

*Remington Community
Development District*

Agenda

May 25, 2021

AGENDA

Remington

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

May 18, 2021

Board of Supervisors
Remington Community
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, May 25, 2021 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Blvd., Kissimmee, FL 34744.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Modifications to Agenda
- III. Security Report from DSI Security Services
- IV. Public Comment Period
- V. Approval of Minutes of the April 27, 2021 Meeting
- VI. Discussion of Proposed Budget for Fiscal Year 2022
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
 3. Presentation of Number of Registered Voters - 3,308
 4. Presentation of OCSO Reports
 5. Field Manager's Report
- VIII. Supervisor's Requests
- IX. Next Meeting Date - June 29, 2021
- X. Adjournment

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

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

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

The fifth order of business is the approval of minutes from the April 27, 2021 of the Board of Supervisors meeting. The minutes are enclosed for your review.

The sixth order of business is discussion of proposed budget for Fiscal Year 2022. A copy of the budget is enclosed for your review.

The seventh 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 presentation of number of registered voters living within the boundaries of the district. Section 4 is the presentation of the OSCO reports. Copies of the reports are enclosed for your review. Section 5 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,

A handwritten signature in blue ink, appearing to read "J. Showe", written in a cursive style.

Jason Showe
District Manager

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

MINUTES

MINUTES OF MEETING
REMINGTON
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, April 27, 2021 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Kenneth Soukup (<i>via phone</i>)	Chairman
Pam Zaresk	Vice Chair
Brian (Ken) Brown	Assistant Secretary
Tim Mehrlich	Assistant Secretary
Diego Benson-Valdes	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Alan Scheerer	Field Manager
William McLeod	DSI Security Services
Rich Hunter	DSI Security Services
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Zaresk called the meeting to order at 6:00 p.m. and Mr. Showe called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: I have none.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Mr. McLeod: For this month, the Partin Settlement Road gate had 1,486 visitors and 4,287 residents. The E. Lakeshore Boulevard gate had 989 visitors and 3,709 residents. All officers

issued a total of 38 citations. We had 0 tows and 3 repeat offenders. Before cars could be towed, the owners moved their cars. The 3 repeat offenders were identified. One was at the corner. We don't know which house. We don't have that capability. They normally park at Belvoir Drive and Portchester Court. The other one is at 126 Thornbury Drive and 208 Farrington Lane.

Ms. Zaresk: Are all three of those corners or just the first one?

Mr. McLeod: No, just the first one.

Ms. Zaresk: I understand. Are there any comments or questions?

Mr. Benson-Valdes: I thought we were going to have a report on repeat offenders in those areas. That was supposed to happen. Is that what he is talking about?

Mr. Showe: No. This is just a list of all of the violations they have done. Tim and I had specific conversations on 114 so I can let Bill present this item.

Mr. McLeod: I'm curious on what you are looking for. I just identified all of the repeat offenders that you have.

Mr. Benson-Valdes: Are those repeat offenders only this month or the repeat offenders since you started?

Mr. McLeod: Since we started.

Mr. Clark stated we discussed at the last meeting the problem at 114 Westmoreland Circle and directed security to put some more resources on it and take a look. I think there was a report that we generated or observations that you made.

Mr. McLeod: We didn't have anything happen. The only thing that happened was last night or yesterday and this morning too.

Mr. Mehrlich: Since our last meeting, 114 Westmoreland Circle almost eliminated everything for almost the entire time. Now they just started again. Like I told you in the email, the green car that was there all night, nobody called it in.

Mr. McLeod: I want to explain that. What happened was my officer did hear through the message that the view was horrible. The message was actually calling in a guest.

Mr. Mehrlich: I understand that the machine is kind of antiquated. The other machine wants you to put a code in to get your messages off of it. Maybe we need a better answering machine.

Mr. Scheerer: I set those phones up myself. It is my voice that is on the phone. You should be able to call that phone and leave me a clear voicemail. There is no code that the guard would need to input to retrieve any messages from those phones.

Mr. Mehrlich: That is what she told me.

Mr. Showe: Instead of calling the guardhouse, I think what Bill is saying is they received a message and they thought the message was being called in as a visitor. If you email me, I will get right to these guys. That way the guard doesn't get confused. It is probably better if you send those to me.

Mr. Mehrlich: We can only do what we can do here, but I know that you spoke to Bill to some extent and they were rather irate and uptight. It's very obvious what they are doing and how they are doing it. Today we got pictures of all eight vehicles that are there. Five vehicles were in the driveway and in the garage and three were in the street.

Mr. McLeod: That just tells me and I'm speculating, but the fact that we are not seeing them on the streets, but when you come by in the morning when there is not a rover out, that means they know that we are not there.

Mr. Mehrlich: Absolutely.

Mr. McLeod: They know when we are not roving.

Mr. Mehrlich: Absolutely. They know when they are there and when they are not there. They are there in the mornings. They are there in the afternoons.

Mr. Benson-Valdes: They do daytime roving around the grounds. One of the things that I did notice from this. I have an issue with your application that you are unable to filter out because if it's not intuitive, I don't understand why people use it. It is like a paper. Until you are able to drill down on certain ones, you will get into fights. I think if you contact your vendor, it currently has the ability to do that. The second thing that I noticed in the report is it is based on date. If we are going to report repeat offenders, I will filter it based on your addresses. So, I can see that this particular address has been four times within "x" amount of time. Was this inputted?

Mr. McLeod: It was inputted by car.

Mr. Benson-Valdes: If it's an Excel spreadsheet.

Mr. McLeod: That's all it is.

Mr. Benson-Valdes: You can send it to us and I can filter it to what we need. I don't know if you understand what I mean.

Mr. McLeod: I know exactly what you mean. You don't filter by day; you filter it by time or by residence. That's what we are looking for. I really would contact your vendor to see if there

is the ability to help you with this. You shouldn't need man-hours in order to filter information that you are entering.

Mr. McLeod: I will look into that. I'm very familiar with the system. I have never seen that filter. The only thing that I can filter by is by the incident type. This is a traffic violation and that's it. I can only filter it down because this system is not just for the Remington CDD. The system is used for a variety of locations in the Central Florida area. So, I have to filter it down to the Remington CDD. It will give me all of the ones that are in the Remington CDD. It won't filter by location. It filters by day.

Mr. Benson-Valdes: One of the important things when we were having the presentation from your company and your individual saying that we were able to determine repeat offenders through the tracking system. I don't see this as a tracking tool.

Mr. McLeod: I wasn't privy to that conversation but I will go back and see what I can do to further filter this down to making it easier for you to identify repeat offenders.

Mr. Benson-Valdes: Do you guys agree on this? We need to know whether someone is doing it repeatedly. As the Supervisors, we need to make sure that we are meeting our community's needs. If someone is not doing enough or adhering to our policies...

Mr. McLeod: As far as tracking the actual vehicles?

Mr. Benson-Valdes: Correct.

Mr. McLeod: I get it. We don't know who a repeat offender is.

Mr. Benson-Valdes: As well as the applications.

Ms. Zaresk: I have a question about that. Did we not understand at the last meeting, they are not tracking by vehicle? They are tracking by address.

Mr. McLeod: We are doing both. Let's say 114 takes one of their vehicles and those parts to somewhere else.

Ms. Zaresk: Right.

Mr. McLeod: I'm after the vehicle. I don't care about the person. So, there is no confusion, there is no way I would ever identify the caller belonging to a specific address. All I can say is that it was parked in front of the address. Let's say someone knows that you are having trouble with 114. Instead, they say, "*They are in trouble all of the time anyway*" and they park their vehicle. I can't identify what belongs to 114.

Ms. Zaresk: Right.

Mr. McLeod: I will never be able to do that.

Mr. Benson-Valdes: I don't think anybody is questioning that. What I'm questioning and I can't speak for others is regardless of where the location is, like you said, "*I don't know if that car belongs to that car,*" you can't drill down based on the location, because you guys don't document on location. You document on description. I continuously review what you guys are doing. I welcome you guys to request those so you can see what is being written. Not once do you guys use location. You use description and you have other information. So that tells me you can't throw it out because there is nothing being written that is unique about it. Right?

Mr. McLeod: We will get the location for the next one.

Mr. Benson-Valdes: You don't write in the location because not once have you written the location.

Mr. McLeod: Are you talking about on the citation that they issued?

Mr. Benson-Valdes: Yes. Is it under the location?

Mr. McLeod: It's not under location. It can't be under location because as I mentioned before, we would have to go in and manually put in every street within Remington in that. So, what the officer does is under the description they put not only the tag number and what type of car it is, they put the address it is in front of.

Mr. Benson-Valdes: My next question is an important question. Are you able to drill down based on the description?

Mr. McLeod: What do you mean by drill down?

Mr. Benson-Valdes: Drill down means I can pull the address on Alhambro Circle as many times as that address or that information has been written in the description.

Mr. McLeod: I can't do that. Not on the tracking system.

Mr. Brown: If I may, Madam Chairman, I think you are always going to have that problem. What I think is this is good for the vehicles because we have gotten two different things in there that we go by. We have the vehicles. You can sort it by tag number and tell if they have been in here two or three times and they are a repeat offender. I also think that you need one of these for every time someone calls in the address that they call in. Because that, if I'm not mistaken, is what we put in there to be able to track whether a house was illegally parked.

Mr. McLeod: Are you talking for a guest vehicle?

Mr. Brown: For a guest vehicle because that is what we put in there to be able to tell if somebody was abusing it because they were calling it in every single night or seven out of thirty.

Mr. McLeod: The officers can keep track of that in their drive throughs. We don't get that. There hasn't been any that caused us any red flags. There are not that many that are being called in. The guard was just in here. She said the last few times that she has patrolled at night, it is like a ghost town. No one is parking on the streets.

Mr. Mehrlich: The reason for that is because the HOA stepped up security quite a bit for people parking on the grass. She is driving around at night at random times. So, the HOA is going to request some way to work on this. We need to make sure to enforce our side of it. An example is you thought my wife called in a car last night. The car belongs to a resident. So, are you telling me that it's okay for residents parking in the street overnight?

Mr. McLeod: I don't know. That goes back to me not knowing what vehicle was a resident's.

Mr. Mehrlich: That seems to be a problem if we don't know what cars residents own.

Mr. Brown: We can't tell that.

Mr. Showe: That has been a problem since we instituted this Parking Law.

Mr. Brown: We don't have the authority to run tags.

Mr. Showe: We don't have the tracking of which vehicle is resident and which ones are not resident vehicles.

Mr. McLeod: We need to figure out a way to do that.

Mr. Mehrlich: Why don't we have a policy?

Mr. McLeod: Exactly.

Mr. Clark: There is the capability, but I don't think it requires special access, but you can run a tag and find out where it's registered.

Mr. McLeod: If we don't solve the problem, it is just going to continue. If one person does it, it explodes. The HOA has a pretty good handle on it. You can see it that the neighborhood looks fantastic, but why is one person allowed to break the rules and everybody else can't?

