

*Remington Community
Development District*

Agenda

March 29, 2022

AGENDA

Remington

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

March 15, 2022

Board of Supervisors
Remington Community
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, March 29, 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. Organizational Matters
 - A. Acceptance of Resignation of Diego Benson-Valdes
 - B. Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2024
 - C. Administration of Oath of Office to Newly Appointed Board Member
 - D. Consideration of Resolution 2022-01 Appointing an Assistant Secretary
- VI. Approval of Minutes of the January 25, 2022 Meeting
- VII. Review and Acceptance of Fiscal Year 2021 Audit Report
- VIII. Consideration of Request from Remington Master HOA for April 23rd and October 22nd Garage Sale Signs
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 1. Consideration of Stormwater Needs Analysis Proposal
 - 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
- X. Supervisor's Requests
- XI. Next Meeting Date - April 26, 2022
- XII. 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 organizational matters. Section A is acceptance of resignation of Diego Benson-Valdes. Section B is Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2024. Section C is Administration of Oath of Office to Newly Appointed Board Member. Section D is Consideration of Resolution 2022-01 Appointing an Assistant Secretary. A copy of the resolution is enclosed for your review.

The sixth order of business is the approval of minutes from the January 25, 2022 of the Board of Supervisors meeting. The minutes are enclosed for your review.

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

The eighth order of business is Consideration of Request from Remington Master HOA for April 23rd and October 22nd Garage Sale Signs.

The ninth 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

SECTION V

SECTION A

Begin forwarded message:

From: Diego Benson-Valdes <dvaldes505@gmail.com>

Subject: Resignation from the Remington CDD

Date: January 27, 2022 at 11:22:37 AM EST

To: Jason Showe <jshowe@gmscfl.com>

Good morning Jason,

Effective today, I am resigning from the Remington CDD Board of Supervisors. Please forward any required documents to be completed as soon as possible.

Please confirm receipt of this email.

Diego Benson-Valdes

SECTION D

RESOLUTION 2022-01

**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 29th day of March, 2022.

ATTEST:

**REMINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

SECTION VI

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 25, 2022 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
Tim Mehrlich	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark (<i>via phone</i>)	District Counsel
Logan Smith	GMS
Alan Scheerer	Field Manager
William McLeod	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 one item to add, which are the handouts. Late last week, we received some information from Osceola County in regards to some property that they need some temporary easements on, as part of the construction along Partin Settlement Road. So, we will talk about that as part of the agenda. We will cover that later.

Mr. Soukup: Okay.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Mr. McLeod: This month, at the Partin Settlement Road gate, we had 11,615 residents come through and 1,996 visitors. At the E. Lakeshore Boulevard gate, we had 7,500 residents that came through the gate and 2,122 visitors. We issued 39 citations there were no tows

Mr. Soukup: Are there any questions on the report? Hearing none,

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 (Chassidy Bowles, Westmoreland Circle): I had a question for Security. Have you been shorthanded lately? I haven't seen patrols out as much.

Mr. McLeod: I can't account for why we wouldn't see patrols, but they have been there.

Resident (Chassidy Bowles, Westmoreland Circle): There were comments that they haven't seen the patrol. One person said that she asked the Security person and were told that they only patrol before 8:00 p.m.

Mr. Showe: 8:00 p.m. is when they have a shift change. There is a second guard that comes on after 8:00 p.m. I think that guard said, "*I'm only working until 8:00 p.m.*" and then the next guard comes on and finishes the roving patrol.

Mr. McLeod: When you see people park, the clock starts ticking for you, but according to the rules, the clock has to start ticking when my officers see it. It takes a while to get through this community. I patrol the area and it takes three to four hours to go through and do half of the community. So, it does take a while.

Resident (Chassidy Bowles, Westmoreland Circle): I wasn't asking about the parking. I was wondering because I haven't seen them on camera in a while.

Mr. McLeod: I can't account for why you wouldn't see them, but we have been here. I do go through the logs and they have been going down every street at least twice a day and at least twice per shift. So, the guy that runs in the morning will do it two times per his shift and the person that comes in for the overnight will at least do it two times per his shift.

Resident (Chassidy Bowles, Westmoreland Circle): A shift is how long?

Mr. McLeod: Seth had it rolled out to about 10 hours a piece.

Resident (Chassidy Bowles, Westmoreland Circle): Okay. I was just curious because if it takes three to four hours to do the patrol, if they stop for anything, that means they can't get through.

Mr. McLeod: It takes a long time to go through the community.

Resident (Chassidy Bowles, Westmoreland Circle): I know, but what I'm saying is if they are 10-hour shifts and they see something, that allows time for them to address it.

Mr. McLeod: Absolutely.

Mr. Soukup: Anyone else?

Resident (Red Miller, Berkeley Drive): I just want to say that 39 citations seem really low for a month.

Mr. McLeod: We have been writing a lot of citations and a lot of people have gotten wind of it and we are seeing a lot less people parking for a lot of the time. I actually worked out here when we started the daytime patrol. I was shocked at how many people were coming out and saying, "*I didn't know that I could get a ticket during the day.*" You are saying that 39 citations are low, but we've seen a dramatic decrease, especially in the daytime. That was accounting for a lot of the citations.

Resident (Red Miller, Berkeley Drive): We have somebody here to patrol.

Mr. McLeod: We are seeing an increase in the amount of people that are calling in as guests.

Mr. Soukup: Right. With that, we will close the public comment period.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the December 14, 2021 Meeting

Mr. Showe: We can take any questions or comments or changes at this time or a motion to approve.

Mr. Soukup: Does anybody have any corrections? Hearing none,

<p>On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the Minutes of the December 14, 2021 Meeting were approved as presented.</p>

SIXTH ORDER OF BUSINESS

Consideration of First Amendment to Swim Program License Agreement with Sharks and Minnows Swim School, Inc.

Mr. Showe: This is the same agreement that we had last year with the Sharks and Minnows. They have been out here for quite a while now and have been pretty effective. I don't know that we have had any problems with people complaining that they can't use the pool.

Mr. Soukup: No.

Mr. Showe: They do give credit if you are a Remington resident. You get \$50 off of the class. So, they do provide a benefit to the District. Unless the Board has any questions, it would be our recommendation to approve this. This will just covering the upcoming swim year.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the First Amendment to Swim Program License Agreement with Sharks and Minnows Swim School, Inc. was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Ownership Transfer Letter from REW Landscape Corp.

Mr. Showe: Alan will update you on what you spoke about with the folks at the landscape maintenance company?

Mr. Scheerer: Yes. As you know, we have had great services from REW over the years. That is not going to change. I met with Mr. John Cherubino who is the Account Manager that we deal with on a regular basis at REW. Down To Earth Landscape & Irrigation (DTE) purchased the maintenance only division, not the construction division of REW. Nothing is going to change. It is still going to be REW. They will not be out here in DTE uniforms, but their trucks with be REW rucks with all of the crews. One of the situations was that we get to keep our crews. We get to see the Account Managers and the irrigation team as well as our landscape team that has been here for a great number of years doing a great job.

Mr. Soukup: Yes. Everyone knows it.

Mr. Scheerer: So, we are not losing that. I understand that John has an agreement for three years of working with them. I know that we talked about maybe bidding out contracts in three more years, based on the attorney's recommendation, when we approve the next amendment to their contract, which is for two additional years. So, we can revisit that again in three years. There is no structural change for us and with our staff and the personnel. Like I said, they are not coming

out here with DTE plastered all over their truck. REW bought them and we have to send a check to wherever the new place is, but we still get John and all of the rest of the guys out here doing a great job.

Mr. Soukup: Okay.

Mr. Showe: If counsel is amenable, I think what the appropriate motion might be for the Board, is just to go ahead and accept the transfer of that contract from REW. It would be the same contract with the same terms. If for some reason it goes south, if REW turns over, you still have all of your 30-day termination clauses. We can certainly execute those as needed. Do you have any comments on that, Scott?

Mr. Clark: Yes. I think a couple of things happened. I will certainly recommend when the current contract ends, to go into the Request for Proposals (RFP) process because of the changes that have occurred. I think we were going to do that anyway because of the length of the contract. I will probably reach out to them just to make sure that I understand who we are dealing with. The appropriate motion, Jason, would be to accept the Notice of Transfer.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the Notice of Transfer in ownership from REW Landscape Corp. was accepted.

- **Consideration of Osceola County Easements** (*Added*)

Mr. Showe: The Board received a packet, which describes the Partin Settlement Road improvements as well as other details. We also have information about the acquisition of real property. That is their standard brochure. Then they included a map of the proposed areas. You will note on that map that there are three separate parcels. Each have a listing of temporary easements on each one. We had our engineers review that. Although, they can't be here tonight, they don't see a whole lot of impact to any of our infrastructure. The plans indicated that they are temporary easements. We don't expect them to be permanent at this time, just during the construction process. According to our engineer, right now it doesn't impact any of the main entrance items. It just covers both sides of the road on either side. Included in the package that we received from Osceola County, is a notice to let them know that we could authorize our attorney to be a point of contact. So when they need to make an official contact on this issue, which they will probably do in several different ways going forward, the attorney would be the primary point

of contact. Obviously, we can allow staff in as needed. Scott, did you have any comments on that? Our engineer is not here.

Mr. Clark: Yes. Its certainly in the process. We spoke with the engineering team. They have some input and some questions to ask about it. As we go through the process, there will be the question of compensation to us for the property and making sure that anything disturbed is taken care of. We will deal with those things through the process. It will probably be a good while before we finish this, but it would be appropriate for the Board to appoint me as the point of contact to deal with the county on this issue.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the appointment of District Counsel as the point of contact regarding the acquisition of the the Partin Settlement Road improvements from Osceola County was approved.

Mr. Brown: Before we get off of this subject, do we mow the county right-of-way (ROW) down there?

Mr. Scheerer: Yeah.

Mr. Brown: Do we irrigate the county ROW down there?

Mr. Scheerer: Yeah.

Mr. Brown: I could've sworn that I have seen the heads.

Mr. Soukup: They may reach out there.

Mr. Scheerer: Yeah. They may reach out there.

