

*Remington Community
Development District*

Agenda

June 29, 2021

AGENDA

Remington

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

June 22, 2021

Board of Supervisors
Remington Community
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, June 29, 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 May 25, 2021 Meeting
- VI. Hearing on 114 Westmoreland Circle Visitor Privileges for Street Parking
- VII. Consideration of Security Services Quote Sheet from DSI Security
- VIII. Presentation of Proposed Budget for Fiscal Year 2022
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
 3. Presentation of OCSO Reports
 4. Field Manager's Report
- X. Supervisor's Requests
- XI. Next Meeting Date – July 27, 2021
- XII. Adjournment

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

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

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

The fifth order of business is the approval of minutes from the May 25, 2021 of the Board of Supervisors meeting. The minutes are enclosed for your review.

The sixth order of business is the hearing on 114 Westmoreland Circle visitor privileges for street parking. A copy of District Counsel's correspondence is enclosed for your review.

The seventh order of business is consideration of security services quote sheet from DSI security. A copy of the quote sheet is enclosed for your review.

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

The ninth order of business is the Staff Reports. Section C is the District Manager's Report. Section 1 includes the check register being submitted for approval and Section 2 is the balance sheet and income statement for your review. Section 3 is the presentation of the OSCO reports. Copies of the reports are enclosed for your review. Section 4 is the Field Manager's Report that will update you on the status of any field or maintenance issues around the community. The Field Manager's Report will be provided under separate cover.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

Jason Showe
District Manager

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

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, May 25, 2021 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: I have none.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Mr. McLeod: As of April 20th, the Partin Settlement Road gate had 1,822 visitors and 6,287 residents. The E. Lakeshore Boulevard gate had 1,205 visitors and 3,409 residents. We wrote 50 incident reports; 48 were traffic or parking citations. Two maintenance requests were

made. We called the tow company for 2 tows. One tow was at 2502 Balmoral Drive. The other one, the car moved before the tow truck arrived. That was on May 12th. To date, we have written 174 traffic citations in total. We had an incident the other night when the Partin Settlement Road gate was unmanned for an indeterminate amount of time. I can't tell you. I know that the Site Supervisor was there at 10:55 p.m. to check on the officer. When she circled back at 12:20 a.m., she found the gate opened. The gatehouse had been secured and the officer that was there, left a note saying that she quit and did not want to deal with the residents anymore or being cussed at. She had a bad attitude and it was going to be a matter of time before someone set her off. So, she quit without notice and left her shirts. When Collette saw the gate unmanned, she manned the gate. So, the most that I can report, is between 10:55 p.m. and 12:20 a.m. the officer had left. In speaking with the State of Florida, all officers are licensed by the State. This is in violation of the State and is not taken lightly. We are doing our steps to have her license revoked, notably for taking off that night and she won't be able to work as a Security Officer in the State of Florida again. At 114 Westmoreland, I was provided a lot of videos from the next-door neighbor about a truck being parked. The truck was in fact called in as a guest. The problem was there was a boat attached to it. They were working on the boat the entire time.

Resident (Westmoreland Circle): That's not a guest.

Mr. Brown: Let him finish please.

Mr. McLeod: It is my belief that they are circumventing the rules of the community and you should issue your report based on that.

Mr. Clark: We talked about this issue previously. Let me read the provisions that applies: *"In the event that the District learns or believes that the resident is circumventing the intent of this rule by improperly identifying the vehicle as belonging to a guest, which is otherwise not permitted to park in the roadway, the Board of Supervisors, after providing notice and an opportunity to be heard at a public meeting, may suspend the right of the offending property owner or resident to utilize guest parking privileges for a period of time of up to a year."* So, the opinion of your vendor here is that is exactly what is happening here. So, your right to choose would be to direct me to provide a notice under this rule that *"The Board received information that led us to believe that you were circumventing the rule."* Invite them to the next meeting and let them explain why. Have security attend. This lady has something that she wanted to say about it that I would like to have on record as well.

Mr. Soukup: When we have public comments.

Mr. Clark: Since it has to do with this particular item and she has information that this vehicle is not a guest, then you should probably hear it now.

Mr. Soukup: Okay.

Mr. Clark: If that's okay.