Ms. Zaresk: Would going to some kind of a decal system address this?

Mr. Showe: I don't know that we can require them to get a decal. Just like we can't require them to get stickers on their cars to go through the access system.

Ms. Zaresk: Why can't we not require them to get a decal? If the requirement for a homeowner in Remington is a decal for identification purposes, are we unable to do that legally?

Mr. Benson-Valdes: If I may expand on that. He asked about private roads. It was unclear. I don't fully understand why, like he's saying, why aren't decals required? Why are you not requiring this? The same people are going through the line or speeding through the resident lines.

Mr. Clark: Because these are public roads, the question is how do you enforce that requirement? So, if someone shows up and does not have a decal, we can't say, "*I'm sorry you can't come in.*" I'm starting to figure out what that point of enforcement would be.

Ms. Zaresk: But the decal wouldn't be for the entrance. In other words, what we are saying is and what I'm trying to say, if you're a resident, you're required to have a decal. The purpose is not for access. The purpose is for tracking the parking situation.

Mr. Benson-Valdes: Nobody will do it.

Mr. Clark: From our side, the public side, we are basically saying, "*We are going to give you another decal to park on your own private property.*" If there's a disconnect through the HOA, they may have that ability.

Ms. Zaresk: Okay.

Mr. Clark: Maybe we should have a discussion with them.

Mr. Mehrlich: Is there a possibility to require someone to get a parking permit to park in the street and nobody can park in the street without a permit? I've seen them do that in graded communities where they own the streets.

Ms. Zaresk: In theory we are doing that. Because we are saying, "*You can't do it without a guest pass*".

Mr. Mehrlich: That way security would know if they don't have a stick on their window, they have permission to park on the street and they can look at that sticker and tow them.

Mr. Clark: When someone gets a guest pass and call up and say, "*I want to register a guest,*" what happens? Do they put it on their dashboard? I don't know that we want them to do that.

Mr. Brown: The reason we haven't done that in the past, because we talked about that before was because we didn't want to have to have someone here 24 hours a day to do that because you don't know when people are going to call in.

Mr. Clark: Yes. So, if a guest comes in, you can't stop them from gaining access.

Mr. Benson-Valdes: We don't have someone 24 hours, but we have someone here.

Mr. Clark: Until they renew the contract.

Mr. Benson-Valdes: Until the end of the contract. You can ask the HOA because they are going to be here too. They are here Monday through Friday. You can ask the HOA if they can. Maybe that can help. They are on the site and work together instead of separating.

Mr. Clark: It seems like our problem is lack of information. We are not creating enough information for ourselves to enforce this. So, if you have a car that's parked there, you have to go through a process to figure out whether it should be there or shouldn't be there. Is it a guest or a resident, but it seems like for the privilege of having a guest park on there, you should be responsible for getting a placard or whatever it is we say and putting it on your dashboard? When you encounter a car that is parked on the street, if it's there for more than 30 minutes and it's a resident, then it's a tow for morning. If it's there and it's a guest, then same thing unless they have something that identifies them as having the right department.

Mr. McLeod: Right, but there's no way to identify what is a resident and what a guest. I have no way of knowing that. If 114 calls in one of their cars, there is no way he or she is going to know that is a resident vehicle and they called in that vehicle as a guest, we are trying to create a way to know. First of all, you have to create a mechanism so you know when you look at the car whether it is allowed to be there or not. If it is there for more than 30 minutes and they say that they are a guest, if you haven't called it in as a guest and has something that identifies then then you don't have the right to be a guest and park on the street. It's a privilege. It is something that we can regulate. The other thing it is it helps you with the examination of the cars that are called in as guests, which is some way that we will later see part of the driveway in a problem lot. We will get a sense that this one was a guest on such and such a day, but then two weeks later it's a resident parking in a driveway.

Mr. Benson-Valdes: You used a very important word. Once people call in, is this a handwritten log or an entry?

Mr. Clark: Yes sir.

Mr. Benson-Valdes: It's an entry or handwritten log?

Mr. Clark: So, we are lacking information because we haven't created the tools.

Mr. Benson-Valdes: That could be easily accomplished. I don't know if they have access to an access on top of everything like a laptop.

Mr. Showe: Not right now no.

Mr. Benson-Valdes: We can create an Excel spreadsheet.

Mr. Clark: It seems like we are smart enough to figure this out.

Mr. Brown: We have been down the road before. My only thing would be if the three houses are causing us to have to spend this much money just to do those three houses, is it worth it to all the residents to put them through crap because we have three houses being a problem?

Mr. Benson-Valdes: I agree that we should not so then let's address this issue.

Mr. Clark: I honestly think with this, you can track the people with tags that have been here more than two or three times in the past year and track who calls people in. If they are calling in every night and there's a car in front of their house, it should get tagged. It should get a sticker. If they ever call it in. If they are calling it in to keep from getting a sticker and they call more than seven times, then they get a sticker. It doesn't seem like those two or three houses should be that difficult to track. Because if they are just moving cars around and this lasts for a year, they are not going to be able to move eight cars around and not have them on the street more than two or three times in a year. So, it may take a month or so before they show up on here enough that you can get the car or they are going to call them in more than seven times and you get them.

Ms. Zaresk: Are you all in agreement that it really is that limited number, because I heard you say, "*Once it starts then it all explodes again.*" You are only talking about some very specific solution.

Mr. Mehrlich: Absolutely. It looks fantastic right now. It really does.

Mr. Showe: Based on the phone calls that we used to get complaining about cars on the street versus what we are getting now, it's incredibly reduced. It's really limited at this point to maybe do it in two or three locations that I'm getting consistent issues on. Bill gets those immediately.

Mr. McLeod: When I tow these cars, you are going to see that when you go down even further, they are doing double parking. They are going to get towed. That's a real monetary problem. They figured it out how to park cars. So that's how smart they are.

Mr. Benson-Valdes: I don't recall your company towing any cars since they started.

Mr. McLeod: No, we haven't.

Mr. Brown: You attempted to. In my mind they did what they were supposed to do. They got the car off of the street. I don't care if they got towed or not. They got off of the street.

Mr. Mehrlich: I was going to say that 114 did wonderful until today.

Mr. Brown: I have driven through here before during the day or during the night and saw some problem places, but generally, when I drive into my neighborhood, there will be a car here or car there. Way back when we originally did this, was because ambulances and fire trucks couldn't get down the street. It was really an attempt to drop a hammer on everybody. We need to get a handle on this because people are everywhere.

Mr. Mehrlich: The HOA had so many violations that they had to categorize them by neighborhood. There were literally pages of violations, in large part for parking on the grass. So, they were working hard on this. It only makes sense for us to do our part.

Ms. Zaresk: Is there any proposal that any of us want to make?

Mr. Benson-Valdes: I'm not happy with the application.

Ms. Zaresk: Would you look at the date of application as opposed at this point, wanting us to take any kind of action. They have been asking for that data so we have a better insight.

Mr. Brown: They should be putting the people that call in into a database.

Mr. Benson-Valdes: That needs to be entered. It goes back to the company that we had previously. Everything was paper.

Mr. Clark: If you can't track the request for guest parking permission, then there is going to be no way to enforce the issue that we are struggling with, which is an abuse of the guest parking. It has to be put into a form where we can actually levy a fine.

Mr. Brown: In my mind, there's no way for those couple of houses to get out of it for more than a little while, because if they did call in. I guess to you 'all's point, if they didn't call in and there is a car in front of their house, you don't know the car was supposed to be there. So, if they are here and the car is two doors down, but nobody has called in, then the car should still get a sticker regardless.

Mr. McLeod: If this car was on the road more than 30 minutes and we don't have a message, that car gets ticketed.

Mr. Benson-Valdes: That's the same scenario. If we put it into an Excel spreadsheet like you did here and you are able to determine if that car has been ticketed multiple times, then eventually you can determine where that car is actually located. I've done simpler things.

Mr. McLeod: Absolutely, but I'm not going to walk into a court of law and say, "*I know that person's car belongs to a guest.*"

Mr. Benson-Valdes: Absolutely not, but you can tell if they are repeat offenders. You can base it on the vehicle.

Mr. Brown: If the vehicle has been parked two or three times or however many times it is, then you can have him towed no matter where the car is.

Ms. Zaresk: So, do we want to leave this that you can explore this?

Mr. McLeod: I will still look at trying to see if I can drill down the actual tag. We don't want the address. We don't care about the address. We care about the car.

Mr. Benson-Valdes: You have a spot on your application that says, "*Plate number.*" You don't need to put it in the description.

Mr. McLeod: Right.

Mr. Benson-Valdes: It could be written in the unique identifier specially for that, which is sometimes done and sometimes it's not.

Mr. McLeod: We are still trying to get that tweaked out.

Mr. Benson-Valdes: I understand that.

Mr. McLeod: We are still trying to get it tweaked out. Collette is doing is a really good job and we are trying to do better now. It's a human business.

Mr. Benson-Valdes: When you are talking about someone who just used his ability to read and determined that there is a pipe location.

Mr. McLeod stated you don't know where the system is set up in the phone?

Mr. Benson-Valdes: No.

Mr. McLeod stated sometimes it's a lot of scrolling. I will go back to my people and will get with Mike. Because there is a way that I can whittle down that report to specific items and not have so much on it. It will be whittled down so my officer has a lot less to scroll through to generate the report that you need. I think I understand what you are getting at and I'll take care of that.

Mr. Benson-Valdes: I'm not trying to be argumentative.

Mr. McLeod: No, I get it.

Mr. Benson-Valdes: I'm trying to refine this.

Ms. Zaresk: Okay. Is there anything else from anyone on this issue? Hearing none,

FOURTH ORDER OF BUSINESS

Public Comment Period

Ms. Zaresk: Please state your name and address for the record.

Resident (Westmoreland Circle):

Resident (Dorothy Ogaz, Harwood Court): Back to the parking. How many times are they ticketed before they are towed?

Mr. Showe: They are eligible to be towed as soon as the second violation is placed on the vehicle.

Resident (Dorothy Ogaz, Harwood Court): Are you using the bar codes on windows to flag them?

Mr. Showe: No.

Resident (Dorothy Ogaz, Harwood Court): My second question is are we doing the same process on weekends? I live on a cul-de-sac and there are multiple parties on that cul-de-sac. I actually had to call the Sheriff's Department on another matter. The Sheriff's Department couldn't even get down my street because of cars on both sides. It's very, very narrow, which is a frequent thing. When I have guests at my house, I know that I need to call the guard shack, but when there are parties, they park in front of my house. We are looking at cars, not houses. Correct?

Mr. Brown: Yes. By the way, the Sheriff can take care of that if they want to. If they are parked where they are blocking traffic, the Sheriff has the ability to take care of that. I don't know why they don't half the time.

Resident (Dorothy Ogaz, Harwood Court): After hours and our weekends are we following the same process?