Mr. Brown: Okay.

Mr. Scheerer: We mow everything down the ROW heading towards the Turnpike as well as the retention pond. We shouldn't, but I believe that there was a request many years ago.

Mr. Brown: Yeah. We mow the ROW on this part too.

Mr. Scheerer: When Mr. Gary Archer was here, he was concerned about the swales on E. Lakeshore Boulevard. So, REW started doing those, but we are doing some maintenance out there.

Mr. Brown: Yeah, because the county mows it every four months whether it needs it or not.

Mr. Scheerer: I see the tractors out there.

Mr. Brown: Yeah, so?

Mr. Soukup: It would not look very appealing if we waited on the county to mow.

Mr. Brown: Exactly. They let the ditch get horrible in four months.

Mr. Scheerer: Not anymore.

Mr. Brown: So, during this process and negotiations, I would like to look at formalizing that again. I think we looked at it before and we never mowed it because we shouldn't be mowing the ROW without a ROW Agreement with them. We do because it looks horrible if we don't mow, but we probably should try to formalize that during this process to give us some leverage.

Mr. Showe: I will make a note of that and let both the engineer and attorney know so we have that flagged as an item when we start the process.

Mr. Clark: Yeah. I'll make a note of that.

Mr. Scheerer: That would include both E. Lakeshore Boulevard and the Partin Settlement Road ROW areas.

Mr. Showe: As we get updates and as this process moves forward, we will keep you updated.

Mr. Soukup: Do we still have Spring for a start date on the project for next year?

Mr. Brown: I heard today that it will not be until 2024 for construction to start.

Mr. Scheerer: That you give you plenty of time to prepare.

Mr. Brown: Every time I ask, it's a different date.

Mr. Soukup: I heard Spring 2023 before.

Mr. Scheerer: I'm sure that it will change.

Mr. Brown: I'm not sure when the county start date is.

Ms. Zaresk: Right.

Mr. Brown: What concerns me more is the replacement of the bridge.

Mr. Soukup: Absolutely.

Mr. Brown: So that's the project that is starting in 2024. The county may actually start on Partin Settlement Road before then. I'm not sure how they are going to do it.

Mr. Scheerer: At our entrance, there are service stakes as you come in already. So they are doing their due diligence right now.

Mr. Brown: Yeah. They certainly can do from 192 to Neptune Road and not ever worry about the bridge on the Turnpike construction. They may start on that end anyway.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: Do you have anything else, Scott?

Mr. Clark: No. That was everything that I needed to talk about. I appreciate the Board’s indulgence in letting me call in tonight.

B. Engineer

Mr. Showe: The District Engineer is not here, but they didn’t have anything to report.

C. District Manager’s Report

1. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks 6652 through 6675 in the amount of \$125,231.78 and Check 101 for the Capital Projects Fund in the amount of \$22,750. Alan and I can answer any questions on those invoices.

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

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the December 1, 2021 through December 31, 2021 Check Register totaling \$147,981.78 was approved

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. We are outperforming the budget based on the point of year that we are at and our expenses. So, we are in great shape. We are starting to get some assessments in. Actually, the District is 90% collected already, which is outstanding.

3. Presentation of OCSO Reports

Mr. Showe: We have the Osceola County Sheriff’s Office Reports. We still have them coming out and doing several patrols a month.

Mr. Soukup: Are they less frequent because of the holidays?

Mr. Showe: We send them eight shift requests per month and these are the reports that we get. Over the holidays, they haven’t been in as much.

Mr. Soukup: That’s what I figured.

4. Field Manager’s Report

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

Mr. Scheerer: It’s pretty redundant since the last meeting. The Amenity Center and pool are in good shape. We did have a gate arm up at the Partin Settlement Road gate over the weekend. It was replaced by ACT on Monday. I received a call from the Osceola County Sheriff’s Office. They needed video footage. They wouldn’t tell me what. We trained them on how to use the equipment, so they know how to get in. If you saw a weird vehicle up there or marked vehicle, they just asked to take a look at the cameras at the Partin Settlement Road gate. I had no follow up on that and I just wanted you to be aware of that. As far as the landscaping, we continue to meet with REW. The Pepper trees were cut back along the Clubhouse and volleyball area. The Palm trees were completed. We have a leaky irrigation valve on Knightsbridge, which was repaired. A few months ago, I informed the Board that we ordered new sliding glass doors for the E. Lakeshore Boulevard guardhouse. We finally got those in. We are going to start the sidewalk replacements. We will check on the weather and make sure that temperatures are good to remove it and pour new concrete. If not, we will start the first of the week next week. I see the schools practicing out here, but they have yet to provide any formal proposals or ideas for modifications to the field.

Mr. Showe: As of know they are operating under our current contract.

Mr. Scheerer: That is correct.

Mr. Showe: They made the payment for a year.

Mr. Scheerer: That’s all I have.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: I have nothing. Thank you.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: Nothing from me.

Mr. Soukup: Mr. Brown?

Mr. Brown: Nothing other than Happy New Year, a couple of weeks late, I guess. REW is doing a great job. I hope the new company doesn’t mess with them.

Ms. Zaresk: Right.

Mr. Scheerer: I had several conversations with John. They conveyed information from the owner, Mr. Rick Westley that if that ever happens, there is going to be a huge problem. Because that wasn't part of what was agreed upon. They would operate the way they always operate. However, they deal with their profit margin, sales and all of that stuff. That's totally different from what they are doing for us. John is very appreciative as of Rick for all of the years of support from this Board and this community for allowing REW to be here. I'm not just saying that. That comes from John and Rick. So, if you see any foreseeable changes, John will make sure that they are aware of it, but we are not anticipating any.

TENTH ORDER OF BUSINESS

Next Meeting Date – February 22, 2022

Mr. Soukup: Our next meeting date is February 22, 2022.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VII

**REMINGTON
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**REMINGTON COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Remington Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements 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 opinions 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 opinions.

Opinions

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, 2021, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the 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 to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 4, 2022, 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, contracts, grant agreements and other matters. The purpose of that report is solely 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 the effectiveness of the District's 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 the District's internal control over financial reporting and compliance.

March 4, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Remington Community Development District, Osceola County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,699,754.
- The change in the District's total net position in comparison with the prior fiscal year was (\$950,196), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$796,597, a decrease of (\$347,528) in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, assigned for capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and capital projects funds, both of which are major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2021	2020
Current and other assets	\$ 842,816	\$ 1,657,266
Capital assets, net of depreciation	5,903,157	6,505,825
Total assets	<u>6,745,973</u>	<u>8,163,091</u>
Current liabilities	46,219	513,141
Total liabilities	<u>46,219</u>	<u>513,141</u>
Net position		
Net investment in capital assets	5,903,157	6,505,825
Unrestricted	796,597	1,144,125
Total net position	<u>\$ 6,699,754</u>	<u>\$ 7,649,950</u>

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending.

The remaining balance of unrestricted net position may be used to meet the District's other obligations.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2021	2020
Program revenues		
Charges for services	\$ 1,150,851	\$ 1,151,592
Capital grants and contributions	531	6,380
General revenues		
Unrestricted investment earnings	376	1,420
Miscellaneous	5,110	4,130
Total revenues	<u>1,156,868</u>	<u>1,163,522</u>
Expenses:		
General government	174,223	169,529
Maintenance and operations	1,932,841	2,094,707
Total expenses	<u>2,107,064</u>	<u>2,264,236</u>
Change in net position	<u>(950,196)</u>	<u>(1,100,714)</u>
Net position - beginning	<u>7,649,950</u>	<u>8,750,664</u>
Net position - ending	<u>\$ 6,699,754</u>	<u>\$ 7,649,950</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$2,107,064. The costs of the District's activities were partially funded by program revenues. Program revenue was comprised primarily of assessments. In total, expenses decreased over the prior year primarily due to a decrease in maintenance and operations expenses which is mostly comprised of repairs made to the District roadways.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS

At September 30, 2021, the District had \$18,194,504 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$12,291,347 has been taken, which resulted in a net book value of \$5,903,157. More detailed information about the District's capital assets is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Remington Community Development District's Finance Department at 219 E. Livingston St., Orlando, Florida 32801.

**REMINGTON COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	Governmental Activities
ASSETS	
Cash	\$ 422,682
Investments	367,817
Assessments receivable	8,333
Prepays and other assets	43,984
Capital assets:	
Nondepreciable	755,075
Depreciable, net	5,148,082
Total assets	6,745,973
 LIABILITIES	
Accounts payable	46,219
Total liabilities	46,219
 NET POSITION	
Investment in capital assets	5,903,157
Unrestricted	796,597
Total net position	\$ 6,699,754

See notes to the financial statements

**REMINGTON COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Capital Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 174,223	\$ -	\$ -	\$ (174,223)
Maintenance and operations	1,932,841	1,150,851	531	(781,459)
Total governmental activities	2,107,064	1,150,851	531	(955,682)
General revenues:				
				376
				5,110
				5,486
				(950,196)
				7,649,950
				\$ 6,699,754

See notes to the financial statements

**REMINGTON COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds		Total Governmental Funds
	General	Capital Projects	
ASSETS			
Cash	\$ 110,236	\$ 312,446	\$ 422,682
Investments	171,514	196,303	367,817
Assessments receivable	8,333	-	8,333
Prepaid items	43,984	-	43,984
Total assets	\$ 334,067	\$ 508,749	\$ 842,816
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 43,794	\$ 2,425	\$ 46,219
Total liabilities	43,794	2,425	46,219
Fund balances:			
Nonspendable:			
Prepaid items	43,984	-	43,984
Assigned for:			
Capital reserves - pavement	-	506,324	506,324
Unassigned	246,289	-	246,289
Total fund balances	290,273	506,324	796,597
Total liabilities and fund balances	\$ 334,067	\$ 508,749	\$ 842,816

See notes to the financial statements

**REMINGTON COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Fund balance - governmental funds	\$	796,597
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	18,194,504	
Accumulated depreciation	(12,291,347)	5,903,157
Net position of governmental activities		\$ 6,699,754

