REW is doing a great job. I hope everyone has a Merry Christmas and a Happy New Year.

Mr. Scheerer: Thank you. Same to you.

Mr. Soukup: Are there any other Supervisor's requests?

Mr. Showe: I did want to pass along that Pam called me to wish everyone a Merry Christmas and a Happy New Year. She just wasn't able to make it tonight.

Mr. Soukup: REW is doing a great job but keep up on the zone box replacement because some of these zone boxes get pretty shoddy. I know that they did a whole bunch down by the lift station where covers were missing.

Mr. Scheerer: Yes.

Mr. Soukup: That is just a trip hazard.

Mr. Scheerer: Absolutely.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – January 25, 2022

Mr. Soukup: We are set for our next meeting.

Mr. Showe: It is January 25, 2022.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

**FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE REMINGTON
COMMUNITY DEVELOPMENT DISTRICT AND SHARKS AND MINNOWS SWIM
SCHOOL, INC. REGARDING THE SWIM PROGRAM LICENSE**

This First Amendment is made and entered into as of this 25th day of January, 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, FL 32801 ("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, pursuant to Chapter 190, Florida Statutes, owns and operates certain recreational facilities located in Osceola County in the development known as "Remington", including a swimming pool; and

WHEREAS, the District and the Licensee entered into a Swim Program License Agreement on February 23, 2021 ("Agreement"); and

WHEREAS, the District desires to continue to provide its residents and fee payers with access to recreational swimming programs that include swimming lessons; and

WHEREAS, Section 2 of the Agreement provides for the renewal of the Agreement for up to two additional swim seasons at terms and conditions agreed to by the parties.

Now, THEREFORE, in consideration of the mutual covenants contained in this First Amendment, it is agreed that:

1. FIRST AMENDMENT. The District hereby extends the non-exclusive license to teach swimming lessons at the recreational facility operated by the District, located at 2651 Remington Boulevard, Florida, in Osceola County (the "Extended License").

- 1.1. Term. The term of the Extended License shall be from April 1, 2022 to September 30, 2022. The Extended License may be suspended immediately by the District if a danger to the public health or safety requires the District to close the pool for any reason, including, but not limited to, impending or imminent severe weather, or violation of any health related rules or regulations.
- 1.2. Exemption; Fees. In consideration for this Extended License, Sharks & Minnows agrees to provide the District with a total of ten (10) Sharks and Minnows \$50-off swimming lesson vouchers per session, during the term of the Extended License.

The District named herein shall be the sole owner of said swimming lesson vouchers and may distribute them in its sole discretion. Licensee shall not be obligated to honor any unused or non-scheduled vouchers after the effective date of termination or expiration of the Agreement. Licensee shall be entitled to establish and collect fees for taking swimming lessons provided under the Extended License for persons residing within the geographical boundaries of the District as well as persons not residing within the geographical boundaries of the District. Licensee shall retain all such fees and be responsible for any and all taxes on such fees. The District shall in no way be liable or responsible for any disputes relating to the fees charged by Licensee.

2. AGREEMENT. Except for the terms enumerated in Section 1 of this First Amendment, all other terms of the Agreement are unaffected and shall remain in full force and effect throughout the existing and extended term. Licensee shall provide current evidence of insurance coverage required by the Agreement prior to engaging in any activities pursuant to this First Amendment.
3. AUTHORIZATION. The execution of this First Amendment has been duly authorized by the appropriate body or official of the District and the Licensee, both the District and the Licensee have complied with all the requirements of law, and both the District and the Licensee have full power and authority to comply with the terms and provisions of this First Amendment.
4. EFFECTIVENESS. This First Amendment shall be effective after execution by both the District and the Licensee.
5. COUNTERPARTS. This First Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

IN WITNESS WHEREOF, the parties execute this agreement the day and year First written above.

Attest:

REMINGTON COMMUNITY
DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Print Name

Print Name

SHARKS AND MINNOWS SWIM
SCHOOL, INC., a Florida corporation

Signature of Witness _____

By: _____

Its: _____

Print Name of Witness _____

Print Name: _____

SECTION VII



January 4, 2022

Dear Valued Customer,

On January 1, 2022, REW Landscape Corp entered into a financial partnership to transfer ownership of its maintenance division to SSS Down to Earth Opco LLC dba REW Lawn & Irrigation. REW Landscape Corp will continue to operate its landscape construction division under current ownership. Management and service personnel for the maintenance division will remain intact as the partnership objective is to fund additional service offerings and future growth as we move into the next phase of building Florida's premier commercial landscape company.