Mr. Showe: Yes.

Resident (Dorothy Ogaz, Harwood Court): Out of the blue, on the sidewalk at 140 Harwood Circle, the CDD portion of it, a homeowner attempted to paint their driveway. They decided to paint the entire sidewalk and everything else with one color paint.

Mr. Scheerer: I have to check my report to see if that sidewalk was part of the report. If not, we will be sending a letter to the resident. That's all I have. Thank you very much.

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

FIFTH ORDER OF BUSINESS

Approval of Minutes of the March 30, 2021 Meeting

Mr. Showe: They were included in your agenda package. We can take any other questions, comments or changes at this time?

Ms. Zaresk: Are there any other corrections? If not, we need a motion to approve.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the Minutes of the March 30, 2021 Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Consideration of 2020-03 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing

Mr. Showe: The resolution does several things for the Board. First, it approves the Proposed Budget, which is attached as Exhibit A. Attached to the final version you sign will be Exhibit A plus any changes the Board might want to make tonight. Second, it sets a public hearing, which was tentatively set for July 27, 2021 at 6:00 p.m. at the Remington Golf Club, 2995 Remington Boulevard, Kissimmee, Florida. We chose this location because we anticipate an assessment increase and we felt this room would not be sufficient. It also directs us to transmit this to Osceola County 60 days in advance of the meeting and post a notice on the website once it's proposed. An assessment increase is proposed. Your *Administrative* items remain relatively the same. We had some increases projected in a couple of line items, mostly insurance. We received some high proposals for insurance coming next year, so we added some adjustment in there. As we get closer to the final budget, if any of these items are able to be brought down, we will obviously bring them in line with whatever the proposal or contract is, but we tried to be conservative with this version because it is easier to reduce lines than to try to increase them. Under *Operations*, most items are standard. There was a small increase in street sweeping, but we tried to tie all of your utilities. Those actual costs are coming closer to you this year. We also tried to build in some contingency for utilities because they never seem to go down. It always goes in the other direction. Under *Common Area*, not much changed from your prior budget. We don't anticipate any changes from the landscaper at this point. *Recreation Center* is pretty stable. The major increase in *Security*, is the cost of a new contract that was approved after the budget was approved last year. It includes the cost of a new contract at the full rate. We added a \$25,000 contingency in the *General Fund*. The philosophy of that is if there is going to be an assessment increase, because of the notice process, we typically don't recommend that you do that assessment increase every year because it requires sending a mailed notice. You are going to have people here. We try to encourage Boards, if you are going to set an assessment level, then you should look for one that you can hold for a couple of years. So, I put that \$25,000 contingency into the *General*

Fund to help offset expenses for contract increases that might be associated with the E-Verify system plus minimum wage increases. One change from the prior year was we had been reducing the *Pavement Management Fund* in order to keep the budget level. So, we increased that back up to the prior amount of \$150,000 per year. We included a large enough transfer to *Capital Projects*, to capture all of the items we have been doing on an annual basis. With those increases, you are looking at an increase of \$172.13 per home. The last time assessments were increased was in 2008. Just on an annual basis if you looked at a 3 percent per year increase. You are still way under what that 4% per year would've been. For this budget, we are presenting an assessment of \$850.66. From 2009 until now, if we would've done just a 3% increase per year, you would be over \$1,000 for this budget. You have done pretty well with what you have. Pages 3 through 10 provide the details. Page 11 is the *Pavement Management Fund*. We did some pavement work this year. We don't project any for next year, but we budgeted \$150,000. Obviously, you save those funds until capital expenses are due. The final page is the proposed *Capital Budgets*. We budgeted \$10,000 for *Fitness Equipment*. Sometimes we use it and sometimes we don't, but if we need to replace a piece of equipment, we can use those funds. It also nice to try to do some of that annually in case something doesn't work or is in bad conditional. We budgeted \$15,000 for *Landscaping* and \$20,000 for *Pressure Washing*. The largest expense we had over the last few years wasn't required, which was the sidewalk/roadway work. The sidewalk work in this community is roughly about \$95,000 per year. It's an important expense that we need to build in for safety. We also have *Recreation Center Improvements*. We allocated based on some prior Board discussion, \$25,000 for street tree trimming,. That is enough to do three phases. Over a three-year period, you could do all of the street trees in the community, but that is the Board's option. Based on prior discussion, if we want to, we can at least include it. If you are looking at an assessment increase, our philosophy is to throw everything in that we can think of and the Board can take it and reduce it as you prefer. With that, Alan, do you have any comments?

Mr. Scheerer: No. You hit all of the key items, Jason such as the *Fitness Equipment* and *Landscaping*. We are going through some of the neighborhoods. The entry monuments like Westmoreland and Harwood, Hawks Nest and some of these other communities, we are going to be changing out some of that landscaping. Currently, we are going through some of the neighborhoods. The entry monuments like Westmoreland, into Harwood and Hawk's Nest and some of these other communities, we are going to be changing out some of the landscaping within

our budget. This would fall under the same guideline. The pressure washing has been an annual cost. We average between \$18,000 and \$21,000 per year to pressure wash the community. We typically do that in October/November right before the holidays. Jason said that the sidewalks are going crazy right now. We did a lot of sidewalks last year, almost \$100,000 last year, but we got through all of the common area sidewalks, not to mention every neighborhood sidewalk. It was either grind or replace. A majority of that didn't go to roadways and actually went to sidewalks. As the community gets older, the trees get bigger and your problem gets worse.

Mr. Showe: Timewise, to give you the timing, if the Board approves the resolution tonight, we recommended, either if you want to continue working on this budget to decrease that assessment increase, you probably want to set it as high as you can tonight or as high as you feel comfortable with and you can always bring it back in. Your budget hearing is on July 27th. So, you still have your May and June meetings to see different versions of this and discuss if there are ways to reduce that assessment. A key date for us is that you hold that July 27th meeting. We must have mailed notices out by July 5th, which gives us time to process those, get it in the mail and postmarked by July 6th.

Mr. Mehrlich: Is that a 14-day notice?

Mr. Showe: A 29-day notice. The letters must be postmarked 21 days in advance of the hearing. So that would be your drop-dead date. You can still bring it down at your final hearing. Whatever the assessment amount is at that point, is what will go in the letters. Alan and I looked at it. If the Board is not inclined to make an assessment increase, there are ways to make it work. In all likelihood, which we discussed the last couple of years we have done budgets, they are likely short term. At some point, an assessment increase will be necessary if you want to continue funding the road. Roads are a big thing along with the sidewalk areas. These are the areas you must reduce on a temporary basis. With that, we can open up the floor to audience questions or comments and get direction from the Board.

Mr. Mehrlich: I don't think anything is going down, so I agree with you to increase assessments to cover us for a few years. It may go up for a year.

Mr. Showe: Alan and I had that discussion. I put a \$25,000 contingency in your *General Fund*, so to the extent that you are able to hold that in the future, you will likely be cutting some capital items. There may be an inclination to go even higher than that. This is what we felt comfortable recommending. For all of our Boards, I think is the longest we've ever seen without

an assessment. It is outstanding that you've been able to work with that budget for this long, due to the increases and everything else, which is tribute to the Board. Obviously, we will be able to do a presentation for you at that hearing before the residents speak to explain why we are here and what we are doing. Hopefully, we can explain the process to help them understand, especially since a lot of folks are going to show up at that meeting.

Ms. Zaresk: I want to make sure that I understand what you said. I'm doing the numbers in my head. It's less than 3% of each year. In other words, if raised it every year since the last time we did it.

Mr. Showe: By my calculations, if you raise it 3% every year starting in 2009, this assessment would be \$1,026 and it's \$850.66. So, you are well under what we typically assessment with a cost-of-living increase or any of those factors. There may be a cost to raise it. At least for now, we will look at even higher assessments so you don't have to do this again in a couple of years. It is actually the Board's preference.

Mr. Brown: In 2008, the intent was to raise it high enough that we didn't have to raise it again for 20 years. We didn't make it. What is that 13 years?

Ms. Darden: Thirteen years. That's pretty good.

Mr. Brown: The only reason it got raised then was the roads.

Mr. Showe: Correct and the guardhouse.

Mr. Brown: The developer kept it low because they wanted to sell houses.

Ms. Darden: Right. They had kept it low, but after it got taken over and we started having all kinds of road problems. The developer never put that in anywhere to do it. So, the thinking was, because we had a Capital Improvement Plan for the roads of a 10-year cycle, the first thing we did was refinanced the bonds and we got a fair chunk of money for doing that to fix Water's Edge. Water's Edge had a failing road. So that was the biggest cost. Then we set it at \$150 thinking that it would just build up on top of that bond money. Once we were done, we would have a lag in there and won't have to fix roads for another six or seven years so it will build back up again. We actually thought that we could probably make it 20 years because of that.

Mr. Showe: You also didn't factor in the cost of materials that had increased over time. You could get less road done for the same amount right now and then there are the sidewalks.

Mr. Brown: We didn't look at the sidewalks at all.

Mr. Mehrlich: I think it's incredibly important that we keep the neighborhood looking like it looks today because it's going to get worse. Everything else is building around us.

Mr. Showe: Just driving around here, it doesn't look like a 30-year-old community, especially right down the main boulevard.

Mr. Scheerer: None of this would've happened if this Board didn't step up to the plate. I said at meetings for years that this Board has stepped up and taken care of business. So, your property looks this good because of the actions and work that you all did.

Mr. Brown: The sidewalks drive me insane.

Mr. Scheerer: I know there are places that have gone through and ripped out all of the street trees. I don't even want to know that it will cost to put them back. Is it going to be \$95 times 10, 20 or 30?

Mr. Mehrlich: At some point, the trees are going to wind up messing with the ADA compliance.

Mr. Glasscock: We probably don't have to move all of them. Only the damaged ones. We can remove the large ones and replace them with smaller ones. There is going to be a point where have no more sidewalk.

Mr. Scheerer: Please understand, we just don't keep grinding to the point where we can't grind anymore. We will grind it because a lot of times, these things start like a quarter inch. Then the next year we come back and it's ½ an inch. So, we replace those and try to address any ADA compliance matters that Peter just mentioned and try to keep them as level or within the requirements for ADA compliance as best we can. We have some that we are getting ready to do that are starting to do this now. They are flat, but they are starting to get the teepee look. We will have Chet in a couple of weeks and start pulling those out. We will re-shave them first. That is the first step that we do and the least expensive process for doing sidewalks. After we re-shave them, we identify the ones that need to be replaced. We can come back and replace any of the ones that need to be replaced.

Mr. Showe: I think part of the challenge with street trees is if they are in front of a home, we tell the residents that they have to maintain that tree. Then we are going to come to cut down and remove it. So, it is a little bit of a challenge. We have one community where we will do that, but we go out and ask permission and make sure that the residents are fine with us removing it. If

it becomes an administrative problem, then you have to go to the county and get tree removal permits, which is another layer.