See notes to the financial statements

**REMINGTON COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds		Total Governmental Funds
	General	Capital Projects	
REVENUES			
Assessments	\$ 1,150,851	\$ -	\$ 1,150,851
Miscellaneous revenue	5,110	-	5,110
Interest	376	531	907
Total revenues	<u>1,156,337</u>	<u>531</u>	<u>1,156,868</u>
EXPENDITURES			
Current:			
General government	174,223	-	174,223
Maintenance and operations	862,593	467,580	1,330,173
Total expenditures	<u>1,036,816</u>	<u>467,580</u>	<u>1,504,396</u>
Excess (deficiency) of revenues over (under) expenditures	119,521	(467,049)	(347,528)
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	(169,643)	169,643	-
Total other financing sources (uses)	<u>(169,643)</u>	<u>169,643</u>	<u>-</u>
Net change in fund balances	(50,122)	(297,406)	(347,528)
Fund balances - beginning	<u>340,395</u>	<u>803,730</u>	<u>1,144,125</u>
Fund balances - ending	<u>\$ 290,273</u>	<u>\$ 506,324</u>	<u>\$ 796,597</u>

See notes to the financial statements

**REMINGTON COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ (347,528)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	<u>(602,668)</u>
Change in net position of governmental activities	<u>\$ (950,196)</u>

See notes to the financial statements

**REMINGTON COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Remington Community Development District ("District") was established on February 28, 1994 by the Board of County Commissioners of Osceola County, Osceola County Ordinance 2014-156, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development and to levy and assess non-ad valorem assessments for the financing and maintenance of improvements.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at-large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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 related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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 are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District and accumulation of reserves for future maintenance costs.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition 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 assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	25-30
Buildings and other improvements	5-30
Equipment	5-10

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.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearing(s) are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, unless otherwise delegated by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2021:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Investment in Local Government Surplus Funds Trust			Weighted average maturity:
Fund (Florida PRIME)	\$ 367,817	S&P AAAM	48 days
Total Investments	<u>\$ 367,817</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days." With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2021, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2021 were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 169,643
Capital projects	169,643	-
Total	<u>\$ 169,643</u>	<u>\$ 169,643</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the capital projects fund were made to accumulate funds for future capital projects.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and improvements	\$ 755,075	\$ -	\$ -	\$ 755,075
Total capital assets, not being depreciated	<u>755,075</u>	<u>-</u>	<u>-</u>	<u>755,075</u>
Capital assets, being depreciated				
Infrastructure	16,249,259	-	-	16,249,259
Buildings and other improvements	1,176,561	-	-	1,176,561
Equipment	13,609	-	-	13,609
Total capital assets, being depreciated	<u>17,439,429</u>	<u>-</u>	<u>-</u>	<u>17,439,429</u>
Less accumulated depreciation for:				
Infrastructure	10,911,246	541,642	-	11,452,888
Buildings and other improvements	773,350	59,665	-	833,015
Equipment	4,083	1,361	-	5,444
Total accumulated depreciation	<u>11,688,679</u>	<u>602,668</u>	<u>-</u>	<u>12,291,347</u>
Total capital assets, being depreciated, net	<u>5,750,750</u>	<u>(602,668)</u>	<u>-</u>	<u>5,148,082</u>
Governmental activities capital assets	<u>\$ 6,505,825</u>	<u>\$ (602,668)</u>	<u>\$ -</u>	<u>\$ 5,903,157</u>

Depreciation expense was charged to the maintenance and operations function.

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims over the past three years.

**REMINGTON COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
REVENUES			
Assessments	\$ 1,137,222	\$ 1,150,851	\$ 13,629
Miscellaneous revenue	5,000	5,110	110
Interest	1,900	376	(1,524)
Total revenues	<u>1,144,122</u>	<u>1,156,337</u>	<u>12,215</u>
EXPENDITURES			
Current:			
General government	185,520	174,223	11,297
Maintenance and operations	894,471	862,593	31,878
Total expenditures	<u>1,079,991</u>	<u>1,036,816</u>	<u>43,175</u>
Excess (deficiency) of revenues over (under) expenditures	64,131	119,521	55,390
OTHER FINANCING SOURCES (USES)			
Carryforward balance	105,512	-	(105,512)
Transfer out - pavement management	(169,643)	(169,643)	-
Total other financing sources (uses)	<u>(64,131)</u>	<u>(169,643)</u>	<u>(105,512)</u>
Net change in fund balances	<u>\$ -</u>	(50,122)	<u>\$ (50,122)</u>
Fund balance - beginning		<u>340,395</u>	
Fund balance - ending		<u>\$ 290,273</u>	

See notes to required supplementary information

**REMINGTON COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**REMINGTON COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	4
Number of independent contractors compensated in September 2021	16
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$11,200
Independent contractor compensation for FYE 9/30/2021	\$1,486,051
Construction projects to begin on or after October 1; (>\$65K)	
Roadway Project	\$354,967
Sidewalk/Roadway Improvements	\$72,765
Budget variance report	See page 20 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - \$678.53
Special assessments collected FYE 9/30/2021	\$1,142,518



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 the governmental activities and each major fund of Remington Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 4, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) 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 the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

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 a 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 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 the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and 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 no 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.

March 4, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

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

We have examined Remington Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on 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. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report 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, management, and the Board of Supervisors of Remington Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 4, 2022



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

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, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2021 and have issued our report thereon dated March 4, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; 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 the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional 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 March 4, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

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, as applicable, management, and the Board of Supervisors of Remington Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Remington Community Development District, Osceola County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 4, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. 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 which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.

SECTION VIII

Begin forwarded message:

From: Kathryn Hinton <khinton@castlegroup.com>
Date: February 7, 2022 at 8:50:08 PM EST
To: Ben Abiles <ben@remingtonmasterhoa.com>, Jason Showe <jshowe@gmscfl.com>
Cc: Matt Psarsky <matt@remingtonmasterhoa.com>, Daniel Espinosa <despinosa@castlegroup.com>
Subject: RE: REMINGTON COMMUNITY GARAGE SALE 23 MARCH 2022

Hi Jason,

Can you add October 22nd as well? We planned both garage sales and would like to post the notices two weeks in advance of each of them if possible.

Thank you!

Kathryn Hinton
Regional Director, CMCA, AMS | Castle Group
111 North Orange Avenue Suite 800, Orlando, FL 32801
khinton@castlegroup.com | www.castlegroup.com
P: 954-792-6000 | C: | F:



Unparalleled Property Services

SOUTH FLORIDA BUSINESS JOURNAL



2019 BEST PLACES TO WORK

From: Ben Abiles <ben@remingtonmasterhoa.com>
Sent: Friday, February 4, 2022 4:24 PM
To: Jason Showe <jshowe@gmscfl.com>
Cc: Matt Psarsky <matt@remingtonmasterhoa.com>; Kathryn Hinton <khinton@castlegroup.com>; Daniel Espinosa <despinosa@castlegroup.com>
Subject: REMINGTON COMMUNITY GARAGE SALE 23 MARCH 2022

Caution: This email originated from outside the Castle Group organization. Please exercise caution when clicking on any links or attachments. When in doubt, contact the IT Department.

Jason,

The Remington Master HOA Board voted last night to hold its semi-annual community garage sale on 23 April 2022. We would like permission to place a large community garage sale sign at each of our community entrances, We would like to have the signs in place by 9 April 2022 to give more advance notice to our community members and to the general public. The signs will be removed by the following Sunday, 24 April.

—
BIENVENIDO "Ben" Abiles
Board Member
Remington Master HOA
407-9739468 (cell)
ben@remingtonmasterhoa.com

SECTION IX

SECTION B

SECTION 1



LETTER OF AGREEMENT

February 20, 2022

Remington Community Development District
c/o Governmental Management Services, Central Florida
219 E. Livingston St
Orlando, FL 32801
Attn: Jason Showe, District Manager
jshowe@gmscfl.com

Re: **Remington CDD / State of Florida Stormwater Needs Analysis Report**
HWA Job No. 4153-21

Hanson, Walter & Associates, Inc. is pleased to provide you with this proposal for professional services in connection with your proposed project as follows:

Civil Engineering Services:

1. Prepare a 20 year Stormwater Needs Analysis Report meeting the requirements of the State of Florida Office of Economic and Demographic Research (EDR) for submittal to Osceola County, FL to include coordination with the CCDD Manager and report revisions as requested **T & M Budget \$ 15,000.00**

Total Civil Engineering Services \$ 15,000.00

Exclusions

This fee does not include:

- planning & zoning services
- civil engineering design and permitting services
- land surveying services
- subdivision platting services
- architectural services
- structural engineering services
- transportation engineering analysis
- environmental analysis
- landscape / irrigation design services
- site lighting plan
- soils work, soils testing
- hydrogeology
- construction layout
- construction management
- courier fees, delivery fees
- application fees
- bidding/award of contract to contractor services

Scope of Services

In reviewing this proposal for professional services, it should be understood that the above proposal items and their corresponding fees do not necessarily represent the full scope of services required for the project. Rather, it represents our best effort to set forth those services which we believe to be those requested by you, the Client, and/or those we can determine to be needed to accomplish a particular objective. However, we recognize and we ask the Client recognize that as the project progresses, the scope of services as originally defined may change in content to include work not initially identified. Several factors will cause this to happen:

1. Better understanding of the project and the Client's goals as progress on the project is made.
2. Additional requirements identified by the Client.
3. New laws or governmental agency requirements.

As these influences occur and are identified, we will advise you of same and seek your direction as to how you wish to proceed.

Work required as a result of the above will be "extra work" outside of the original scope of services. Upon your direction, we will perform the work under the "Work Not Specified" section of this proposal or we can provide you with a separate proposal should the scope so indicate.

Work Not Specified

Work not specified in the above proposal items will not be performed without your prior knowledge and approval. When merited, we will provide you with a lump sum fee for additional services. Otherwise, additional services will be performed on an hourly basis at the rates shown under "Schedule of Fees for Professional Services".

Hourly Charges

Hourly work will be billed at our current prevailing hourly rates, but are subject to change, due to increasing labor and material costs. Hourly work performed outside of the normal business hours will be billed at 1½ times the direct labor cost and overhead.