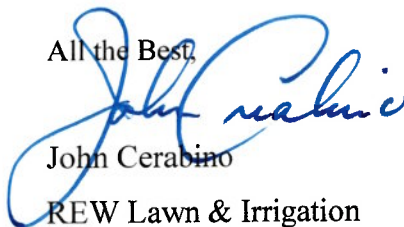
We have attached our updated W-9 which reflects the new Tax ID # (EIN) for your accounting records. Updated Certificates of Insurance will also be sent in the coming days. Effective immediately, payment via check should be sent to:

REW Lawn & Irrigation
2701 Maitland Center Pkwy, Suite 200
Maitland, FL 32751

If you currently pay via ACH, please reach out to REW Lawn & Irrigation at (239)610-1311 for new banking instructions. All contact information for maintenance staff will remain the same.

This is an exciting time for our maintenance division as the new financial structure will provide even greater opportunities and benefits to our employees and ensure our financial wherewithal for many years to come. We thank you for your business and look forward to continuing to provide world-class landscaping services to your organization.

All the Best,

A handwritten signature in blue ink that reads 'John Cerabino'. The signature is fluid and cursive, with a large initial 'J' and 'C'.

John Cerabino
REW Lawn & Irrigation

SECTION VIII

SECTION C

SECTION 1

Remington Community Development District

Summary of Invoices

December 1, 2021 to December 31, 2021

Fund	Date	Check No.'s	Amount
General Fund	12/6/21	6652-6662	\$ 67,176.52
	12/14/21	6663-6675	\$ 58,055.26
			<hr/>
			\$ 125,231.78
Capital Projects	12/6/21	101	\$ 22,750.00
			<hr/>
			\$ 22,750.00
			<hr/>
			\$ 147,981.78

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/06/21	00093	10/31/21	198083	202110	320	53800	47100		POND MAINTENANCE OCT 21	*	1,265.00		
									APPLIED AQUATIC MANAGEMENT, INC.			1,265.00	006652
12/06/21	00290	11/05/21	4956	202110	320	53800	47800		REPAIR GATE/BASKETBALL NET	*	165.00		
									BERRY CONSTRUCTION INC.			165.00	006653
12/06/21	00082	11/02/21	17700	202110	310	51300	31500		ATTORNEY FEE - OCT 21	*	2,047.00		
									CLARK & ALBAUGH, LLP			2,047.00	006654
12/06/21	00321	10/31/21	1801365	202110	320	53800	34500		SECURITY SVCS 10/1-10/31	*	27,784.50		
		10/31/21	1801366	202110	320	53800	34500		TRACK TIC 10/01-10/31/21	*	150.00		
									DSI SECURITY SERVICES			27,934.50	006655
12/06/21	00168	11/01/21	457	202111	310	51300	34000		MANAGEMENT FEES NOV 21	*	5,886.42		
		11/01/21	457	202111	310	51300	35200		WEBSITE ADMIN NOV 21	*	68.33		
		11/01/21	457	202111	310	51300	34100		INFO TECHNOLOGY NOV 21	*	102.50		
		11/01/21	458	202111	320	53800	12000		FIELD MANAGEMENT NOV 21	*	2,357.92		
		11/01/21	458	202111	310	51300	51000		OFFICE SUPPLIES	*	3.79		
		11/01/21	458	202111	310	51300	42000		POSTAGE	*	22.41		
		11/01/21	458	202111	310	51300	42500		COPIES	*	28.65		
									GOVERNMENTAL MANAGEMENT SERVICES			8,470.02	006656
12/06/21	00127	11/10/21	5280898	202110	310	51300	31100		GENERAL ENGINEER OCT21	*	225.00		
									HANSON, WALTER & ASSOCIATES, INC.			225.00	006657
12/06/21	00213	10/25/21	53016	202110	320	53800	34500		SECURITY SVCS 10/25-11/4	*	578.76		
		10/25/21	53016	202110	320	53800	34500		SECURITY SVCS 10/25-11/4	V	578.76		
									OSCEOLA COUNTY SHERIFF'S OFFICE			.00	006658
12/06/21	00251	11/02/21	731009	202111	320	53800	46200		LANDSCAPE MAINT - NOV 21	*	24,930.00		
									REW LANDSCAPE CORP			24,930.00	006659