Mr. Brown: You would have to pull them back because it is part of the tree. So, you can't just pull them out and get rid of them.

Mr. Showe: You can't put them in that same spot so we have to find other CDD locations to replace that tree.

Mr. Scheerer: You have to fill in the basketball court and baseball field.

Mr. Showe: That's part of the challenge you have. There's no easy solution that we found yet. Grinding is probably the best thing that we have been able to figure out.

Mr. Scheerer: We just try to keep it as safe as possible and try to minimize any risk.

Mr. Brown: I was just wondering when we have to tear it up, the roots have to be removed.

Mr. Scheerer: We don't take all of the roots out. We cut out the roots, put a little root barrier in from when we remove the root, form it and pour it, but it's an Oak tree. It only lasts so long.

Mr. Brown: I was just thinking. I would've thought somebody would've come up with some way, once you pulled it out, if you cut the root off, you can put in shields to keep it from coming in.

Mr. Showe: They do. They put a root barrier in.

Mr. Scheerer: Brevard County had us put in nice trees. It was one of the craziest things we have ever seen. They do them out of Tampa, in Lexington Bay.

Mr. Showe: They are supposed to vacuum it and pick up weeks.

Mr. Scheerer: They tried three spots.

Mr. Showe: They did the same thing with sidewalks. It didn't have any cracks in it.

Mr. Scheerer: We just smoothed it with the roots.

Mr. Showe: It cost three times as much as concrete.

Mr. Scheerer: It didn't last as long.

Ms. Zaresk: Is there any further discussion on this item? Do we need to adopt the resolution?

Mr. Showe: We recommend that you approve a resolution. If you don't want to make any changes to this now, that's perfectly fine. We will still bring it back to you over the next two months. Maybe over the next month, if you want to look at it, and see if you have questions. If there are things that you want to add or take out, we can do that over the next month. Then by the

time we get to the May meeting, we are able to look at it and know where we are at. We will probably not get the Assessment Roll at that point and we can start sending out the letters. We have to send out 1,800 letters.

Mr. Brown: If there's something you want to add, like if you don't think \$850 is enough, then your motion could say, "*I want to set it at \$900 tonight.*" We can always go down, but we can't ever go up.

Ms. Darden: I'm glad you clarified that.

Mr. Mehrlich: Is \$900 enough?

Mr. Showe: Just as an example, because of the number of homes you have, even a small increase is pretty impactful. So, if you went to \$900, that would be...

Mr. Brown: I was just thinking. I didn't know if anyone had something else in mind that they might want to add that wasn't put in here that would cause it to go up, then it doesn't matter what you set it at tonight as long as it's high enough. You can always go down.

Mr. Clark: If there was something to do to address the three houses.

Mr. Showe: If you went to \$900, you would add approximately about \$114,000 worth of funds. If you went up to \$875, you would add \$58,000. If you want to go higher than that tonight, we could add that to the next version as a contingency. Unless there is any adjustment in the rest of the account lines. Like I said, over the next couple of months look at it.

Mr. Brown: I'm not the only person on the Board. We should set it high.

Ms. Darden: If we set it high, that makes sense what you are saying now.

Mr. Mehrlich: I approve increasing the assessment amount to \$900.

Mr. Showe: We probably don't need a motion to increase the assessment. We can approve the resolution to add \$900.

Ms. Darden: So, we are only approving the resolution.

Mr. Showe: Right. We have direction from the Board to go to \$900, as long as there is no opposition.

On MOTION by Mr. Mehrlich seconded by Ms. Zaresk with all in favor Resolution 2021-03 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing for July 27, 2021 at 6:00 p.m. at the Remington Golf Club, 2995 Remington Boulevard, Kissimmee, Florida, setting the assessment amount at \$900 was adopted

Mr. Brown: I have a question. At the Public Hearing, is there a cap on what we can do? Do we need to have a majority or unanimous?

Mr. Showe: No.

Mr. Brown: I meant the ad-valorem cap.

Mr. Showe: No. It is just a simple majority of the Board to approve the resolution.

SEVENTH ORDER OF BUSINESS

**Review and Acceptance of Fiscal Year
2020 Draft Audit Report**

Mr. Showe: We provided the audit report in the Board's agenda package. Mr. Benson-Valdes, I figured out a lot of reasons for the big change.

Mr. Benson-Valdes: I reviewed the audit and had some questions regarding the liability change. In the prior year, 2019, we had liability of \$27,000 that next year jumped up to \$513,000. So, I was questioning why it increased. It was not clear. I also questioned maintenance and operation in 2019. I want to clarify; I wasn't here so I don't know the details. I'm just asking questions. In 2019, the maintenance cost was \$1,600,000 and the next year it jumped up to \$2,940,000. Again, it wasn't clear and I want it to be clear what that increase is for. Mr. Showe said he was going to look into it.

Mr. Showe: I think that I figured out a lot of it. Under the Capital Project Fund, is where the roadway is. Of the \$513,000 that is liability, \$473,000 was dedicated to the roadway projects. So, the roadway projects crossed the fiscal year. We started them in 2019, but we didn't finish them until 2020. The \$473,000 represents the contract balance remaining of that roadway project fund. So, it was due to be paid as a liability, which is why there was \$473,000 under capital projects.

Mr. Benson-Valdes: Is that on Page 9?

Mr. Showe: Of the audit. The \$473,000 under capital projects was dedicated to the roadway work. So, we approved the contract for the roadway work and it crossed fiscal years. It went from 2019 to 2020. So, it was a liability in 2020.

Mr. Benson-Valdes: Okay. You might want to ask the auditor to clarify that because there is no detail.

Mr. Showe: I will ask.

Mr. Benson-Valdes: That is the reason why I was concerned.

Mr. Showe: It is due to the contract we have outstanding for that project. That is also the same reason why you see that increase in maintenance items as well because that work falls under the maintenance of the roadway. We did do that the year before.

Ms. Darden: So, they can just put a footnote in the audit.

Mr. Showe: I will talk to them. Other than that, on the last page, which is Page 27, is the Report to Management. That is what we typically review. These are the items that the auditors are required to look at. There are very specific terms of the Florida Statutes that they review to make sure that we are in compliance. They had no current year recommendations, no prior year findings and we complied with the items the auditors are required to look at in terms of our auditing requirements from the Statute. So, it is a clean audit. If the Board is comfortable, you can approve this draft audit, subject to those minor changes and clarifications that were discussed.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor accepting the Fiscal Year 2020 Draft Audit Report, subject to the minor changes and clarifications as discussed was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark: We had a discussion and a report at the last meeting about the driveway modifications and the direction was that we develop a communication and form. I provided you with the form letter and an agreement that I used on a couple of occasions with the indemnities for insurance. What management and I propose to do is to communicate with all of these parties to get compliance. It may not be unanimous, but we thought we would take this first step to see how many people we can get just to sign the agreement. Then we will see what we should do after that in response. No action is necessary. This is just based on the Board's last direction from the last meeting.

Mr. Showe: Alan indicated at the last meeting that some of those are not CDD issues. We were just documenting everything that we found. Part of that process is to send these letters to each homeowner and identify which ones are a concern for the CDD. Once we finish that, we can send it out tomorrow.

B. Engineer

Mr. Glasscock: I did not have anything.

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

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks 6448 through 6474 in the amount of \$91,665.99 and Check 98 in the Capital Projects Fund in the amount of \$1,150, for a total of \$92,815.90. Alan and I can answer any questions the Board may have on those invoices.

Mr. Soukup: Are there any questions?

On MOTION by Mr. Mehrlich seconded by Mr. Benson-Valdes with all in favor the March 1, 2021 through March 31, 2021 Check Register totaling \$92,815.90 was approved

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. All budget items fall in line. We are happy to report that you are 99% collected on your assessments.

3. Presentation of OCSO Reports

Mr. Showe: Reports from the Osceola County Sheriff's Office were provided to the Board.

4. Field Manager's Report

Mr. Scheerer: The Amenity Center is in good shape. The Fitness Center is in good shape. The pools are in good shape. All of the cameras at the gates are working. I am happy to report that over the next couple of months, I have actually been able to continuously log on of my phone and see all of the cameras in the community. Hopefully that will stay that way. I received a couple of text messages from security. Someone may have seen the E. Lakeshore Boulevard gate open the other day. There are two bolts in the gate arm and another that holds the gate arm in place. They actually came off so security did the right thing in texting me that the gate was open. I was out here the next morning. I keep a package of bolts in my truck. I checked them all and reset the gate. So that was handled the next day. Then I received a call last night about the resident entry gate. It wasn't reading bar codes. ACT came out today and the issue was with a surge suppressor within

the laser scanner that failed. They came out this afternoon around 3:30 p.m. to 4:00 p.m. and repaired it. I talked to Collette and said when the gates go down tonight, she will let me know if we are still having problems. The ponds are in good shape. We continue to meet with REW on a weekly basis. We are doing some additional landscaping at Westmoreland. The dead palms at Strathmore were removed. All palm trees in the CDD areas were trimmed. New annuals were installed. We should be getting mulch and pine straw in the next two to four weeks. I checked the drainage swale in Eagle’s Landing and I’m happy to report that it was raining the other day and water was flowing right off the sidewalk. So that is working well. The drinking fountain was repaired at the tennis court. All of the backflows for the District were tested and passed. We will be doing our annual stormwater pop the lid and pull out the garage inspection here in the next month. One of the things over the years REW assisted with was installing sidewalk grates to help get the water in some of these low-lying areas where the grass was high and water was not getting out. We are in the process of pulling all of those drains and making sure that they are exposed. Hopefully, it will withstand at least the rainy season and hurricane and storm season. I will try and answer any questions you have.

Mr. Showe: That is all we have.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

Ms. Zaresk: Are there any questions?

Mr. Mehrlich: I ask that we look into the parking issue and come up with something that works. I know it’s difficult and has been a problem for a long time. It is certainly bad enough for this lady to come in here. It’s an ongoing issue and I think we need to continue looking for a solution.

Mr. Brown: I don’t have anything other than the place looks great. REW is good as always. I guess nature got rid of the dead fish behind Gleneagles.

Mr. Showe: Do you have anything, Ken?

Mr. Soukup: I don’t have anything.