Lump Sum Fees

The above stated Lump Sum Fee(s) are fixed for a period of thirty (30) days from the date of this proposal. If the work has not been initiated on any lump sum item within the period, Consultant reserves the right to terminate this Agreement as it relates to said item.



HANSON. WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433

Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com

Website: www.hansonwalter.com

Reproduction and Outside Service Fees

The above service fees include the cost of printing and/or reproduction necessary for permitting submittals and approvals plus five (5) additional sets of drawings and documents for the Owner. Additional copies of documents and/or drawings will be invoiced to you as direct charges as per "Schedule of Fees for Professional Services."

Ownership of Documents

Hanson, Walter & Associates, Inc. will retain ownership of the original documents pertaining to this project and will not release copies of same without authorization from you or your agent.

Invoicing and Payment

All work will be invoiced approximately the 10th day of each month based on a proration of work completed to date, with payment expected upon receipt of the invoice by the Client. If payment is not received within thirty (30) days of the invoice date, a late charge will be added to the invoice in an amount not to exceed 1-1/2% per month on the outstanding balance.

If payment is not received within forty-five (45) days of the invoice date, the Consultant may terminate this Agreement or suspend work under the Agreement until payments have been made in full. Client agrees to pay all costs of collection, including reasonable attorney fees, should such action be required.

Assignment

It should be expressly understood that this proposal is for the use of the executing Client and is not assignable or assumable by any third party without prior written consent of this firm.

Design Professionals Contractual Limitation on Liability

All limitation of liability rights and privileges afforded to design professionals per Section 558.0035, Florida Statutes are reserved thereby granting immunity to design professionals from tort liability within the course and scope of the performance of a professional services contract. This Contract is between Hanson, Walter & Associates, Inc. and the undersigned Client and does not name an individual employee or agent as a party to the Contract. **PURSUANT TO THIS SECTION, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE**

Acceptance

This proposal and fee schedules are based on the acceptance within thirty (30) days of the date of preparation. If not accepted by you within that time period, we reserve the right to re-evaluate the terms and conditions contained herein. Please sign the Agreement and return to our office. Receipt of the executed Agreement will serve as our Notice to Proceed.



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Termination

Either party may terminate this contract with cause upon providing thirty (30) days written notice to the other party. In the event of termination, Hanson, Walter & Associates, Inc. will be reimbursed for all fees and expenses incurred to date by Hanson, Walter & Associates, Inc. and/or our Consultants.

Acceptance of Proposal

The above fees, terms, conditions, and specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

This Proposal Accepted By

Mark Vincutonis

Mark S. Vincutonis, P.E.

Client Signature

Print Name

2-20-2022

Date

Date

/ac

w/attachment



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SCHEDULE OF FEES
FOR
PROFESSIONAL SERVICES

<u>CONSULTING SERVICES</u>	<u>\$/HR.</u>
A. Senior Principal	\$ 200.00
B. Principal	150.00
C. Project Manager	125.00
D. Engineer	85.00
E. Land Planner	75.00
F. Senior Engineering Technician (CAD)	70.00
G. Senior Design Technician (CAD)	65.00
H. Design Technician (CAD)	60.00
I. Project Coordinator/Scheduler	60.00
 J. Surveying Services	
1. Survey Field Crew	125.00
2. GPS Survey Crew	135.00
3. Principal Land Surveyor	105.00
4. Associate Land Surveyor	95.00
5. Senior Technician (CAD)	75.00
6. Computer Technician (CAD)	70.00
 K. Secretarial Services	37.00
 L. Miscellaneous Expenses	
a. Prints 24" x 36"/30" x 42" Blueprint or Xerox, ea.	2.00/3.00
b. Paper Sepia (Vellum) 24" x 36"/30" x 42", ea.	10.00/15.00
c. Sepia Mylar 24" x 36"/30" x 42", ea.	15.00/20.00
d. Xerox Copies, ea. mass reproduction	.25
e. Xerox Copies of Original Survey 8½" x 14"	5.00
Plus each additional	1.00
f. Travel, per mile, portal to portal	.40
g. Printing, Graphics, Postage, etc.	Cost + 20%
h. Long Distance Telephone Charges	Cost + 20%
i. Out of Town Expenses (Overnight)	Cost + 30%
j. Sub-Consultant Services, Laboratory, Testing, etc.	Cost + 15%
k. Permit and Application Fee Advances	Cost + 10%
l. Overnight Deliveries	Cost + 20%
m. Courier Services	Cost + 20%

- For sworn testimony at depositions and hearings, etc., the above rates will be doubled.
- For services in court, the above rates will be doubled with a minimum of an eight hour day charged for each day of appearance.
- Overtime to accomplish a project by the client's required completion date will be charged at 1.5 times the above hourly rates, subsequent to client notification and approval.



HANSON. WALTER & ASSOCIATES, INC.

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Website: www.hansonwalter.com

Client/Owner Profile

Contact Information

Date:

Client Name:	Property Owner:
Address:	Address:
Phone:	Phone:
Additional Phone:	Additional Phone:
Fax:	Fax:
E-Mail:	E-Mail:

Billing Contact:
Billing Address:
Phone:
Fax:
E-Mail:

Job Contact:
Phone:
Mobile Phone:
E-Mail:

-----HWA Administrative Use Only-----

Job #
Project Name
Project Manager
Engineer

Distribution: 1) Accounting, 2) Project Coordinator, 3) Administrative Team

Revision 1/1/04



HANSON. WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

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Website: www.hansonwalter.com

Letter of Authorization

Date _____

RE:

To Whom It May Concern:

This letter does hereby authorize _____ and Hanson, Walter & Associates, Inc. to act as representative for _____ and _____

(Client)

(Owner)

with the respective reviewing/permitting agencies in an effort to receive all approvals necessary for the required permitting for the above referenced project located in Osceola County, Florida.

By execution of this document, the Owner does hereby allow Hanson, Walter & Associates, Inc. access to the site in order to fulfill the requirements of the contract.

If you have any questions, please contact me at _____.

Sincerely,

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this _____ day of _____,

20____, by _____, who is personally known to me, or who
(name of person making statement)

produced _____ as identification.

SEAL:

Notary Public Signature: _____



HANSON, WALTER & ASSOCIATES, INC.

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SECTION C

SECTION 1

Remington Community Development District

Summary of Invoices

January 1, 2022 to February 28, 2022

Fund	Date	Check No.'s	Amount
General Fund	1/5/22	6676 - 6686	\$ 17,456.09
	1/7/22	6687	\$ 603.76
	1/14/22	6688 - 6695	\$ 41,086.85
	1/18/22	6696 - 6698	\$ 30,402.24
	2/7/22	6699 - 6704	\$ 6,927.02
	2/9/22	6705 - 6711	\$ 31,533.18
	2/15/22	6712 - 6715	\$ 35,037.58
	2/24/22	6716 - 6719	\$ 3,855.33
	2/28/22	6720	\$ 650.00
			\$ 167,552.05
Capital Projects	1/5/22	102 - 103	\$ 94,935.00
	1/18/22	104	\$ 1,200.00
	2/24/22	105	\$ 28,200.00
			\$ 124,335.00
			\$ 291,887.05

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/05/22	00038	12/15/21	S233675	202112 320-53800-34800		REPLACED BARRIER ARM	*	360.67		
		12/15/21	S233678	202112 320-53800-34800		REPLACED GATE DIP SWITCH	*	110.00		
		12/15/21	S233697	202112 320-53800-34800		REPLCE GATE TOGGLE SWITCH	*	169.00		
		12/22/21	S233771	202112 320-53800-34800		REPAIR ENT. BARRIER GATE	*	198.32		
									837.99	006676
1/05/22	00290	12/09/21	4980	202112 320-53800-57200		INSPECT/REPAIR POOL DECK	*	385.00		
		12/10/21	4986	202112 320-53800-35100		REPAIR DOOR ROLLERS	*	325.00		
									710.00	006677
1/05/22	00168	12/01/21	459	202112 310-51300-34000		MANAGEMENT FEES DEC 21	*	5,886.42		
		12/01/21	459	202112 310-51300-35200		WEBSITE ADMIN DEC 21	*	68.33		
		12/01/21	459	202112 310-51300-34100		INFO TECHNOLOGY DEC 21	*	102.50		
		12/01/21	459	202112 310-51300-51000		OFFICE SUPPLIES	*	3.16		
		12/01/21	459	202112 310-51300-42000		POSTAGE	*	11.66		
		12/01/21	459	202112 310-51300-42500		COPIES	*	13.20		
		12/01/21	460	202112 320-53800-12000		FIELD MANAGEMENT DEC 21	*	2,357.92		
									8,443.19	006678
1/05/22	00127	12/14/21	5281361	202111 310-51300-31100		GENERAL ENGINEER NOV 21	*	150.00		
									150.00	006679
1/05/22	00186	1/01/22	2117974	202201 320-53800-46500		POOL PHONE SERVICE FY22	*	542.28		
									542.28	006680
1/05/22	00213	11/24/21	53085	202111 320-53800-34500		SECURITY SVC 11/24-11/30	*	385.84		
		12/08/21	53128	202112 320-53800-34500		SECURITY SVC 12/6-12/15	*	771.68		
									1,157.52	006681