REMI -REMINGTON - KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/06/21	00291	11/01/21 6933	202111 320-53800-46400		POOL MAINTENANCE - NOV 21	*	650.00	
					ROBERTS POOL SERVICE AND REPAIR INC			650.00 006660
12/06/21	00303	12/01/21 W4847	202112 320-53800-34700		WI-PAK-LAKE SHORE-DEC21	*	120.00	
		12/01/21 W4847	202112 320-53800-34700		WI-PAK-SEC PARTIN-DEC21	*	120.00	
					WI-PAK			240.00 006661
12/06/21	00282	11/02/21 21-4351	202110 320-53800-46700		CLEAN CLUBHOUSE - OCT 21	*	1,050.00	
		11/02/21 21-4351	202110 320-53800-35000		CLEAN GUARDHOUSE -OCT 21	*	200.00	
					WESTWOOD INTERIOR CLEANING INC.			1,250.00 006662
12/14/21	00038	11/30/21 S233367	202111 320-53800-34800		GATE REPAIR 11/17/21	*	393.58	
		11/30/21 S233414	202111 320-53800-34800		GATE REPAIR 11/19/21	*	260.03	
					ACCESS CONTROL TECHNOLOGIES			653.61 006663
12/14/21	00093	11/30/21 198744	202111 320-53800-47100		LAKE MAINTENANCE - NOV21	*	1,265.00	
					APPLIED AQUATIC MANAGEMENT, INC.			1,265.00 006664
12/14/21	00290	11/26/21 4974	202111 320-53800-35100		REPLACE FLISH HANDLE-G/H	*	265.00	
		11/26/21 4975	202111 320-53800-47800		REPLACE B/BALL NET-CENTER	*	185.00	
					BERRY CONSTRUCTION INC.			450.00 006665
12/14/21	00082	12/01/21 17739	202111 310-51300-31500		ATTORNEY FEE - NOV 21	*	142.50	
					CLARK & ALBAUGH, LLP			142.50 006666
12/14/21	00321	11/30/21 1801483	202111 320-53800-34500		SECURITY SVCS 11/1-11/30	*	26,909.68	
		11/30/21 1801484	202111 320-53800-34500		TRACK TIC 11/1-11/30/21	*	150.00	
					DSI SECURITY SERVICES			27,059.68 006667
12/14/21	00005	11/30/21 7-582-15	202111 310-51300-42000		DELIVERY FEE - 11/24/21	*	24.67	
					FEDEX			24.67 006668

REMI -REMINGTON - KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/14/21	00213	11/09/21	53050	202111	320	53800	34500		SECURITY 11/8-11/15/21	*	578.76		
									OSCEOLA COUNTY SHERIFF'S OFFICE			578.76	006669
12/14/21	00251	12/01/21	731226	202112	320	53800	46200		LANDSCAPE MAINT - DEC21	*	24,930.00		
									REW LANDSCAPE CORP			24,930.00	006670
12/14/21	00291	11/29/21	7003	202112	320	53800	46400		POOL CLEANING - DEC21	*	650.00		
									ROBERTS POOL SERVICE AND REPAIR INC			650.00	006671
12/14/21	00125	11/08/21	375814	202111	320	53800	46500		BULK BLEACH	*	378.00		
		11/18/21	376121	202112	320	53800	46500		CHEMICAL CONTROLLER DEC21	*	89.95		
									SPIES POOL LLC			467.95	006672
12/14/21	00311	11/01/21	11012021	202111	310	51300	42600		NEWSLETTER DEL - NOV21	*	428.25		
									SCOTT DALEY			428.25	006673
12/14/21	00071	12/06/21	41499234	202112	320	53800	46800		PEST CONTROL - DEC 21	*	63.00		
									TERMINIX COMMERCIAL			63.00	006674
12/14/21	00128	11/13/21	USA02118	202111	320	53800	53000		STREET SWEEPING 11/10/21	*	1,200.00		
		11/13/21	USA02118	202111	320	53800	53000		VARIABLE ENERGY CHRGE	*	141.84		
									USA SERVICES OF FLORIDA, INC			1,341.84	006675
TOTAL FOR BANK A											125,231.78		
TOTAL FOR REGISTER											125,231.78		