TENTH ORDER OF BUSINESS

Next Meeting Date – May 25, 2021

The next meeting was scheduled for May 25, 2021.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Zaresk adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

Remington
Community Development District

Proposed Budget
FY 2022



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Remington
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 4/30/21	Projected Next 5 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Maintenance Assessment	\$ 1,137,222	\$ 1,122,872	\$ 14,350	\$ 1,137,222	\$ 1,508,418
Miscellaneous Income	\$ 5,000	\$ 2,595	\$ 2,405	\$ 5,000	\$ 5,000
Interest Income	\$ 1,900	\$ 154	\$ 240	\$ 394	\$ 1,000
Fund Balance	\$ 105,512	\$ 340,395	\$ -	\$ 340,395	\$ -
Total Revenues	\$ 1,249,634	\$ 1,466,016	\$ 16,995	\$ 1,483,011	\$ 1,514,418
Expenditures					
<i>Administrative:</i>					
Supervisor Fees	\$ 12,000	\$ 6,400	\$ 5,000	\$ 11,400	\$ 12,000
FICA Expense	\$ 918	\$ 490	\$ 383	\$ 872	\$ 918
Engineer	\$ 18,500	\$ 4,068	\$ 7,708	\$ 11,776	\$ 18,500
Attorney	\$ 27,500	\$ 17,599	\$ 11,458	\$ 29,058	\$ 27,500
Annual Audit	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ 3,600
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Property Appraiser Fee	\$ 1,000	\$ 456	\$ -	\$ 456	\$ 1,000
Management Fees	\$ 68,580	\$ 40,005	\$ 28,575	\$ 68,580	\$ 70,637
Information Technology	\$ 960	\$ 560	\$ 400	\$ 960	\$ 1,230
Website Maintenance	\$ 640	\$ 373	\$ 267	\$ 640	\$ 820
Telephone	\$ 80	\$ -	\$ 33	\$ 33	\$ 80
Postage	\$ 900	\$ 306	\$ 375	\$ 681	\$ 900
Insurance	\$ 38,267	\$ 37,668	\$ -	\$ 37,668	\$ 41,435
Printing & Binding	\$ 1,500	\$ 272	\$ 625	\$ 897	\$ 1,500
Newsletter	\$ 3,300	\$ 1,876	\$ 825	\$ 2,701	\$ 3,300
Legal Advertising	\$ 2,300	\$ 155	\$ 1,725	\$ 1,880	\$ 2,300
Office Supplies	\$ 250	\$ 78	\$ 104	\$ 182	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 150	\$ 795	\$ 400	\$ 1,195	\$ 1,500
Total Administrative	\$ 185,520	\$ 119,776	\$ 57,878	\$ 177,654	\$ 192,645
<i>Operations & Maintenance:</i>					
Environmental					
Lake Maintenance	\$ 18,200	\$ 8,855	\$ 6,325	\$ 15,180	\$ 18,200
Utilities					
Kissimmee Utility Authority	\$ 10,500	\$ 4,231	\$ 3,000	\$ 7,231	\$ 9,600
Toho Water Authority	\$ 70,000	\$ 17,131	\$ 23,000	\$ 40,131	\$ 56,000
Orlando Utilities Commission	\$ 20,500	\$ 9,654	\$ 7,000	\$ 16,654	\$ 19,200
CenturyLink	\$ 7,300	\$ 4,215	\$ 2,800	\$ 7,015	\$ 7,300
Bright House Network	\$ 5,000	\$ 2,604	\$ 1,860	\$ 4,464	\$ 5,250
Roadways					
Street Sweeping	\$ 28,800	\$ 16,800	\$ 12,000	\$ 28,800	\$ 30,240
Drainage	\$ 7,050	\$ -	\$ 3,525	\$ 3,525	\$ 7,000
Signage	\$ 5,000	\$ 631	\$ 2,500	\$ 3,131	\$ 5,000

Remington
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 4/30/21	Projected Next 5 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Common Area					
Landscaping	\$ 290,460	\$ 169,435	\$ 121,025	\$ 290,460	\$ 290,460
Feature Lighting	\$ 6,300	\$ 7,234	\$ -	\$ 7,234	\$ 6,000
Irrigation	\$ 10,500	\$ 3,555	\$ 5,250	\$ 8,805	\$ 10,500
Trash Receptacles & Benches	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Plant Replacement and Bed Enhancements	\$ 9,040	\$ 7,565	\$ 1,475	\$ 9,040	\$ 9,040
Miscellaneous Common Area Services	\$ 10,700	\$ 8,278	\$ 2,422	\$ 10,700	\$ 10,700
Soccer/Ball Field Maintenance	\$ 2,000	\$ 3,513	\$ -	\$ 3,513	\$ 2,000
Recreation Center					
Pool Maintenance	\$ 20,600	\$ 8,546	\$ 9,397	\$ 17,944	\$ 20,600
Pool Cleaning	\$ 8,000	\$ 4,200	\$ 3,000	\$ 7,200	\$ 8,400
Pool Permits	\$ 550	\$ -	\$ 550	\$ 550	\$ 550
Recreation Center Cleaning	\$ 15,900	\$ 7,078	\$ 7,200	\$ 14,278	\$ 16,695
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 4,189	\$ 4,000	\$ 8,189	\$ 8,000
Pest Control	\$ 700	\$ 428	\$ 325	\$ 753	\$ 780
Security					
Recreation Center Access	\$ 4,000	\$ 3,977	\$ -	\$ 3,977	\$ 4,000
Security Guard	\$ 287,500	\$ 173,333	\$ 123,809	\$ 297,142	\$ 301,875
Gate Repairs	\$ 10,750	\$ 13,912	\$ -	\$ 13,912	\$ 15,050
Guard House Cleaning	\$ 3,300	\$ 1,300	\$ 1,485	\$ 2,785	\$ 3,300
Guard House Repairs and Maintenance	\$ 3,500	\$ 6,584	\$ -	\$ 6,584	\$ 3,500
Gate Maintenance Agreement	\$ 850	\$ 550	\$ -	\$ 550	\$ 900
Other					
Contingency	\$ 1,000	\$ 14	\$ 500	\$ 514	\$ 25,000
Field Management Services	\$ 27,471	\$ 16,025	\$ 11,446	\$ 27,471	\$ 28,295
Total Maintenance	\$ 894,471	\$ 503,836	\$ 354,395	\$ 858,232	\$ 924,435
Total Expenditures	\$ 1,079,991	\$ 623,612	\$ 412,274	\$ 1,035,886	\$ 1,117,081
Other Sources/(Uses)					
Transfer Out - Pavement Management	\$ (75,000)	\$ (75,000)	\$ -	\$ (75,000)	\$ (150,000)
Transfer Out - Capital Projects	\$ (94,643)	\$ (94,643)	\$ -	\$ (94,643)	\$ (247,337)
Total Other Sources/(Uses)	\$ (169,643)	\$ (169,643)	\$ -	\$ (169,643)	\$ (397,337)
Total Expenditures/Other Sources/(Uses)	\$ 1,249,634	\$ 793,255	\$ 412,274	\$ 1,205,529	\$ 1,514,418
Excess Revenues/(Expenditures)	\$ -	\$ 672,761	\$ (395,279)	\$ 277,482	\$ -

	FY 2021	FY 2022
Net Assessments	\$ 1,137,222	\$ 1,508,418
Add: Discounts & Collections	\$ 72,589	\$ 96,282
Gross Assessments	\$ 1,209,811	\$ 1,604,700
	1783	1783
	\$ 678.53	\$ 900.00
Increase Per Unit		\$221.47
Assessment Increase %		32.64%

REMINGTON
Community Development District
Fiscal Year 2022

REVENUES

Maintenance Assessment

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

Interest Income

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

Miscellaneous Income

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

EXPENDITURES – Administrative

Supervisors Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Property Appraiser Fee

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

REMINGTON
Community Development District
Fiscal Year 2022

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

The District incurs charges for telephone and facsimile services.

Postage

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

Insurance

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

Printing and Binding

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

Newsletter

The District incurs charges for delivering of the community newsletter.

Legal Advertising

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

Office Supplies

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

Dues, Licenses, & Subscriptions

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

REMINGTON
Community Development District
Fiscal Year 2022

Administrative Contingency

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

EXPENDITURES – Operations and Maintenance
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ENVIRONMENTAL

Lake Maintenance

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

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

UTILITIES

Kissimmee Utility Authority

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

Account#	Address	Monthly Amount	Annual Amount
927130-652350	Master Acct-Remington CDD	\$667	\$8,004
	Contingency		\$1,596
Total			\$9,600

Toho Water Authority

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

Account#	Address	Monthly Amount	Annual Amount
927130-652350	Remington CDD - Master Account	\$3,500	\$42,000
1943950-775010	Rem. Blvd & Prestwick Ln Irr	\$317	\$3,800
1943950-784350	2706 Prestwick Ln	\$65	\$780
1943950-946850	2751 Partin Settlement Rd	\$63	\$750
1943950-946890	260 E Lakeshore Blvd	\$54	\$650
1943950-809250	456 Janice Kay Pl Rm	\$133	\$1,600
	Contingency		\$6,420
Total			\$56,000

REMINGTON
Community Development District
Fiscal Year 2022

Orlando Utilities Commission

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

Account#	Address	Monthly Amount	Annual Amount
07058-52257	2900 Remington Blvd SS	\$38	\$460
24545-09417	2400 Block Odd Remington Blvd	\$23	\$280
63031-86907	2901 Remington Blvd	\$21	\$250
69798-66736	260 East Lakeshore Blvd HSL	\$75	\$900
41621-82149	2995 Remington Blvd Irr	\$13	\$150
74288-14558	2651 Remington Blvd Irr (Streetlights)	\$252	\$3,025
07261-84434	2651 Remington Blvd	\$767	\$9,200
60455-74548	2651 Partin Settlement Rd	\$33	\$400
44837-46246	2700 Remington Blvd SS	\$33	\$400
61425-13386	2699 Remington Blvd Gate	\$10	\$120
51194-67580	2999 Remington Blvd SS	\$104	\$1,250
57459-11606	2500 Block Even Remington Blvd	\$10	\$125
02748-56035	2700 Block Odd	\$21	\$250
28337-61469	2706 Prestwick Ln	\$21	\$250
	Contingency		\$2,140
Total			\$19,200

Centurylink

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

Account#	Address	Monthly Amount	Annual Amount
312091012	2651 Remington Blvd (Rec. Center)	\$268	\$3,216
311297420	260 E Lakeshore Blvd	\$115	\$1,380
311154656	2751 Partin Settlement Rd	\$115	\$1,380
	Contingency		\$1,324
Total			\$7,300

Bright House Network

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

Account#	Address	Monthly Amount	Annual Amount
50232509-03	206 E Lakeshore Blvd	\$110	\$1,320
50232515-03	2751 Partin Settlement Rd	\$170	\$2,040
50249062-02	2651 Remington Blvd	\$130	\$1,560
	Contingency		\$330
Total			\$5,250

REMINGTON
Community Development District
Fiscal Year 2022

ROADWAYS

Street Sweeping

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

Description	Annual Amount
Street Sweeping \$1,200 Bi-Weekly	\$28,800
Estimated 5% Inflationary Increase	\$1,440
Total	\$30,240

Drainage

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

Signage

Unscheduled maintenance of signage consists of cleaning and general maintenance

COMMON AREA

Landscaping

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

Description	Monthly Amount	Annual Amount
Landscape Maintenance	\$24,205	\$290,460
Total		\$290,460

Feature Lighting

Unscheduled maintenance consists of replacing damaged fixtures or inoperable fixtures.