Mr. Benson-Valdes: That's fine with me.

Mr. Clark: You were going to say something about the truck with the boat.

Resident (Westmoreland Circle): I live next door. They have lived there for almost three years and they had that same truck for almost three years. The burgundy car, they call in as a guest. The blue truck, they call in as a guest. The blue car, they call in as a guest. The green car, they call in as a guest. They all belong to them. They call these vehicles in as guests so that they can park on the street and they are not guests. They rotate them. They park some in the garage, some in the driveway, on the apron and then on the street. Then they rotate them. When they were parked on the street for too long, they park them in the garage. So, they are just rotating them in and out all of the time. It is nice when they rotate them in the evening because they pull them all out and they park on both sides of the street, so that they can re-rotate the cars. The boat was there for five days last week, from early in the afternoon until late at night. One evening, the security officer was there from 9:11 p.m. until 9:55 p.m. hanging out and checking out the boat.

Mr. Benson-Valdes: Do you need a motion from us?

Mr. Clark: A motion to direct me to provide notice to this particular resident under our rules and inviting them to attend the June meeting to be heard on the issue.

Mr. Benson-Valdes: In the interim of them coming, do we still prevent them from using guest parking or do they have to present first?

Mr. Clark: In the interim, the rules still apply, if security can determine that it's a resident car.

Mr. Benson-Valdes: The issue in the past is that security has not been able to determine, based on whatever information they had, if I am not mistaken, that has been brought up before in the past and they were not able to determine whether it was a guest vehicle or not. I am in favor of moving forward, but do we wait until they present or do we allow them to present first?

Mr. Clark: I think we allow them to present it, unless between now and then security catches them in a situation that authorizes the towing. They are free to go ahead and do that.

Mr. Benson-Valdes: Okay.

Mr. Clark: We discussed this. This particular property is doing exactly what this lady described. So, I think we send them a letter, ask them to come forward and then I will let the Board decide what to do.

Mr. Benson-Valdes MOVED to direct District Counsel to provide notice to the owner of 114 Westmoreland Circle of the violation and invite them to attend the June meeting to be heard by the Board and Ms. Zaresk seconded the motion.

Ms. Zaresk: The question I have is do we feel like we have enough that when they are here for their hearing? In other words, we know that we can't identify the car to a property.

Mr. Soukup: Right. Do we have a log to show visitor requests? Maybe we can use that as evidence.

Mr. McLeod: No. We don't have a visitor's request because it is just called in and the officer makes a note of who not to ticket.

Mr. Soukup: That's also showing proof that they are exceeding the number of times that they are requesting the visitor parking.

Mr. McLeod: Right. I did that. They haven't offered that many for us to determine. Again, unless I can see their vehicle registration, I can't determine what's there.

Mr. Soukup: You could request it.

Mr. McLeod: After the vessel incident and the manner in which they were working on it, led me to believe that it is a vessel. That give me the ability to report you that I believe that they are circumventing the rules.

Mr. Soukup: We are just trying to get as much evidence we can before we send a letter to them. So, if there is a way that can logged.

Mr. Scott: I am going to have some additional comments when I get to my report.

Mr. Benson-Valdes: Maybe the neighbor could provide additional photos.

Resident (Westmoreland Circle): I sent videos.

Mr. Showe: We have videos.

Mr. Benson-Valdes: We just need that evidence when they come.

Mr. Scott: Are you willing to come next month to speak on the issue?

Resident (Westmoreland Circle): When is the next meeting?

Mr. Showe: June 29th.

Resident (Westmoreland Circle): I should be free, but they are not very nice people. They make up stories about me. The last time they were here, they were yelling at you for 20 minutes. They said that I called security all the time. I don't call security. I just sent videos to Jason. So, I'm not calling security and saying, "*Oh you must ticket them*" and other stuff that they are saying.

Mr. Soukup: We will have a deputy at the June 29th meeting.

Mr. Showe: No, at the July meeting.

On VOICE VOTE with all in favor directing District Counsel to provide notice to the owner of 114 Westmoreland Circle of the violation and inviting them to attend the June meeting to be heard by the Board was approved.

Mr. Brown: Is there a time when we have to have them on notice?