REMI -REMINGTON - KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/06/21	00253	11/04/21 4954	202110 600-53800-53100		*	6,250.00	
		REPAIR SIDEWALK 10/12-16					
		11/04/21 4955	202110 600-53800-53100		*	3,925.00	
		REPAIR SIDEWALK 10/18-21					
		11/11/21 4958	202110 600-53800-53100		*	5,450.00	
		REPAIR SIDEWALK 10/19-20					
		11/11/21 4962	202110 600-53800-53100		*	7,125.00	
		REPAIR SIDEWALK 10/20-25					
BERRY CONSTRUCTION INC.							22,750.00 000101

TOTAL FOR BANK C						22,750.00	
TOTAL FOR REGISTER						22,750.00	

REMI -REMINGTON - KCOSTA

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
December 31, 2021



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1	<hr/>	Balance Sheet
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5	<hr/>	Capital Projects Fund
6-7	<hr/>	Month to Month
8	<hr/>	Assessment Receipt Schedule

Remington
Community Development District
Combined Balance Sheet
December 31, 2021

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 1,180,830	\$ -	\$ 1,180,830
Pavement Management	\$ -	\$ 248,916	\$ 248,916
Capital Projects Fund	\$ -	\$ 104,892	\$ 104,892
Due From Capital Projects	\$ -	\$ -	\$ -
Prepaid Expenses	\$ -	\$ -	\$ -
Investments:			
State Board	\$ 96,550	\$ 196,357	\$ 292,907
Total Assets	\$ 1,277,379	\$ 550,165	\$ 1,827,544
Liabilities:			
Accounts Payable	\$ 49,226	\$ 94,935	\$ 144,161
Total Liabilities	\$ 49,226	\$ 94,935	\$ 144,161
Fund Balances:			
Assigned for Capital Projects	\$ -	\$ 9,957	\$ 9,957
Pavement Management	\$ -	\$ 445,273	\$ 445,273
Assigned	\$ -	\$ -	\$ -
Unassigned	\$ 1,228,154	\$ -	\$ 1,228,154
Total Fund Balances	\$ 1,228,154	\$ 455,230	\$ 1,683,383
Total Liabilities & Fund Equity	\$ 1,277,379	\$ 550,165	\$ 1,827,544

Remington
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues:				
Maintenance Assessment	\$ 1,468,418	\$ 1,318,563	\$ 1,318,563	\$ -
Miscellaneous Income	\$ 5,000	\$ 1,250	\$ 930	\$ (320)
Interest Income	\$ 1,000	\$ 250	\$ 36	\$ (214)
Total Revenues	\$ 1,474,418	\$ 1,320,063	\$ 1,319,529	\$ (534)
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 3,000	\$ 3,400	\$ (400)
FICA	\$ 918	\$ 230	\$ 260	\$ (31)
Engineer	\$ 18,500	\$ 4,625	\$ 375	\$ 4,250
Attorney	\$ 27,500	\$ 6,875	\$ 3,159	\$ 3,717
Annual Audit	\$ 3,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Property Appraiser Fee	\$ 1,000	\$ -	\$ -	\$ -
Management Fees	\$ 70,637	\$ 17,659	\$ 17,659	\$ 0
Information Technology	\$ 1,230	\$ 308	\$ 307	\$ 0
Website Maintenance	\$ 820	\$ 205	\$ 205	\$ 0
Telephone	\$ 80	\$ 20	\$ -	\$ 20
Postage	\$ 900	\$ 225	\$ 77	\$ 148
Insurance	\$ 41,435	\$ 41,435	\$ 38,984	\$ 2,451
Printing and Binding	\$ 1,500	\$ 375	\$ 45	\$ 330
Newsletter	\$ 3,300	\$ 825	\$ 428	\$ 397
Legal Advertising	\$ 2,300	\$ 575	\$ -	\$ 575
Office Supplies	\$ 250	\$ 63	\$ 10	\$ 52
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,500	\$ 375	\$ 237	\$ 138
Total General & Administrative:	\$ 192,645	\$ 81,969	\$ 70,321	\$ 11,647
<u>Operation and Maintenance</u>				
Environmental				
Lake Maintenance	\$ 18,200	\$ 4,550	\$ 3,795	\$ 755
Utilities				
Kissimmee Utility Authority	\$ 9,600	\$ 2,400	\$ 1,837	\$ 563
Toho Water Authority	\$ 56,000	\$ 14,000	\$ 10,670	\$ 3,330
Orlando Utilities Commission	\$ 19,200	\$ 4,800	\$ 4,191	\$ 609
Centurylink	\$ 7,300	\$ 1,825	\$ 1,690	\$ 135
Bright House Network	\$ 5,250	\$ 1,313	\$ 1,209	\$ 104
Roadways				
Street Sweeping	\$ 30,240	\$ 7,560	\$ 4,060	\$ 3,500
Drainage	\$ 7,000	\$ 1,750	\$ -	\$ 1,750
Signage	\$ 5,000	\$ 1,250	\$ -	\$ 1,250