Irrigation

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

REMINGTON
Community Development District
Fiscal Year 2022

Trash Receptacles & Benches

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

Plant Replacement & Bed Enhancements

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

Miscellaneous Common Area Services

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

Soccer/Ball Field Maintenance

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

RECREATION CENTER

Pool Maintenance

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

Pool Cleaning

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

Description	Annual Amount
Contract for \$600 monthly for 8 months (3 days per week)	\$4,800
Contract for \$600 monthly for 4 months (5 days per week)	\$2,400
Estimated 5% Inflationary Increase	\$360
Contingency	\$840
Total	\$8,000

Pool Permits

Permit fees for required occupational and pool permits.

Recreation Center Cleaning

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

Description	Weekly Amount	Annual Amount
Recreation Center Cleaning Services	\$250	\$13,000
Estimated 5% Inflationary Increase		\$650
Supplies for Recreation Center		\$3,045
Total		\$16,695

Recreation Center Repairs & Maintenance

Unscheduled maintenance consists of repairs and replacement of damaged areas.

REMINGTON
Community Development District
Fiscal Year 2022

Pest Control

This represents pest control of CD Dfacilities provided by Terminex. Additional costs added for inflationary increases.

Description	Monthly Amount	Annual Amount
Pest Control Services	\$65	\$780
Total		\$780

SECURITY

Recreation Center Access

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

Security Guard

Security services throughout the Community facilities provided by DSI Security Services.

Description	Per Hour	Annual Amount
Contract Cost for Guardhouses	\$17.44	\$136,974
Contract Cost for Recreation Center	\$17.44	\$51,588
Contract Cost for Roving Patrol	\$19.44	\$99,144
Holiday Contract Costs Guardhouse/Rec Center	\$26.16	\$4,473
Holiday Contract Costs for Roving Patrol	\$29.16	\$3,149
Contingency		\$6,547
		\$301,875

Gate Repairs (Front and Back Access)

Unscheduled maintenance consists of repairing damages.

Guard House Cleaning

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

Description	Weekly Amount	Annual Amount
Guardhouses Cleaning Services	\$50	\$2,600
Estimated 5% Inflationary Increase		\$130
Supplies for Guardhouses		\$570
Total		\$3,300

Guard House Repairs & Maintenance

Unscheduled maintenance consists of repairs and replacement of damaged areas.

REMINGTON
Community Development District
Fiscal Year 2022

Gate Maintenance Agreement

Agreement for managing access control system.

OTHER SOURCES/(USES)

Contingency

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

Field Management Services

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

Transfer Out - Pavement Management/Capital Projects

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

Remington
Community Development District
Proposed Budget
Pavement Management

Description	Adopted Budget FY2021	Actuals Thru 4/30/21	Projected Next 5 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Fund Balance	\$ 374,556	\$ 725,228	\$ -	\$ 725,228	\$ 445,476
Transfer In	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 150,000
Interest Income	\$ 2,500	\$ 397	\$ 375	\$ 772	\$ 1,000
Total Revenues	\$ 452,056	\$ 800,625	\$ 375	\$ 801,000	\$ 596,476
Expenditures					
Capital Outlay - Contingency	\$ -	\$ 325	\$ 232	\$ 558	\$ -
Capital Outlay - Roadway Improvements	\$ -	\$ 354,967	\$ -	\$ 354,967	\$ -
Total Expenditures	\$ -	\$ 355,292	\$ 232	\$ 355,524	\$ -
Excess Revenues/(Expenditures)	\$ 452,056	\$ 445,333	\$ 143	\$ 445,476	\$ 596,476

Remington
Community Development District
Proposed Budget
Capital Projects

Description	Adopted Budget FY2021	Actuals Thru 4/30/21	Projected Next 5 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Fund Balance	\$ 71,257	\$ 78,502	\$ -	\$ 78,502	\$ 49,131
Transfer In	\$ 94,643	\$ 94,643	\$ -	\$ 94,643	\$ 247,337
Interest Income	\$ 100	\$ 4	\$ 15	\$ 19	\$ 100
Total Revenues	\$ 166,000	\$ 173,149	\$ 15	\$ 173,164	\$ 296,569
Expenditures					
Capital Outlay - Fitness Equipment	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Capital Outlay - Landscape	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Capital Outlay - Pressure Washing	\$ 20,000	\$ 18,750	\$ -	\$ 18,750	\$ 20,000
Capital Outlay - Sidewalk/Road Improvement	\$ 95,000	\$ 70,340	\$ -	\$ 70,340	\$ 95,000
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ 9,030	\$ 1,970	\$ 11,000	\$ 11,000
Capital Outlay - Resurfacing Courts	\$ 15,000	\$ 11,135	\$ -	\$ 11,135	\$ -
Capital Outlay - Street Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Capital Outlay - Contingency	\$ -	\$ 308	\$ -	\$ 308	\$ -
Total Expenditures	\$ 166,000	\$ 109,563	\$ 14,470	\$ 124,033	\$ 176,000
Excess Revenues/(Expenditures)	\$ -	\$ 63,586	\$ (14,455)	\$ 49,131	\$ 120,569

SECTION VII

SECTION C

SECTION 1

Remington Community Development District

Summary of Invoices

April 01, 2021 to April 30, 2021

Fund	Date	Check No.'s	Amount
General Fund	4/1/21	6475-6481	\$ 7,517.13
	4/8/21	6482-6487	\$ 27,706.44
	4/19/21	6488-6489	\$ 11,708.54
	4/20/21	6490-6495	\$ 29,686.26
	4/23/21	6496-6497	\$ 646.28
			\$ 77,264.65
			\$ 77,264.65

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
4/01/21	00038	3/18/21	P51815	202103	320-53800-57300				*	3,977.13	
		3/26/21	S228804	202103	320-53800-34800				*	149.00	
								ACCESS CONTROL TECHNOLOGIES			4,126.13 006475
4/01/21	00290	3/21/21	4834	202103	320-53800-46500				*	385.00	
								REMOVE/RESET PAVERS MAR21			
4/01/21	00304	1/14/21	332-4801	202101	320-53800-53300				*	396.00	385.00 006476
								BERRY CONSTRUCTION INC.			
4/01/21	00125	3/18/21	364130	202104	320-53800-46500				*	89.95	396.00 006477
								CHEMICAL CONTROLLER APR21			
		3/23/21	364192	202103	320-53800-46500				*	199.80	
		3/23/21	364360	202103	320-53800-46500				*	472.00	
								BULK BLEACH MARCH 21			
4/01/21	00311	3/22/21	SD032220	202103	310-51300-42600				*	428.25	761.75 006478
								NEWLETTER DELIVERY MAR 21			
4/01/21	00128	3/27/21	USA01595	202103	320-53800-53000				*	1,200.00	428.25 006479
								MECHANICAL SWEEPING MAR21			
4/01/21	00303	4/01/21	W3764	202104	320-53800-34700				*	110.00	1,200.00 006480
								WI-PAK LAKE SHORE			
		4/01/21	W3764	202104	320-53800-34700				*	110.00	
								WI-PAK SEC PARTIN			
4/08/21	00038	3/31/21	S228983	202103	320-53800-34800				*	330.50	220.00 006481
								REPAIR ENTRANCE GATE 3/25			
		3/31/21	S229010	202103	320-53800-34800				*	171.50	
								REPAIR ENTRANCE/EXIT GATE			
4/08/21	00290	4/01/21	4844	202104	320-53800-35100				*	325.00	502.00 006482
								REPLACE FAN-SECURITY OFF			
		4/03/21	4846	202104	320-53800-53300				*	235.00	
								SIGN REPAIRS/RELOCATION			
								BERRY CONSTRUCTION INC.			560.00 006483

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
4/08/21	00213	4/01/21	52485	202103	320-53800-34500	REGULAR PATROL 3/14-3/27	OSCEOLA COUNTY SHERIFF'S OFFICE	*	468.00	468.00 006484
4/08/21	00251	4/01/21	729909	202104	320-53800-46200	LANDSCAPE MAINT APRIL 21	REW LANDSCAPE CORP	*	24,205.00	24,205.00 006485
4/08/21	00291	4/01/21	6219	202104	320-53800-46400	POOL MAINTENANCE APRIL 21	ROBERTS POOL SERVICE AND REPAIR INC	*	600.00	600.00 006486
4/08/21	00282	3/29/21	21-1883	202102	320-53800-46700	CLUBHOUSE CLEAN FEB 21		*	1,000.00	
		3/29/21	21-1883	202102	320-53800-35000	GUARD HOUSE CLEAN FEB 21		*	200.00	
		4/02/21	21-1963	202103	320-53800-46700	MAINT/MATERIAL QTR 1		*	171.44	
4/19/21	00027	4/02/21	20813	202104	310-51300-32200	AUDIT FYE 09/30/2020	WESTWOOD INTERIOR CLEANING INC.	*	3,500.00	1,371.44 006487
4/19/21	00168	4/01/21	441	202104	310-51300-34000	MANAGEMENT FEES APRIL 21	GRAU AND COMPANY, P.A.	*	5,715.00	3,500.00 006488
		4/01/21	441	202104	310-51300-35200	INFO TECHNOLOGY APRIL 21		*	133.33	
		4/01/21	441	202104	310-51300-42000	POSTAGE		*	15.07	
		4/01/21	442	202104	320-53800-12000	FIELD MANAGEMENT APRIL 21		*	2,289.25	
		4/01/21	442	202104	310-51300-51000	STAPLES		*	55.89	
4/20/21	00093	3/31/21	192910	202103	320-53800-47100	FOND MAINTENANCE MAR 21	GOVERNMENTAL MANAGEMENT SERVICES	*	1,265.00	8,208.54 006489
4/20/21	00082	4/01/21	17424	202103	310-51300-31500	BOARD MEETING/CORRES	APPLIED AQUATIC MANAGEMENT, INC.	*	1,852.50	1,265.00 006490
4/20/21	00321	3/31/21	1800616	202103	320-53800-34500	SECURITY SERVICE 3/1-3/31	CLARK & ALBAUGH, LLP	*	24,980.76	1,852.50 006491

REMI - REMINGTON - MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
4/20/21	00125	3/31/21	1800617	202103	320-53800-34500		DSI SECURITY SERVICES		*	150.00	25,130.76
4/20/21	00125	3/16/21	364580	202103	320-53800-46500		POOL INSPECTION MAR 21		*	175.00	
4/20/21	00071	4/07/21	40673629	202104	320-53800-46800		SPIES POOL LLC		*	63.00	175.00
4/20/21	00128	4/13/21	USA01627	202104	320-53800-53000		TERMINIX COMMERCIAL		*	1,200.00	63.00
4/23/21	00038	4/19/21	S229186	202104	320-53800-34800		GATE REPAIRS 4/8/21		*	149.00	1,200.00
4/23/21	00038	4/20/21	S228772	202104	320-53800-34800		GATE REPAIRS 4/6/21		*	149.00	1,200.00
4/23/21	00251	4/13/21	729959	202104	320-53800-46300		IRRIIGATION REPAIRS 4/9/21		*	348.28	298.00