Mr. Clark: The rule doesn't provide one. I think the Board should hear from security from anyone else who wants to talk about it and have a chance to review any video evidence that relates to that. Then make a finding. Your action would potentially be to suspend the right to any guest parking for up to a year.

Mr. Benson-Valdes: I strongly suggested that security have their evidence.

Mr. McLeod: All I can provide is when they illegally park. I think some of the evidence needs to come from the video.

Mr. Benson-Valdes: I agree.

Mr. McLeod: I think that is going to be the best.

Mr. Showe: Let your guards know that if they call in any visitors to track those specifically. What I'll do in the meantime, is if they call in a visitor, we will record the license plate and type of vehicle so we have that list specifically for that residence.

Mr. Soukup: Okay. Is everyone good with that? *There was Board consensus.*

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: Please state your name and address and keep your comments as brief as possible.

Resident (Rendon Miller, Berkeley Drive): I know you guys are planning an assessment increase for tree trimming. I think it's an unfair burden for people in the community to absorb that cost because residents are supposed to be responsible for their own trees. So, trimming the trees would set a precedent that no one would ever trim their trees again, because they are always waiting for the CDD to do that for them. To some extent, we have no trees, so I don't want to take on the financial burden of that because I don't even have any trees.

Mr. Soukup: There are other items that we had an increase in expenses since the last time. That's one part of the assessment increase.

Resident (Rendon Miller, Berkeley Drive): I understand that. I'm just saying that residents are supposed to be responsible for their own trees.

Ms. Zaresk: Could I get clarification on that? My understanding was that we don't trim them unless we have to do roadwork or sidewalk repairs.

Mr. Showe: That is what we currently do. Part of what we were discussing as a Board was to include funding in the budget to do a third of them each year. So, you would trim all of the trees in that area on a three-year cycle. It's included in your budget, but obviously it is up to the Board to decide whether to proceed with that or not.

Resident (Rendon Miller, Berkeley Drive): It is up to the resident that owns that tree to trim it. It should not be the CDD's responsibility.

Ms. Zaresk: Right. I'm sorry. I forgot that it was in this Proposed Budget. No, we weren't doing that before.

Mr. Showe: We can talk about it when we get to the budget.

Mr. Soukup: Thanks Rendon. Are there any others? Hearing none, we will close the public comment period.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the April 27, 2021 Meeting

Mr. Soukup: Are there any corrections? If not, we need a motion to approve.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the April 27, 2021 Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Discussion of Proposed Budget for Fiscal Year 2022

Mr. Showe: I have hard copies if anyone wants to look at them. Essentially, this is the same budget you saw at the last meeting, with two changes. Per Board direction, we increased the per home assessment to \$900 even, which is a \$221.47 increase from the current assessment. We balanced that to capital projects. So that extra revenue went into the Capital Projects transfer, which went from the General Fund to the Capital Projects Fund. On the last page, you will see the Capital Projects Fund. Again, there is no change to the projects we have here, but what changes is the dollar value coming in and what would be projected to remain at the end of the fiscal year.

Mr. Benson-Valdes: Where is the cost regarding the tree trimming?

Mr. Showe: It is under Capital Projects on the last page. We put that in as street tree trimming. We budgeted \$25,000. I think the three-year cycle total was \$75,000. So, we did \$25,000 per year.

Resident (Not Identified): I have a question.

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

Mr. Soukup: Sure.

Resident (Westmoreland Circle): It is about the street sweeping. How often do they come through?

Mr. Showe: Every two weeks.

Mr. Scheerer: Usually twice a month. Part of the challenge with the street sweeping is they can't underneath all of the trees. Sometimes they don't get to the edge and go right down the middle.

Mr. Benson-Valdes: So, if we removed the tree trimming and make it the responsibility of the homeowner, how do we hold them accountable?

Mr. Showe: The HOA would have to hold them accountable because it is in their Declaration of Covenants, Conditions and Restrictions (CC&Rs) that, that is their responsibility.

Mr. Soukup: The same as the other trees.

Ms. Zaresk: Let me ask a question about that. We are talking about the tree trimming up and down Remington Boulevard. Right?

Mr. Scheerer: No, within the neighborhoods. If the Board recalls, last year, we brought back several proposals from Enviro Tree and REW to provide tree trimming services because it was a request, so we did. The amount was very high. It came up again this year and we took a third of that and put it in the budget since we just did a third of it with the Phase 2 communities, Oakview and Windsor Park.