Remington
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Common Area				
Landscaping	\$ 290,460	\$ 72,615	\$ 74,790	\$ (2,175)
Feature Lighting	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Irrigation	\$ 10,500	\$ 2,625	\$ 1,854	\$ 771
Trash Receptacles & Benches	\$ 1,000	\$ 250	\$ -	\$ 250
Plant Replacement and Bed Enhancements	\$ 9,040	\$ 2,260	\$ -	\$ 2,260
Miscellaneous Common Area Services	\$ 10,700	\$ 2,675	\$ -	\$ 2,675
Soccer/Ball Field Maintenance	\$ 2,000	\$ 500	\$ 350	\$ 150
Recreation Center				
Pool Maintenance	\$ 18,500	\$ 4,625	\$ 2,614	\$ 2,011
Pool Cleaning	\$ 8,400	\$ 2,100	\$ 1,900	\$ 200
Pool Permits	\$ 550	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 16,695	\$ 4,174	\$ 3,300	\$ 874
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 1,333	\$ 1,565	\$ (231)
Pest Control	\$ 780	\$ 195	\$ 189	\$ 6
Security				
Recreation Center Access	\$ 4,000	\$ 1,000	\$ -	\$ 1,000
Security Guard	\$ 330,000	\$ 82,500	\$ 86,829	\$ (4,329)
Gate Repairs	\$ 15,050	\$ 3,763	\$ 2,018	\$ 1,744
Guard House Cleaning	\$ 3,300	\$ 825	\$ 650	\$ 175
Guard House Repairs and Maintenance	\$ 3,500	\$ 875	\$ 590	\$ 285
Gate Maintenance Agreement	\$ 900	\$ -	\$ -	\$ -
Other				
Contingency	\$ 10,000	\$ 2,500	\$ 152	\$ 2,348
Field Management Services	\$ 28,295	\$ 7,074	\$ 7,074	\$ 0
Total O&M Expenses:	\$ 935,460	\$ 232,836	\$ 211,326	\$ 21,510
<i>Other Sources/ (Uses)</i>				
Transfer Out - Pavement Management	\$ (150,000)	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ (196,313)	\$ (100,000)	\$ (100,000)	\$ -
Total Other Sources/ (Uses)	\$ (346,313)	\$ (100,000)	\$ (100,000)	\$ -
Total Expenditures	\$ 1,474,418	\$ 414,805	\$ 381,647	\$ 33,157
Excess Revenues (Expenditures)	\$ 0		\$ 937,881	
Fund Balance - Beginning	\$ -		\$ 290,272	
Fund Balance - Ending	\$ 0		\$ 1,228,154	