 TOTAL FOR BANK A 77,264.65
 TOTAL FOR REGISTER 77,264.65

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
April 30, 2021



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8	<u>Assessment Receipt Schedule</u>

Remington
Community Development District
Combined Balance Sheet
April 30, 2021

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 286,474	\$ -	\$ 286,474
Pavement Management	\$ -	\$ 249,147	\$ 249,147
Capital Projects Fund	\$ -	\$ 63,586	\$ 63,586
Investments:			
State Board	\$ 421,291	\$ 196,186	\$ 617,477
Total Assets	\$ 707,765	\$ 508,919	\$ 1,216,685
Liabilities:			
Accounts Payable	\$ 35,005	\$ -	\$ 35,005
Total Liabilities	\$ 35,005	\$ -	\$ 35,005
Fund Balances:			
Assigned for Capital Projects	\$ -	\$ 63,586	\$ 63,586
Pavement Management	\$ -	\$ 445,333	\$ 445,333
Unassigned	\$ 672,761	\$ -	\$ 672,761
Total Fund Balances	\$ 672,761	\$ 508,919	\$ 1,181,680
Total Liabilities & Fund Equity	\$ 707,765	\$ 508,919	\$ 1,216,685

Remington
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
Revenues:				
Maintenance Assessment	\$ 1,137,222	\$ 1,137,222	\$ 1,122,872	\$ (14,350)
Miscellaneous Income	\$ 5,000	\$ 2,917	\$ 2,595	\$ (322)
Interest Income	\$ 1,900	\$ 1,108	\$ 154	\$ (955)
Total Revenues	\$ 1,144,122	\$ 1,141,247	\$ 1,125,620	\$ (18,527)
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 12,000	\$ 7,000	\$ 6,400	\$ 600
FICA	\$ 918	\$ 536	\$ 490	\$ 46
Engineer	\$ 18,500	\$ 10,792	\$ 4,068	\$ 6,724
Attorney	\$ 27,500	\$ 17,599	\$ 17,599	\$ -
Annual Audit	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Property Appraiser Fee	\$ 1,000	\$ 1,000	\$ 456	\$ 544
Management Fees	\$ 68,580	\$ 40,005	\$ 40,005	\$ -
Information Technology	\$ 960	\$ 560	\$ 560	\$ 0
Website Maintenance	\$ 640	\$ 373	\$ 373	\$ 0
Telephone	\$ 80	\$ 47	\$ -	\$ 47
Postage	\$ 900	\$ 525	\$ 306	\$ 219
Insurance	\$ 38,267	\$ 38,267	\$ 37,668	\$ 599
Printing and Binding	\$ 1,500	\$ 875	\$ 272	\$ 603
Newsletter	\$ 3,300	\$ 1,925	\$ 1,876	\$ 49
Legal Advertising	\$ 2,300	\$ 1,342	\$ 155	\$ 1,186
Office Supplies	\$ 250	\$ 146	\$ 78	\$ 68
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 150	\$ 150	\$ 795	\$ (645)
Total General & Administrative:	\$ 185,520	\$ 129,816	\$ 119,776	\$ 10,041
Operation and Maintenance				
Environmental				
Lake Maintenance	\$ 18,200	\$ 10,617	\$ 8,855	\$ 1,762
Utilities				
Kissimmee Utility Authority	\$ 10,500	\$ 6,125	\$ 4,231	\$ 1,894
Toho Water Authority	\$ 70,000	\$ 40,833	\$ 17,131	\$ 23,702
Orlando Utilities Commission	\$ 20,500	\$ 11,958	\$ 9,654	\$ 2,305
Centurylink	\$ 7,300	\$ 4,258	\$ 4,215	\$ 43
Bright House Network	\$ 5,000	\$ 2,917	\$ 2,604	\$ 313
Roadways				
Street Sweeping	\$ 28,800	\$ 16,800	\$ 16,800	\$ -
Drainage	\$ 7,050	\$ 4,113	\$ -	\$ 4,113
Signage	\$ 5,000	\$ 2,917	\$ 631	\$ 2,286

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
Common Area				
Landscaping	\$ 290,460	\$ 169,435	\$ 169,435	\$ -
Feature Lighting	\$ 6,300	\$ 6,300	\$ 7,234	\$ (934)
Irrigation	\$ 10,500	\$ 6,125	\$ 3,555	\$ 2,570
Trash Receptacles & Benches	\$ 1,000	\$ 583	\$ -	\$ 583
Plant Replacement and Bed Enhancements	\$ 9,040	\$ 5,273	\$ 7,565	\$ (2,292)
Miscellaneous Common Area Services	\$ 10,700	\$ 10,700	\$ 8,278	\$ 2,422
Soccer/Ball Field Maintenance	\$ 2,000	\$ 2,000	\$ 3,513	\$ (1,513)
Recreation Center				
Pool Maintenance	\$ 20,600	\$ 12,017	\$ 8,546	\$ 3,471
Pool Cleaning	\$ 8,000	\$ 4,667	\$ 4,200	\$ 467
Pool Permits	\$ 550	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 15,900	\$ 9,275	\$ 7,078	\$ 2,197
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 4,667	\$ 4,189	\$ 478
Pest Control	\$ 700	\$ 408	\$ 428	\$ (20)
Security				
Recreation Center Access	\$ 4,000	\$ 4,000	\$ 3,977	\$ 23
Security Guard	\$ 287,500	\$ 167,708	\$ 173,333	\$ (5,625)
Gate Repairs	\$ 10,750	\$ 10,750	\$ 13,912	\$ (3,162)
Guard House Cleaning	\$ 3,300	\$ 1,925	\$ 1,300	\$ 625
Guard House Repairs and Maintenance	\$ 3,500	\$ 3,500	\$ 6,584	\$ (3,084)
Gate Maintenance Agreement	\$ 850	\$ 850	\$ 550	\$ 300
Other				
Contingency	\$ 1,000	\$ 583	\$ 14	\$ 570
Field Management Services	\$ 27,471	\$ 16,025	\$ 16,025	\$ -
Total O&M Expenses:	\$ 894,471	\$ 537,329	\$ 503,836	\$ 33,493
Other Sources/ (Uses)				
Transfer Out - Pavement Management	\$ (75,000)	\$ (75,000)	\$ (75,000)	\$ -
Transfer Out - Capital Projects	\$ (94,643)	\$ (94,643)	\$ (94,643)	\$ -
Total Other Sources/ (Uses)	\$ (169,643)	\$ (169,643)	\$ (169,643)	\$ -
Total Expenditures	\$ 1,249,634	\$ 836,788	\$ 793,255	\$ 43,533
Excess Revenues (Expenditures)	\$ (105,512)		\$ 332,366	
Fund Balance - Beginning	\$ 105,512		\$ 340,395	
Fund Balance - Ending	\$ -		\$ 672,761	

Remington
Community Development District
Pavement Management Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
Revenues:				
Interest Income	\$ 2,500	\$ 1,458	\$ 397	\$ (1,062)
Total Revenues	\$ 2,500	\$ 1,458	\$ 397	\$ (1,062)
Expenditures:				
Roadway Improvement	\$ -	\$ -	\$ 354,967	\$ (354,967)
Capital Outlay - Contingency	\$ -	\$ -	\$ 325	\$ (325)
Total Expenditures	\$ -	\$ -	\$ 355,292	\$ (355,292)
Transfer In/(Out)	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Excess Revenues (Expenditures)	\$ 77,500		\$ (279,895)	
Fund Balance - Beginning	\$ 374,556		\$ 725,228	
Fund Balance - Ending	\$ 452,056		\$ 445,333	

Remington
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
Revenues:				
Interest Income	\$ 100	\$ 58	\$ 4	\$ (55)
Total Revenues	\$ 100	\$ 58	\$ 4	\$ (55)
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Capital Outlay - Pressure Washing	\$ 20,000	\$ 20,000	\$ 18,750	\$ 1,250
Capital Outlay - Landscape Improvements	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Capital Outlay - Sidewalk/Roadway Improvements	\$ 95,000	\$ 63,333	\$ 70,340	\$ (7,007)
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ 7,333	\$ 9,030	\$ (1,697)
Capital Outlay - Resurfacing Courts	\$ 15,000	\$ 15,000	\$ 11,135	\$ 3,865
Capital Outlay - Contingency	\$ -	\$ -	\$ 308	\$ (308)
Total Expenditures	\$ 166,000	\$ 120,250	\$ 109,563	\$ 10,687
Transfer In/(Out)	\$ 94,643	\$ 94,643	\$ 94,643	\$ -
Excess Revenues (Expenditures)	\$ (71,257)		\$ (14,916)	
Fund Balance - Beginning	\$ 71,257		\$ 78,502	
Fund Balance - Ending			\$ 63,586	

Remington
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessment	\$ -	\$ 121,514	\$ 901,679	\$ 20,066	\$ 14,989	\$ 10,857	\$ 53,766	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,122,872
Miscellaneous Income	\$ 130	\$ 500	\$ 175	\$ 110	\$ 420	\$ 480	\$ 780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,595
Interest Income	\$ 30	\$ 22	\$ 18	\$ 18	\$ 18	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154
Total Revenues	\$ 160	\$ 122,037	\$ 901,872	\$ 20,194	\$ 15,427	\$ 11,384	\$ 54,546	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,125,620
Expenditures:													
General & Administrative													
Supervisors Fees	\$ 2,000	\$ -	\$ 1,600	\$ -	\$ 1,800	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,400
FICA	\$ 153	\$ -	\$ 122	\$ -	\$ 138	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 490
Engineer	\$ 2,283	\$ 150	\$ 450	\$ 784	\$ 401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,068
Attorney	\$ 1,366	\$ 739	\$ 8,643	\$ 1,735	\$ 988	\$ 1,853	\$ 2,267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,599
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456
Management Fees	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,005
Information Technology	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 560
Website Maintenance	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 373
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 42	\$ 46	\$ 99	\$ 37	\$ 15	\$ 53	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Insurance	\$ 37,668	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,668
Printing and Binding	\$ -	\$ 4	\$ 5	\$ 245	\$ 2	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272
Newsletter	\$ 428	\$ -	\$ -	\$ 428	\$ -	\$ 1,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,876
Legal Advertising	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155
Office Supplies	\$ 1	\$ 1	\$ 15	\$ 2	\$ 1	\$ 2	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 5	\$ 15	\$ 288	\$ 88	\$ 56	\$ 170	\$ 172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 795
Total General & Administrative	\$ 55,125	\$ 6,803	\$ 17,070	\$ 9,167	\$ 9,714	\$ 8,961	\$ 12,935	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119,776
Operation and Maintenance													
Environmental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,855
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kissimmee Utility Authority	\$ 609	\$ 584	\$ 589	\$ 641	\$ 651	\$ 554	\$ 603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,231
Toho Water Authority	\$ 3,064	\$ 1,929	\$ 2,240	\$ 2,826	\$ 2,551	\$ 2,357	\$ 2,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,131
Orlando Utilities Commission	\$ 1,360	\$ 1,306	\$ 1,321	\$ 1,535	\$ 1,391	\$ 1,308	\$ 1,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,654
Centurylink	\$ 565	\$ 260	\$ 859	\$ 564	\$ 279	\$ 1,105	\$ 584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,215
Bright House Network	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,604
Roadways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Sweeping	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,800
Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ 396	\$ -	\$ -	\$ 235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 631