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/05/22	00251	12/13/21	731274	202112	320-53800-46300			REPAIR VALVE ON SIDEWALK	*	293.00		
		12/22/21	731300	202112	320-53800-46300			REPLACE CLOCK AT HARWOOD	*	582.50		
		12/22/21	731313	202112	320-53800-46300			REPAIR 2 MAINLINE LEAKS	*	978.18		
REW LANDSCAPE CORP											1,853.68	006682
1/05/22	00125	12/01/21	376621	202112	320-53800-46500			SULFURIC ACID 15 GAL DEL	*	755.20		
		12/18/21	377440	202201	320-53800-46500			CHEMICAL CONTROLLER JAN22	*	89.95		
SPIES POOL LLC											845.15	006683
1/05/22	00128	12/21/21	USA02190	202112	320-53800-53000			MECHANICAL SWEEPING DEC21	*	1,200.00		
		12/21/21	USA02190	202112	320-53800-53000			ENERGY CHARGES	*	176.28		
USA SERVICES OF FLORIDA, INC											1,376.28	006684
1/05/22	00303	1/03/22	W4967	202201	320-53800-34700			WI-PAK SVC FEE-LAKE SHORE	*	120.00		
		1/03/22	W4967	202201	320-53800-34700			WI-PAK SVC FEE-SEC PARTIN	*	120.00		
WI-PAK											240.00	006685
1/05/22	00282	12/10/21	21-4728	202111	320-53800-46700			CLEAN CLUBHOUSE - NOV 21	*	1,100.00		
		12/10/21	21-4728	202111	320-53800-35000			CLEAN GUARDHOUSE - NOV 21	*	200.00		
WESTWOOD INTERIOR CLEANING INC.											1,300.00	006686
1/07/22	00213	10/25/21	53016	202110	320-53800-34500			SECURITY 10/25-11/04/21	*	603.76		
OSCEOLA COUNTY SHERIFF'S OFFICE											603.76	006687
1/14/22	00093	12/31/21	199459	202112	320-53800-47100			LAKE MAINTENANCE - DEC 21	*	1,265.00		
APPLIED AQUATIC MANAGEMENT, INC.											1,265.00	006688
1/14/22	00082	1/03/22	17772	202112	310-51300-31500			ATTORNEY FEE - DEC 21	*	969.00		
CLARK & ALBAUGH, LLP											969.00	006689
1/14/22	00321	12/31/21	1801582	202112	320-53800-34500			SECURITY SVC 12/1-12/31	*	27,509.03		

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/31/21		1801583	202112	320	53800	34500			TRACK TIC 12/1-12/31/21	*	150.00		
									DSI SECURITY SERVICES			27,659.03	006690
1/14/22	00168	1/01/22	461	202201	310	51300	34000		MANAGEMENT FEES JAN 22	*	5,886.42		
		1/01/22	461	202201	310	51300	35200		WEBSITE ADMIN JAN 22	*	68.33		
		1/01/22	461	202201	310	51300	34100		INFO TECHNOLOGY JAN 22	*	102.50		
		1/01/22	461	202201	310	51300	51000		OFFICE SUPPLIES	*	3.22		
		1/01/22	461	202201	310	51300	42000		POSTAGE	*	12.72		
		1/01/22	461	202201	310	51300	42500		COPIES	*	16.35		
		1/01/22	462	202201	320	53800	12000		FIELDS MANAGEMENT JAN 22	*	2,357.92		
									GOVERNMENTAL MANAGEMENT SERVICES			8,447.46	006691
1/14/22	00213	12/21/21	53163	202112	320	53800	34500		SECURITY SVC 12/20-12/29	*	633.36		
									OSCEOLA COUNTY SHERIFF'S OFFICE			633.36	006692
1/14/22	00291	1/01/22	7074	202201	320	53800	46400		POOL MAINTENANCE - JAN 22	*	650.00		
									ROBERTS POOL SERVICE AND REPAIR INC			650.00	006693
1/14/22	00071	1/03/22	41585530	202201	320	53800	46800		PEST CONTROL - JAN 22	*	63.00		
									TERMINIX COMMERCIAL			63.00	006694
1/14/22	00282	1/07/22	22-1141	202112	320	53800	46700		CLEAN CLUBHOUSE - DEC 21	*	1,150.00		
		1/07/22	22-1141	202112	320	53800	35000		CLEAN GUARDHOUSE- DEC 21	*	250.00		
									WESTWOOD INTERIOR CLEANING INC.			1,400.00	006695
1/18/22	00290	1/15/22	4987	202201	320	53800	47300		REPAIR FENCE AT ENTRANCE	*	365.00		
		1/15/22	4989	202201	320	53800	47300		REMOVE/REINSTALL PAVERS	*	1,565.00		
		1/15/22	4990	202201	320	53800	35100		INSTALL NEW DOOR SYSTEM	*	2,150.00		
									BERRY CONSTRUCTION INC.			4,080.00	006696

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/18/22	00328	1/01/22	114103	202201	320	53800	46200		LANDSCAPE MAINT JAN 22	*	24,930.00		
									REW LAWN & IRRIGATION			24,930.00	006697
1/18/22	00128	1/16/22	USA02223	202201	320	53800	53000		MECHANICAL SWEEPING JAN22	*	1,200.00		
		1/16/22	USA02223	202201	320	53800	53000		VARIABLE ENERGY CHARGE	*	192.24		
									USA SERVICES OF FLORIDA, INC			1,392.24	006698
2/07/22	00038	1/20/22	S234163	202201	320	53800	34800		GATE REPAIR 01/11/22	*	223.37		
									ACCESS CONTROL TECHNOLOGIES			223.37	006699
2/07/22	00290	1/21/22	4992	202201	320	53800	53300		REPLACE POST LAKE WILSON	*	285.00		
		1/21/22	4995	202201	320	53800	47800		8 BASKETBALL NETS/INSTALL	*	165.00		
		1/21/22	4996	202201	320	53800	35100		LOCK BAR-PARTIN GUARDHSE	*	185.00		
									BERRY CONSTRUCTION INC.			635.00	006700
2/07/22	00082	2/01/22	17810	202201	310	51300	31500		GENERAL COUNSEL - JAN22	*	1,311.00		
		2/01/22	17811	202201	310	51300	31500		PARTIN SETTLEMENT ROAD	*	251.50		
									CLARK & ALBAUGH, LLP			1,562.50	006701
2/07/22	00027	2/01/22	21911	202202	310	51300	32200		FYE 2021 AUDIT	*	3,600.00		
									GRAU AND COMPANY, P.A.			3,600.00	006702
2/07/22	00125	1/11/22	378626	202201	320	53800	46500		MAGNETIC LATCH POOL GATE	*	387.95		
		1/18/22	378401	202202	320	53800	46500		CHEMICAL CONTROLLER FEB22	*	89.95		
									SPIES POOL LLC			477.90	006703
2/07/22	00311	1/18/22	SD011820	202201	310	51300	42600		NEWSLETTER DELIVERY JAN22	*	428.25		
									SCOTT DALEY			428.25	006704
2/09/22	00038	1/31/22	S234373	202201	320	53800	34800		GATE REPAIR 01/24/22	*	359.22		
									ACCESS CONTROL TECHNOLOGIES			359.22	006705

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/09/22	00093	1/31/22	200137	202201	320	53800	47100		LAKE MAINTENANCE - JAN 22	*	1,265.00		
									APPLIED AQUATIC MANAGEMENT, INC.			1,265.00	006706
2/09/22	00321	1/31/22	1801685	202201	320	53800	34500		SECURITY SVC 1/1-1/31/22	*	27,813.19		
		1/31/22	1801686	202201	320	53800	34500		TRACK TIK 1/1-1/31/22	*	150.00		
									DSI SECURITY SERVICES			27,963.19	006707
2/09/22	00213	1/18/22	53224	202201	320	53800	34500		SECURITY 01/18-01/28/22	*	771.68		
									OSCEOLA COUNTY SHERIFF'S OFFICE			771.68	006708
2/09/22	00291	2/01/22	7141	202202	320	53800	46400		POOL MAINTENANCE - FEB22	*	650.00		
									ROBERTS POOL SERVICE AND REPAIR INC			650.00	006709
2/09/22	00071	2/01/22	41676208	202202	320	53800	46800		PEST CONTROL - FEB22	*	63.00		
									TERMINIX COMMERCIAL			63.00	006710
2/09/22	00282	2/01/22	22-1264	202112	320	53800	46700		CLEANING MATERIAL 4TH QT	*	461.09		
									WESTWOOD INTERIOR CLEANING INC.			461.09	006711
2/15/22	00038	2/11/22	S234653	202202	320	53800	34800		GATE REPAIR 02/08/22	*	389.00		
									ACCESS CONTROL TECHNOLOGIES			389.00	006712
2/15/22	00168	2/01/22	463	202202	310	51300	34000		MANAGEMENT FEES - FEB 22	*	5,886.42		
		2/01/22	463	202202	310	51300	35200		WEBSITE MANAGEMENT-FEB 22	*	68.33		
		2/01/22	463	202202	310	51300	34100		INFORMATION TECH - FEB 22	*	102.50		
		2/01/22	463	202202	310	51300	51000		OFFICE SUPPLIES	*	1.32		
		2/01/22	463	202202	310	51300	42000		POSTAGE	*	23.48		
		2/01/22	463	202202	310	51300	42500		COPIES	*	33.15		
		2/01/22	464	202202	320	53800	12000		FIELD MANAGEMENT - FEB 22	*	2,357.92		
									GOVERNMENTAL MANAGEMENT SERVICES			8,473.12	006713

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/15/22	00127	2/07/22 5282156	202201 310-51300-31100	ENGINEER SERVICES JAN22	*	547.50	
				HANSON, WALTER & ASSOCIATES, INC.			547.50 006714
2/15/22	00328	1/31/22 117517	202201 320-53800-46300	IRRIGATION REPAIR 1/17/22	*	321.48	
		1/31/22 117522	202201 320-53800-46300	IRRIGATION REPAIR 1/28/22	*	376.48	
		2/01/22 117286	202202 320-53800-46200	LANDSCAPE MAINT - FEB 22	*	24,930.00	
				REW LAWN & IRRIGATION			25,627.96 006715
2/24/22	00213	1/06/22 53197	202201 320-53800-34500	SECURITY 01/06-01/10/22	*	385.84	
		2/07/22 53265	202202 320-53800-34500	SECURITY 02/07-02/10/22	*	385.84	
				OSCEOLA COUNTY SHERIFF'S OFFICE			771.68 006716
2/24/22	00328	2/07/22 118647	202202 320-53800-46300	IRRIGATION REPAIR 2/07/22	*	626.00	
				REW LAWN & IRRIGATION			626.00 006717
2/24/22	00125	2/08/22 379232	202202 320-53800-46500	BLEACH/ACID/ALGAECIDE	*	647.65	
		2/08/22 379377	202202 320-53800-46500	BULK BLEACH	*	510.00	
				SPIES POOL LLC			1,157.65 006718
2/24/22	00282	2/17/22 22-1290	202201 320-53800-46700	CLEAN CLUBHOUSE - JAN 21	*	1,050.00	
		2/17/22 22-1290	202201 320-53800-35000	CLEAN GUARDHOUSE- JAN 21	*	250.00	
				WESTWOOD INTERIOR CLEANING INC.			1,300.00 006719
2/28/22	00038	1/27/22 SA16632	202201 320-53800-34900	ANNUAL SPS AGREEMENT FY22	*	650.00	
				ACCESS CONTROL TECHNOLOGIES			650.00 006720
TOTAL FOR BANK A						167,552.05	
TOTAL FOR REGISTER						167,552.05	