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

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues:				
Interest Income	\$ 1,000	\$ 250	\$ 60	\$ (190)
Total Revenues	\$ 1,000	\$ 250	\$ 60	\$ (190)
Expenditures:				
Capital Outlay - Contingency	\$ -	\$ -	\$ 98	\$ (98)
Total Expenditures	\$ -	\$ -	\$ 98	\$ (98)
Transfer In/(Out)	\$ 150,000	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 151,000		\$ (38)	
Fund Balance - Beginning	\$ 445,343		\$ 445,311	
Fund Balance - Ending	\$ 596,343		\$ 445,273	

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

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues:				
Interest Income	\$ 100	\$ 25	\$ 2	\$ (23)
Total Revenues	\$ 100	\$ 25	\$ 2	\$ (23)
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ -	\$ -
Capital Outlay - Pressure Washing	\$ 10,000	\$ 10,000	\$ 19,400	\$ (9,400)
Capital Outlay - Landscape Improvements	\$ 15,000	\$ 32,735	\$ 32,735	\$ -
Capital Outlay - Sidewalk/Roadway Improvements	\$ 95,000	\$ 98,825	\$ 98,825	\$ -
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ -	\$ -
Capital Outlay - Street Tree Trimming	\$ 25,000	\$ -	\$ -	\$ -
Capital Outlay - Contingency	\$ -	\$ -	\$ 98	\$ (98)
Total Expenditures	\$ 166,000	\$ 141,560	\$ 151,058	\$ (9,498)
Transfer In/(Out)	\$ 196,313	\$ 100,000	\$ 100,000	\$ -
Excess Revenues (Expenditures)	\$ 30,413		\$ (51,057)	
Fund Balance - Beginning	\$ 59,645		\$ 61,014	
Fund Balance - Ending	\$ 90,058		\$ 9,957	

Remington
Community Development District
Assessment Receipt Schedule
 Fiscal Year 2022

Net Assessments	\$	1,468,412	\$	1,468,412
Gross Assessments	\$	1,562,140	\$	1,562,140
ASSESSED THROUGH COUNTY				
		100.00%		100.00%

TOTAL ASSESSMENT LEVY

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	Total
11/22/21	ACH	\$162,084.05	(\$3,241.69)	(\$6,353.50)	\$0.00	\$152,488.86	\$152,488.86	\$152,488.86
11/26/21	ACH	\$12,677.95	(\$253.58)	(\$599.82)	\$0.00	\$11,824.55	\$11,824.55	\$11,824.55
12/08/21	ACH	\$1,114,437.36	(\$22,288.85)	(\$43,684.79)	\$0.00	\$1,048,463.72	\$1,048,463.72	\$1,048,463.72
12/09/21	ACH	\$969.88	(\$19.39)	(\$9.55)	\$0.00	\$940.94	\$940.94	\$940.94
12/22/21	ACH	\$111,268.51	(\$2,225.33)	(\$4,198.54)	\$0.00	\$104,844.64	\$104,844.64	\$104,844.64
TOTAL		\$1,401,437.75	(\$28,028.84)	(\$54,846.20)	\$0.00	\$1,318,562.71	\$1,318,562.71	\$1,318,562.71

90% Gross Percent Collected	
\$160,702 Balance Remaining to Collect	

SECTION 3



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON COMMUNITY #79603

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/10/2022	1745	2561 REMINGTON BLVD	ARRIVED	
01/10/2022	1815	OAKVIEW	PATROL	
01/10/2022	1830	ARDEN PLACE	PATROL	
01/10/2022	1845	WESTMORELAND	PATROL	
01/10/2022	1900	WATER'S EDGE	PATROL	
01/10/2022	1915	COMMUNITY POOL/PLAYGROUND	PATROL	
01/10/2022	1945	WINDSOR PARK	PATROL	
01/10/2022	2000	REMINGTON GOLF CLUB	PATROL	
01/10/2022	2015	STRATHMORE	PATROL	
01/10/2022	2030	HARWOOD	PATROL	
01/10/2022	2045	GLENEAGLES	PATROL	
01/10/2022	2100	EAGLES LANDING	PATROL	
01/10/2022	2115	SOUHTBRIDGE & KNIGHTSBRIDGE	INCIDENT	22I003241
01/10/2022	2200		OFFDUTY	

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: D/S Y. MARTINEZ

ID #: 2388

Date: 12/26/2019