Remington
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Common Area													
Landscaping	\$ 24,205	\$ 24,205	\$ 24,205	\$ 24,205	\$ 24,205	\$ 24,205	\$ 24,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169,435
Feature Lighting	\$ 638	\$ -	\$ -	\$ 6,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,234
Irrigation	\$ 645	\$ 250	\$ 568	\$ 839	\$ 394	\$ 140	\$ 719	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,555
Trash receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Replacement and Bed Enhancements	\$ 5,700	\$ -	\$ -	\$ -	\$ -	\$ 1,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,565
Miscellaneous Common Area Services	\$ 2,389	\$ 385	\$ 1,200	\$ 2,419	\$ -	\$ 385	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,278
Soccer/Ball Field Maintenance	\$ -	\$ -	\$ -	\$ 2,633	\$ 185	\$ 65	\$ 630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,513
Recreation Center													
Pool Maintenance	\$ 2,515	\$ 588	\$ 1,500	\$ 543	\$ 840	\$ 1,322	\$ 1,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,546
Pool Cleaning	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 1,100	\$ 1,050	\$ 1,557	\$ 1,050	\$ 1,000	\$ 1,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,078
Recreation Center Repairs & Maintenance	\$ 1,579	\$ 563	\$ 575	\$ 1,006	\$ 120	\$ -	\$ 344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,189
Pest Control	\$ 65	\$ 60	\$ 60	\$ 60	\$ 60	\$ 60	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 428
Security													
Recreation Center Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,977
Security Guard	\$ 26,536	\$ 21,927	\$ 27,016	\$ 21,691	\$ 25,444	\$ 25,819	\$ 24,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,333
Gate Repairs	\$ 4,906	\$ 150	\$ 149	\$ 4,226	\$ 2,945	\$ 982	\$ 555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,912
Guard House Cleaning	\$ 200	\$ 200	\$ 250	\$ 200	\$ 200	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300
Guard House Repairs and Maintenance	\$ 650	\$ 285	\$ 1,350	\$ 1,865	\$ 520	\$ 1,589	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,584
Gate Maintenance Agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550
Other													
Contingency	\$ -	\$ -	\$ -	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14
Field Management Services	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,025
Total O&M Expenses:	\$ 83,651	\$ 60,668	\$ 70,365	\$ 80,234	\$ 67,711	\$ 74,780	\$ 66,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 503,936
Other Sources/(Uses)													
Transfer Out - Pavement Management	\$ -	\$ -	\$ -	\$ (75,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (75,000)
Transfer Out - Capital Projects	\$ -	\$ -	\$ -	\$ (94,643)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (94,643)
Total Other Sources/(Uses)	\$ -	\$ -	\$ -	\$ (169,643)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (169,643)
Total Expenditures	\$ 138,776	\$ 67,471	\$ 87,435	\$ 259,045	\$ 77,425	\$ 83,741	\$ 79,362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 793,255
Excess Revenues (Expenditures)	\$ (138,616)	\$ 54,565	\$ 814,437	\$ (238,851)	\$ (61,998)	\$ (72,357)	\$ (24,816)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 332,366

Remington

Community Development District Assessment Receipt Schedule

Fiscal Year 2021

		Net Assessments		\$ 1,137,222.00		\$ 1,137,222.00	
		Gross Assessments		\$ 1,209,818.99		\$ 1,209,818.99	
		ASSESSED THROUGH COUNTY		100.00%		100.00%	
TOTAL ASSESSMENT LEVY							
DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion
							Total
11/06/20	ACH	\$11,164.45	\$213.05	\$512.11	\$0.00	\$10,439.29	\$10,439.29
11/20/20	ACH	\$118,064.22	\$2,266.83	\$4,722.36	\$0.00	\$111,075.03	\$111,075.03
12/10/20	ACH	\$873,268.11	\$16,766.79	\$34,929.22	\$0.00	\$821,572.10	\$821,572.10
12/10/20	ACH	\$864.27	\$17.07	\$10.47	\$0.00	\$836.73	\$836.73
12/22/20	ACH	\$84,137.72	\$1,617.75	\$3,250.07	\$0.00	\$79,269.90	\$79,269.90
01/08/21	ACH	\$4,145.87	\$80.42	\$124.38	\$0.00	\$3,941.07	\$3,941.07
01/08/21	ACH	\$16,963.25	\$329.10	\$508.91	\$0.00	\$16,125.24	\$16,125.24
02/08/21	ACH	\$690.23	\$13.59	\$10.38	\$0.00	\$666.26	\$666.26
02/08/21	ACH	\$14,927.66	\$292.32	\$312.12	\$0.00	\$14,323.22	\$14,323.22
03/08/21	ACH	\$337.15	6.75	\$0.00	\$0.00	\$330.40	\$330.40
03/08/21	ACH	\$10,856.48	214.81	\$115.34	\$0.00	\$10,526.33	\$10,526.33
04/12/21	ACH	\$49,532.69	990.36	\$13.58	\$0.00	\$48,528.75	\$48,528.75
04/12/21	ACH	\$5,344.43	106.91	\$0.00	\$0.00	\$5,237.52	\$5,237.52
	TOTAL	\$1,190,296.53	\$22,915.75	\$44,508.94	\$0.00	\$1,122,871.84	\$1,122,871.84

104% Gross Percent Collected
\$19,522.46 Balance Remaining to Collect

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 30, 2021

Ms. Lauren Vanderveer
Recording Secretary
Remington Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Remington Community Development District – Registered Voters

Dear Ms. Vanderveer:

Thank you for your letter of April 21, 2021 requesting confirmation of the number of registered voters within the Remington Community Development District as of April 15, 2021.

The number of registered voters within the Remington CDD is 3,308 as of April 15, 2021.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

SECTION 4



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: REMINGTON CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04/22/21	1800	STRATHMORE	PATROL	N/A
	1815	HAWKS NEST	PATROL	N/A
	1830	HARWOOD	PATROL	N/A
	1845	WATERS EDGE	PATROL	N/A
	1900	REMINGTON BLVD	TRAFFIC	N/A
	1930	WESTMORELAND	PATROL	N/A
	1945	EAGLES LANDING	PATROL	N/A
	2000	PARKLAND SQUAE	PATROL	N/A
	2015	WINDSOR PARK/OAKVIEW	PATROL	N/A
	2030	SOMERSET	PATROL	N/A
	2100	KNIGHTSBRIDGE	TRAFFIC/PATROL	N/A
	2130	REMINGTON BLVD	TRAFFIC	N/A
	1800	2995 REMINGTON BLVD	SUSPICIOUS VEH	21I040079

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

Name: R. Hansell ID #: 2597 Date: 04/22/21



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: REMINGTON

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04/29/2021	1800 HRS	ON DUTY	N/A	N/A
04/29/2021	1800-1830 HRS	SPEED ENFORCEMENT REMINGTON BLVD	NONE OBSERVED	N/A
04/29/2021	1832-1840 HRS	PATROLLED OAK VIEW	NONE OBSERVED	N/A
04/29/2021	1841-1848 HRS	PATROLLED WINDSOR PARK	NONE OBSERVED	N/A
04/29/2021	1850-1856 HRS	PATROLLED EAGLES LANDING	NONE OBSERVED	N/A
04/29/2021	1857-1905 HRS	PATROLLED WATER'S EDGE	NONE OBSERVED	N/A
04/29/2021	1907-1910 HRS	PATROLLED STRATHMORE	NONE OBSERVED	N/A
04/29/2021	1912-1917 HRS	PATROLLED HAWKS NEST	NONE OBSERVED	N/A
04/29/2021	1918-1925 HRS	PATROLLED HARWOOD	NONE OBSERVED	N/A
04/29/2021	1928-1934 HRS	PATROLLED WESTMORELAND	NONE OBSERVED	N/A
04/29/2021	1936-1943 HRS	PATROLLED SOUTHAMPTON	NONE OBSERVED	N/A
04/29/2021	1945-1953 HRS	PATROLLED CROWN RIDGE	NONE OBSERVED	N/A
04/29/2021	1955-2005 HRS	PATROLLED ARDEN PLACE	2 VIOLATIONS	N/A
04/29/2021	2007-2014 HRS	PATROLLED BROOKSTONE	NONE OBSERVED	N/A
04/29/2021	2017-2025 HRS	CHECKED COMMUNITY CENTER	NONE OBSERVED	N/A
04/29/2021	2027-2040 HRS	CHECKED BUSINESS PARK	NONE OBSERVED	N/A
04/29/2021	2043-2047 HRS	PATROLLED PARKLAND SQUARE	NONE OBSERVED	N/A
04/29/2021	2049-2058 HRS	PATROLLED SOMERSET	NONE OBSERVED	N/A
04/29/2021	2104-2120 HRS	CHECKED GOLF COURSE	NONE OBSERVED	N/A
04/29/2021	2125-2200 HRS	SPEED ENFORCEMENT KNIGHTSBRIDGE	NONE OBSERVED	N/A

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON COMMUNITY DEVELOPMENT 74413 DETAIL

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
5/12/2021	1800	ROVING	PATROL	
	1830	ROVING	PATROL	
	1900	ROVING/HARWOOD CIRCLE	PATROL/PV	WP103385
	1930	ROVING/SOUTHAMPTON DRIVE	PATROL/PV	WP103386
	2000	ROVING/CROWN RIDGE CIRCLE	PATROL	WP103391, WP103392
	2030	ROVING	PATROL	
	2100	ROVING/FARRINGTON/DIRT BIKE SEEN, UNABLE TO KEEP	PATROL/PV	WP103390
	2130	ROVING	PATROL	
	2200	END OF DETAIL		
		jshowe@gmscfl.com		

Calls for Service	Arrests	Traffic Stops			Parking Violations			Routine Checks				
		Citations	Written Warning	Verbal Warning	Citations	Written Warning	Verbal Warning	Parks	Schools/Library	Businesses	Construction	
Calls Taken	Misdemeanor	Citations			Citations			5				
Back-up	Felony	Written Warning			Written Warning						Schools/Library	
Self Initiated	Traffic	Verbal Warning			Verbal Warning						Businesses	
Reports	Ordinance										Construction	

Name: H. Padilla ID #: 2763 Date: 05/12/2021