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/05/22	00253	10/29/21	4963	202110	600-53800	53100				*	9,975.00		
			REPAIR SIDEWALK-ARDEN PL										
		11/18/21	4964	202110	600-53800	53100				*	4,525.00		
			REPAIR SIDEWALK-KNIGHTBRI										
		11/22/21	4965	202111	600-53800	53100				*	14,000.00		
			REPAIR SIDEWALK-PARTIN RD										
		11/22/21	4966	202111	600-53800	53100				*	6,325.00		
			REPAIR SIDEWALK-EAGLES										
		12/02/21	4977	202111	600-53800	53100				*	5,375.00		
			REP. SIDEWALK 11/23-11/29										
		12/02/21	4978	202111	600-53800	53100				*	6,650.00		
			REP. SIDEWALK 11/29-12/02										
		12/09/21	4981	202112	600-53800	53100				*	4,725.00		
			REPLACE CONCRETE GRINDS										
		12/09/21	4982	202112	600-53800	53100				*	3,600.00		
			REPLACE CONCRETE GRINDS										
		12/09/21	4983	202112	600-53800	53100				*	7,025.00		
			REPLACE CONCRETE GRINDS										
BERRY CONSTRUCTION INC.											62,200.00	000102	
1/05/22	00255	11/30/21	731255	202111	600-53800	47600				*	24,985.00		
			TREE TRIMMING 11/29/21										
		12/22/21	731325	202112	600-53800	47600				*	1,200.00		
			ADD TREE REMOVAL 12/13/21										
		12/22/21	731326	202112	600-53800	47600				*	6,550.00		
			TREE TRIMMING 12/14/21										
REW LANDSCAPE CORP											32,735.00	000103	
1/18/22	00253	1/15/22	4988	202201	600-53800	53100				*	1,200.00		
			REPAIR CONCRETE SIDEWALK										
BERRY CONSTRUCTION INC.											1,200.00	000104	
2/24/22	00253	2/19/22	5006	202202	600-53800	53100				*	28,200.00		
			REPLC CONCRETE SIDEWALK										
BERRY CONSTRUCTION INC.											28,200.00	000105	
TOTAL FOR BANK C											124,335.00		
TOTAL FOR REGISTER											124,335.00		

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
February 28, 2022



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8	<hr/>	Assessment Receipt Schedule

Remington
Community Development District
Combined Balance Sheet
February 28, 2022

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 950,984	\$ -	\$ 950,984
Pavement Management	\$ -	\$ 248,844	\$ 248,844
Capital Projects Fund	\$ -	\$ 80,483	\$ 80,483
Investments:			
State Board Administration	\$ 96,573	\$ 196,404	\$ 292,977
Total Assets	\$ 1,047,557	\$ 525,731	\$ 1,573,288
Liabilities:			
Accounts Payable	\$ 29,194	\$ 7,200	\$ 36,394
Total Liabilities	\$ 29,194	\$ 7,200	\$ 36,394
Fund Balances:			
Assigned For:			
Capital Projects	\$ -	\$ 73,283	\$ 73,283
Pavement Management	\$ -	\$ 445,248	\$ 445,248
Unassigned	\$ 1,018,363	\$ -	\$ 1,018,363
Total Fund Balances	\$ 1,018,363	\$ 518,531	\$ 1,536,894
Total Liabilities & Fund Equity	\$ 1,047,557	\$ 525,731	\$ 1,573,288

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Revenues:				
Maintenance Assessment	\$ 1,468,418	\$ 1,370,003	\$ 1,370,003	\$ -
Miscellaneous Income	\$ 5,000	\$ 2,083	\$ 1,180	\$ (903)
Interest Income	\$ 1,000	\$ 417	\$ 59	\$ (358)
Total Revenues	\$ 1,474,418	\$ 1,372,503	\$ 1,371,242	\$ (1,261)
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 5,000	\$ 4,200	\$ 800
FICA	\$ 918	\$ 383	\$ 321	\$ 61
Engineer	\$ 18,500	\$ 7,708	\$ 923	\$ 6,786
Attorney	\$ 27,500	\$ 11,458	\$ 5,462	\$ 5,996
Annual Audit	\$ 3,600	\$ 3,600	\$ 3,600	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Property Appraiser Fee	\$ 1,000	\$ -	\$ -	\$ -
Management Fees	\$ 70,637	\$ 29,432	\$ 29,432	\$ 0
Information Technology	\$ 1,230	\$ 513	\$ 512	\$ 0
Website Maintenance	\$ 820	\$ 342	\$ 342	\$ 0
Telephone	\$ 80	\$ 33	\$ -	\$ 33
Postage	\$ 900	\$ 375	\$ 113	\$ 262
Insurance	\$ 41,435	\$ 41,435	\$ 38,984	\$ 2,451
Printing and Binding	\$ 1,500	\$ 625	\$ 94	\$ 531
Newsletter	\$ 3,300	\$ 1,375	\$ 857	\$ 519
Legal Advertising	\$ 2,300	\$ 958	\$ -	\$ 958
Office Supplies	\$ 250	\$ 104	\$ 15	\$ 89
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,500	\$ 625	\$ 237	\$ 388
Total General & Administrative:	\$ 192,645	\$ 109,141	\$ 90,267	\$ 18,875
<u>Operation and Maintenance</u>				
Environmental				
Lake Maintenance	\$ 18,200	\$ 7,583	\$ 6,325	\$ 1,258
Utilities				
Kissimmee Utility Authority	\$ 9,600	\$ 4,000	\$ 3,144	\$ 856
Toho Water Authority	\$ 56,000	\$ 23,333	\$ 17,633	\$ 5,701
Orlando Utilities Commission	\$ 19,200	\$ 8,000	\$ 7,200	\$ 800
Centurylink	\$ 7,300	\$ 3,042	\$ 2,513	\$ 529
Bright House Network	\$ 5,250	\$ 2,188	\$ 2,015	\$ 173
Roadways				
Street Sweeping	\$ 30,240	\$ 12,600	\$ 5,452	\$ 7,148
Drainage	\$ 7,000	\$ 2,917	\$ -	\$ 2,917
Signage	\$ 5,000	\$ 2,083	\$ 285	\$ 1,798

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Common Area				
Landscaping	\$ 290,460	\$ 121,025	\$ 124,650	\$ (3,625)
Feature Lighting	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Irrigation	\$ 10,500	\$ 4,375	\$ 3,178	\$ 1,197
Trash Receptacles & Benches	\$ 1,000	\$ 417	\$ -	\$ 417
Plant Replacement and Bed Enhancements	\$ 9,040	\$ 3,767	\$ -	\$ 3,767
Miscellaneous Common Area Services	\$ 10,700	\$ 4,458	\$ 1,930	\$ 2,528
Soccer/Ball Field Maintenance	\$ 2,000	\$ 833	\$ 515	\$ 318
Recreation Center				
Pool Maintenance	\$ 18,500	\$ 7,708	\$ 4,882	\$ 2,827
Pool Cleaning	\$ 8,400	\$ 3,500	\$ 3,200	\$ 300
Pool Permits	\$ 550	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 16,695	\$ 6,956	\$ 5,761	\$ 1,195
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 1,333	\$ 1,565	\$ (231)
Pest Control	\$ 780	\$ 325	\$ 315	\$ 10
Security				
Recreation Center Access	\$ 4,000	\$ 1,667	\$ -	\$ 1,667
Security Guard	\$ 330,000	\$ 137,500	\$ 142,563	\$ (5,063)
Gate Repairs	\$ 15,050	\$ 6,271	\$ 2,990	\$ 3,281
Guard House Cleaning	\$ 3,300	\$ 1,375	\$ 1,150	\$ 225
Guard House Repairs and Maintenance	\$ 3,500	\$ 1,458	\$ 2,925	\$ (1,467)
Gate Maintenance Agreement	\$ 900	\$ 650	\$ 650	\$ -
Other				
Contingency	\$ 10,000	\$ 4,167	\$ 255	\$ 3,911
Field Management Services	\$ 28,295	\$ 11,790	\$ 11,790	\$ 0
Total O&M Expenses:	\$ 935,460	\$ 387,821	\$ 352,885	\$ 34,936
Total Expenditures	\$ 1,128,106	\$ 496,962	\$ 443,152	\$ 53,811
Excess Revenues (Expenditures)	\$ 346,313		\$ 928,091	
<i>Other Financing Sources/(Uses)</i>				
Transfer Out - Pavement Management	\$ (150,000)	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ (196,313)	\$ (196,313)	\$ (200,000)	\$ 3,688
Total Other Financing Sources/ (Uses)	\$ (346,313)	\$ (196,313)	\$ (200,000)	\$ 3,688
Net Change in Fund Balance	\$ 0		\$ 728,091	
Fund Balance - Beginning	\$ -		\$ 290,272	
Fund Balance - Ending	\$ 0		\$ 1,018,363	

Remington
Community Development District
Pavement Management Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Revenues:				
Interest Income	\$ 1,000	\$ 417	\$ 111	\$ (305)
Total Revenues	\$ 1,000	\$ 417	\$ 111	\$ (305)
Expenditures:				
Contingency	\$ -	\$ -	\$ 174	\$ (174)
Total Expenditures	\$ -	\$ -	\$ 174	\$ (174)
Excess Revenues (Expenditures)	\$ 1,000		\$ (63)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 150,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 150,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 151,000		\$ (63)	
Fund Balance - Beginning	\$ 445,343		\$ 445,311	
Fund Balance - Ending	\$ 596,343		\$ 445,248	

Remington
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Revenues:				
Interest Income	\$ 100	\$ 42	\$ 3	\$ (39)
Total Revenues	\$ 100	\$ 42	\$ 3	\$ (39)
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	\$ 15,000	\$ 32,735	\$ (17,735)
Capital Outlay - Sidewalk/Roadway Improvements	\$ 95,000	\$ 95,000	\$ 135,425	\$ (40,425)
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ -	\$ -
Capital Outlay - Street Tree Trimming	\$ 25,000	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 174	\$ (174)
Total Expenditures	\$ 166,000	\$ 120,000	\$ 187,734	\$ (67,734)
Excess Revenues (Expenditures)	\$ (165,900)		\$ (187,731)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 196,313	\$ 196,313	\$ 200,000	\$ (3,688)
Total Other Financing Sources/(Uses)	\$ 196,313	\$ 196,313	\$ 200,000	\$ (3,688)
Net Change in Fund Balance	\$ 30,413		\$ 12,269	
Fund Balance - Beginning	\$ 59,645		\$ 61,014	
Fund Balance - Ending	\$ 90,058		\$ 73,283	

Remington
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessment	\$ -	\$ 164,313	\$ 1,154,249	\$ 24,755	\$ 26,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,370,003
Miscellaneous Income	\$ 230	\$ 340	\$ 360	\$ 80	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,180
Interest Income	\$ 14	\$ 12	\$ 11	\$ 12	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59
Total Revenues	\$ 244	\$ 164,665	\$ 1,154,620	\$ 24,847	\$ 26,867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,371,242
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ 1,800	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200
FICA	\$ 77	\$ 138	\$ 46	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 321
Engineer	\$ 225	\$ 150	\$ -	\$ 548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 923
Attorney	\$ 2,047	\$ 143	\$ 969	\$ 1,563	\$ 741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,462
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,886	\$ 5,886	\$ 5,886	\$ 5,886	\$ 5,886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,432
Information Technology	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 512
Website Maintenance	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 18	\$ 47	\$ 12	\$ 13	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113
Insurance	\$ 38,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,984
Printing and Binding	\$ 3	\$ 29	\$ 13	\$ 16	\$ 33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94
Newsletter	\$ -	\$ 428	\$ -	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 857
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 4	\$ 4	\$ 3	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 80	\$ 65	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237
Total General & Administrative:	\$ 53,669	\$ 8,860	\$ 7,793	\$ 9,489	\$ 10,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,267
Operation and Maintenance													
Environmental													
Lake Maintenance	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,325
Utilities													
Kissimmee Utility Authority	\$ 552	\$ 625	\$ 660	\$ 647	\$ 661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,144
Toho Water Authority	\$ 3,955	\$ 2,818	\$ 3,897	\$ 3,136	\$ 3,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,633
Orlando Utilities Commission	\$ 1,422	\$ 1,358	\$ 1,411	\$ 1,525	\$ 1,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200
Centurylink	\$ 564	\$ 563	\$ 563	\$ 262	\$ 562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,513
Bright House Network	\$ 403	\$ 403	\$ 403	\$ 403	\$ 403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,015
Roadways													
Street Sweeping	\$ 1,342	\$ 1,342	\$ 1,376	\$ 1,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,452
Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285

Remington
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Common Area													
Landscaping	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,650
Feature Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation	\$ -	\$ -	\$ 1,854	\$ 698	\$ 626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,178
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Replacement and Bed Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Common Area Services	\$ -	\$ -	\$ -	\$ 1,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,930
Soccer/Ball Field Maintenance	\$ 165	\$ 185	\$ -	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 515
Recreation Center													
Pool Maintenance	\$ 1,301	\$ 468	\$ 845	\$ 1,020	\$ 1,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,882
Pool Cleaning	\$ 600	\$ 650	\$ 650	\$ 650	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 1,050	\$ 1,100	\$ 1,611	\$ 1,050	\$ 950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,761
Recreation Center Repairs & Maintenance	\$ 1,180	\$ -	\$ 385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,565
Pest Control	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315
Security													
Recreation Center Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Guard	\$ 29,261	\$ 28,264	\$ 29,304	\$ 29,361	\$ 26,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 142,563
Gate Repairs	\$ 527	\$ 654	\$ 838	\$ 583	\$ 389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,990
Guard House Cleaning	\$ 200	\$ 200	\$ 250	\$ 250	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,150
Guard House Repairs and Maintenance	\$ -	\$ 265	\$ 325	\$ 2,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,925
Gate Maintenance Agreement	\$ -	\$ -	\$ -	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650
Other													
Contingency	\$ -	\$ 152	\$ -	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255
Field Management Services	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,790
Total O&M Expenses:	\$ 71,137	\$ 67,662	\$ 72,988	\$ 75,060	\$ 66,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,885
Total Expenditures	\$ 124,806	\$ 76,522	\$ 80,780	\$ 84,549	\$ 76,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 443,152
Excess Revenues (Expenditures)	\$ (124,562)	\$ 88,143	\$ 1,073,840	\$ (59,702)	\$ (49,627)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 928,091
Other Financing Sources/ (Uses)													
Transfer Out - Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ -	\$ -	\$ (100,000)	\$ (100,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (200,000)
Total Other Financing Sources/ (Uses)	\$ -	\$ -	\$ (100,000)	\$ (100,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (200,000)
Net Change in Fund Balance	\$ (124,562)	\$ 88,143	\$ 973,840	\$ (159,702)	\$ (49,627)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 728,091

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
01/10/22	ACH	\$19,274.86	(\$385.52)	(\$566.64)	\$0.00	\$18,322.70	\$18,322.70	\$18,322.70
01/10/22	ACH	\$6,754.27	(\$135.14)	(\$186.46)	\$0.00	\$6,432.67	\$6,432.67	\$6,432.67
02/10/22	ACH	\$714.67	(\$14.28)	(\$13.82)	\$0.00	\$686.57	\$686.57	\$686.57
02/10/22	ACH	\$27,160.03	(\$543.22)	(\$618.10)	\$0.00	\$25,998.71	\$25,998.71	\$25,998.71
TOTAL		\$1,455,341.58	(\$29,107.00)	(\$56,231.22)	\$0.00	\$1,370,003.36	\$1,370,003.36	\$1,370,003.36

93% Gross Percent Collected
\$106,798 Balance Remaining to Collect

SECTION 3



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON COMMUNITY #79606

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/20/2022	1745	2561 REMINGTON BLVD	ARRIVED	
01/20/2022	1815	ARDEN PLACE	PATROL	
01/20/2022	1830	CROWN RIDGE	PATROL	
01/20/2022	1845	SOUTHAMPTON	PATROL	
01/20/2022	1900	WINDSOR PARK	PATROL	
01/20/2022	1915	PARKLAND SQUARE	PATROL	
01/20/2022	1945	BROOKSTONE	PATROL	
01/20/2022	2000	WESTMORELAND	PATROL	
01/20/2022	2015	WATER'S EDGE	PATROL	
01/20/2022	2030	GOLF COURSE	PATROL	
01/20/2022	2045	HAWKS NEST	PATROL	
01/20/2022	2100	HARWOOD	PATROL	
01/20/2022	2115	EAGLES LANDING	PATROL	
01/20/2022	2130	GLENEAGLES	PATROL	
01/20/2022	2145	SOMERSET	PATROL	
01/20/2022	2200		OFFDUTY	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	1
Back-up		Felony		Written Warning		Written Warning		Schools/Library	2
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: D/S Y. MARTINEZ

ID #: 2388

Date: 01/20/2022



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON COMMUNITY #79606

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/24/2022	1800	2561 REMINGTON BLVD	ARRIVED	
01/24/2022	1830	COMMUNITY HOUSE AND PARK	PATROL	
01/24/2022	1845	PM WELLS & PARTIN SETTLEMENT	PATROL	
01/24/2022	1900	BROOKSTONE	PATROL	
01/24/2022	1915	SOUTHAMPTON	PATROL	
01/24/2022	1930	ARDEN PLACE	PATROL	
01/24/2022	1945	WINDSOR PARK	PATROL	
01/24/2022	2000	WESTMORELAND	PATROL	
01/24/2022	2015	WATER'S EDGE	PATROL	
01/24/2022	2030	EAGLES LANDING	PATROL	
01/24/2022	2045	GLENEAGLES	PATROL	
01/24/2022	2100	PARKLAND SQUARE	PATROL	
01/24/2022	2115	CROWN RIDGE	PATROL	
01/24/2022	2130	HAWKS NEST/ HARWOOD	PATROL	
01/24/2022	2145	SOMERSET	PATROL	
01/20/2022	2200		OFFDUTY	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	1
Back-up		Felony		Written Warning		Written Warning		Schools/Library	2
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: D/S Y. MARTINEZ

ID #: 2388

Date: 01/24/2022



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
1/28/22	1300	Remington Blvd	Traffic Enforcement	
	1400	Knightsbridge Blvd	Traffic Enforcement	
	1430	Southbridge Cir	Traffic Enforcement	
	1500	2651 Remington Blvd	Routine Check	
	1515	Strathmore	Routine Check	
	1530	Remington Blvd	Traffic Enforcement	
	1630	2651 Remington Blvd	Routine Check	
	1645	Strathmore	Routine Check	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	2
Back-up	1	Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning	1	Businesses	2
Reports		Ordinance						Construction	

Name: Spencer Whobrey

ID #: 2657

Date: 1/28/22



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON COMMUNITY #80319

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02/10/2022	1800	2561 REMINGTON BLVD	ARRIVED	
02/10/2022	1815	KNIGHTSBRIDGE BLVD	PATROL	
02/10/2022	1845	BASKETBALL COURTS/BASEBALL FIELDS	PATROL	
02/10/2022	1900	GOLF COURSE	PATROL	
02/10/2022	1915	PM WELLS/PARTIN SETTLEMENT	PATROL	
02/10/2022	1930	STRATHMORE	PATROL	
02/10/2022	1945	HAWKS NEST	PATROL	
02/10/2022	2000	HARWOOD	PATROL	
02/10/2022	2015	HARDWOOR CIR	CHECK OUT	VEHICLE TRUNK LEFT OPEN
02/10/2022	2030	WINDSOR PARK	PATROL	
02/10/2022	2045	PARKLAND SQUARE	PATROL	
02/10/2022	2100	OAKVIEW	PATROL	
02/10/2022	2115	SOMERSET	PATROL	
02/10/2022	2130		PATROL	
02/10/2022	2145		PATROL	
01/20/2022	2200		OFFDUTY	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	1
Back-up		Felony		Written Warning		Written Warning		Schools/Library	2
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: D/S Y. FONTANEZ

ID #: 2388

Date: 02/10/2022



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON COMMUNITY

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02/14/2022	1300-1700	Patrolled wooded area behind the playground		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	1
Back-up	1	Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning	23	Businesses	
Reports		Ordinance						Construction	

Name: D/S FERMIN, D

ID #: 2867

Date: 02/14/2022



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON COMMUNITY #80322

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02/21/2022	1800	2561 REMINGTON BLVD	ARRIVED	
02/21/2022	1815	KNIGHTSBRIDGE BLVD	PATROL	
02/21/2022	1845	HARWOOD/ HAWKS NEST	PATROL	
02/21/2022	1900	WESTMORELAND/WATER'S EDGE	PATROL	
02/21/2022	1915	STRATHMORE	PATROL	
02/21/2022	1930	PM WELLS/PARTIN SETTLEMENT	PATROL	
02/21/2022	1945	WINDSOR PARK	PATROL	
02/21/2022	2000	PARKLAND SQUARE	PATROL	
02/21/2022	2015	SHOPPING PLAZA	PATROL	
02/21/2022	2030	OAKVIEW	PATROL	
02/21/2022	2045	SOMEREST	PATROL	
02/21/2022	2100	GLENEAGLES	PATROL	
02/21/2022	2115	EAGLES LANDING	PATROL	
02/21/2022	2130	KNIGHTSBRIDGE	PATROL	
02/21/2022	2145	GOLF COURSE	PATROL	
02/21/2022	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. FONTANEZ

ID #: 2388

Date: 02/21/2022



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON COMMUNITY #80323

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02/24/2022	1800	2561 REMINGTON BLVD	ARRIVED	
02/24/2022	1815	WINDSOR PARK	PATROL	
02/24/2022	1830	OAKVIEW	PATROL	
02/24/2022	1845	WESTMORELAND	PATROL	
02/24/2022	1900	HARWOOD	PATROL	
02/24/2022	1915	GOLF COURSE	PATROL	
02/24/2022	1930	STRATHMORE	PATROL	
02/24/2022	1945	PARK/ SHOPPING PLAZA	PATROL	
02/24/2022	2000	PM WELLS/ PARTIN SETTLEMENT ELEM	PATROL	
02/24/2022	2015	EAGLES LANDING	PATROL	
02/24/2022	2030	744 STONEWYK WAY	INCIDENT	22I019614
02/24/2022	2100	WATER'S EDGE	PATROL	
02/24/2022	2115	GLENEAGLES	PATROL	
02/24/2022	2130	SOMERSET	PATROL	
02/24/2022	2145	PARKLAND SQUARE	PATROL	
02/24/2022	2200		OFFDUTY	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations		Parks	1
Back-up		Felony		Written Warning		Written Warning		Schools/Library	1
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	1
Reports		Ordinance						Construction	

Name: D/S Y. FONTANEZ

ID #: 2388

Date: 02/24/2022



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington Community Development

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
03/10/2022	1700 hrs	Remington Subdivision	10-8 / On Duty	N/A
"	1730 hrs	Strathmore Community	Proactive patrol ref listed issues	N/A
"	1800 hrs	Community Golf Clubhouse	Routine checks	N/A
"	1830 hrs	Remington Mart – 2551 Remington Blvd, Kissimmee, FL	Routine checks	N/A
"	1900 hrs	Rec Center - 2651 Remington Blvd, Kissimmee, FL	Proactive Patrol Ref Juv Comp's	N/A
"	1930 hrs	Remington Blvd	Proactive Traffic Patrol	N/A
"	2000 hrs	Basketball Courts & Baseball Diamond	Routine checks	N/A
"	2030 hrs	Remington Mart – 2551 Remington Blvd, Kissimmee, FL	Proactive Patrol	N/A
03/10/2022	2100 hrs	Remington Subdivision	10-7 / Off Duty	N/A
***	Times Changed	to 1700-2100 hrs with approval from HOA Rep Jason	Showe	***

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	01	Misdemeanor	00	Citations	00	Citations	00	Parks	05
Back-up	00	Felony	00	Written Warning	00	Written Warning	00	Schools/Library	05
Self Initiated	00	Traffic	00	Verbal Warning	05	Verbal Warning	05	Businesses	05
Reports	00	Ordinance	00					Construction	00

Name: Master Deputy Robert Stockman ID #: 0917 Date: 03/10/2022 – 2100 hrs



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
03/14/2022	1300 HRS	ON DUTY	N/A	N/A
03/14/2022	1300-1330 HRS	SPEED ENFORCEMENT REMINGTON BLVD	NONE OBSERVED	N/A
03/14/2022	1331-1336 HRS	PATROLLED OAKVIEW	1 PARKING VIOLATION	N/A
03/14/2022	1337-1344 HRS	PATROLLED WINDSOR PARK	1 PARKING VIOLATION	N/A
03/14/2022	1345-1352 HRS	PATROLLED EAGLES LANDING	2 PARKING VIOLATIONS	N/A
03/14/2022	1455-1407 HRS	PATROLLED WATER'S EDGE	NONE OBSERVED	N/A
03/14/2022	1412-1415 HRS	PATROLLED STRATHMORE	NONE OBSERVED	N/A
03/14/2022	1420-1430 HRS	CHECKED BUSINESS PARK	NONE OBSERVED	N/A
03/14/2022	1434-1440 HRS	PATROLLED HAWKS NEST	NONE OBSERVED	N/A
03/14/2022	1442-1447 HRS	PATROLLED HARWOOD	NONE OBSERVED	N/A
03/14/2022	1449-1455 HRS	PATROLLED WESTMORELAND	NONE OBSERVED	N/A
03/14/2022	1458-1506 HRS	PATROLLED SOUTHAMPTON	NONE OBSERVED	N/A
03/14/2022	1508-1515 HRS	PATROLLED CROWN RIDGE	NONE OBSERVED	N/A
03/14/2022	1517-1527 HRS	PATROLLED ARDEN PLACE	1 PARKING VIOLATION	N/A
03/14/2022	1530-1535 HRS	PATROLLED BROOKSTONE	BACK-UP CALL FOR SERVICE	221026722
03/14/2022	1538-1548 HRS	CHECKED COMMUNITY CENTER	NONE OBSERVED	N/A
03/14/2022	1550-1558 HRS	PATROLLED PARKLAND SQUARE	NONE OBSERVED	N/A
03/14/2022	1600-1610 HRS	PATROLLED SOMERSET	NONE OBSERVED	N/A
03/14/2022	1615-1630 HRS	CHECKED GOLF COURSE	NONE OBSERVED	N/A
03/14/2022	1635-1700 HRS	TRAFFIC ENFORCEMENT KNIGHTSRIDGE	NONE OBSERVED	N/A
03/14/2022	1700 HRS	OFF DUTY	N/A	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations	2	Parks	2
Back-up	1	Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning	3	Businesses	1
Reports		Ordinance						Construction	



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
03/18/2022	1300 HRS	ON DUTY	N/A	N/A
03/18/2022	1300-1330 HRS	SPEED ENFORCEMENT REMINGTON BLVD	NONE OBSERVED	N/A
03/18/2022	1331-1336 HRS	PATROLLED SOMERSET	NONE OBSERVED	N/A
03/18/2022	1337-1344 HRS	PATROLLED PARKLAND SQUARE	NONE OBSERVED	N/A
03/18/2022	1345-1400 HRS	CHECKED BUSINESS CENTER	NONE OBSERVED	N/A
03/18/2022	1402-1407 HRS	PATROLLED BROOKSTONE	NONE OBSERVED	N/A
03/18/2022	1412-1415 HRS	PATROLLED ARDEN PLACE	NONE OBSERVED	N/A
03/18/2022	1420-1430 HRS	PATROLLED CROWN RIDGE	NONE OBSERVED	N/A
03/18/2022	1434-1440 HRS	PATROLLED SOUTHAMPTON	1 PARKING VIOLATION	N/A
03/18/2022	1442-1447 HRS	PATROLLED WESTMORELAND	3 PARKING VIOLATIONS	N/A
03/18/2022	1449-1455 HRS	PATROLLED HARWOOD	NONE OBSERVED	N/A
03/18/2022	1458-1506 HRS	PATROLLED HAWKS NEST	NONE OBSERVED	N/A
03/18/2022	1508-1515 HRS	PATROLLED STRATHMORE	NONE OBSERVED	N/A
03/18/2022	1517-1527 HRS	PATROLLED WATER'S EDGE	NONE OBSERVED	N/A
03/18/2022	1530-1535 HRS	PATROLLED EAGLES LANDING	NONE OBSERVED	N/A
03/18/2022	1538-1548 HRS	PATROLLED WINDSOR PARK	NONE OBSERVED	N/A
03/18/2022	1550-1558 HRS	PATROLLED OAKVIEW	NONE OBSERVED	N/A
03/18/2022	1600-1610 HRS	CHECKED COMMUNITY CENTER	NONE OBSERVED	N/A
03/18/2022	1615-1630 HRS	CHECKED GOLF COURSE	NONE OBSERVED	N/A
03/18/2022	1635-1700 HRS	TRAFFIC ENFORCEMENT KNIGHTSRIDGE	NONE OBSERVED	N/A
03/18/2022	1700 HRS	OFF DUTY	N/A	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations	1	Parks	2
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning	3	Businesses	1
Reports		Ordinance						Construction	