Mr. Mehrlich: It is my understanding that the tree trimming is already in the budget.

Mr. Soukup: It is on a quicker cycle.

Mr. Showe: That is our common area.

Mr. Scheerer: That's Remington Boulevard and Knightsbridge.

Mr. Brown: We only do it before its paved. So, it would be another 10 years.

Mr. Scheerer: Correct. If we don't pave for 10 more years, the trees are not going to get trimmed for 10 years.

Mr. Brown: So, there are other places. Celebration does it.

Mr. Mehrlich: If they are trimmed at a certain level, they are fine.

Mr. Soukup: Yes, but we are saying to trim all of the trees on a three-year cycle. We are not re-doing the roads on a three-year cycle.

Mr. Mehrlich: Once the trees are trimmed, they are not necessarily are going to need to be trimmed, once they get above the 8-foot height. Residents are not taking care of the trees.

Mr. Benson-Valdes: The point that was brought up by a resident was that their subdivision has no trees so why should they incur the cost?

Mr. Mehrlich: It was straight across the entire community.

Ms. Zaresk: I guess the other question I have is one of the comments that you just made was part of the problem with street sweepers not being able to get through.

Mr. Mehrlich: I don't swim in the swimming pool either. I don't play tennis. I don't play softball. Why do we have to have those amenities?

Mr. Brown: Celebration sicked Code Enforcement on them. Trucks were having trouble getting under those trees. The CDD eventually took that up and had to trim because of that.

Resident (Larry Hurley, Keswick Court): If the CDD needs the HOA to go after people with trees, then that is what we will do.

Ms. Zaresk: But you have several HOAs. That's the problem. The CDD has all of it.

Resident (Larry Hurley, Keswick Court): The Master Association is 1,400 out of 1,700. That is a pretty big percentage. It would be nice if everyone had some kind of meeting together. I have never spoken to any other HOAs. We have a new Management Company that is here full-time. So, if we need her to hire someone to trim the trees in certain months. Then that is what we should do.

Mr. Soukup: What the total percentage of this budget come out per house?

Mr. Scheerer: About \$13 per house for street sweeping. You would take the \$1,800 and divide it by the \$25,000 cost, which equates to \$13 or \$14 per home.

Ms. Zaresk: Which includes Club Villas. We have to trim our own trees, but we are going to get that increase too.

Mr. Scheerer: Yes. Even though you are not getting the benefit, you are going to get the increase.

Ms. Zaresk: Exactly.

Mr. Soukup: One thing that I think this can help the community is the lighting at night. In a lot of places, these trees are overgrown over the lights and the streetlighting is horrible. So, I think it's a plus for us to be able to do this. Security-wise, maybe we can make the streetlights that are there look better and light the area up.

Mr. Benson-Valdes: The main roads are like that.

Mr. Soukup: We know that. That is a separate issue that we discussed and didn't want to take over because we could increase those lights and make them LED.

Mr. Benson-Valdes: That sounds insane because the trees are blocking the lights.

Mr. Scheerer: We trim those every year.

Mr. Benson-Valdes: Which is included in the budget already.

Mr. Scheerer: That is one of the items that we made sure that when we trim any trees, if we have streetlights, we should get the maximum amount.

Mr. Soukup: On these neighborhood streets, some of these haven't been trimmed for many years has completely overgrown the streetlights.

Mr. Scheerer: Not to get off topic, some of those lights are behind the sidewalk so they are not getting all the way to the road, but we have to cut the entire tree down. From an emergency vehicle standpoint and delivery standpoint, Street sweeping, which you spent a lot of every month

to have performed here. I understand the residents concern as well, but the day-to-day operation, which you have going on is a benefit. It's obviously the Board's decision.

Mr. Soukup: Are there any other comments?

Mr. Brown: I am fine with keeping the tree trimming in. I'm think we need to find it from somewhere. The reason I say this is because the last time we did this, it didn't go through, but this time we are looking at doing after coming off of a pandemic, when we have the highest unemployment rate in Florida. Osceola County if the third highest in the country. So, I agree with needing to raise assessments. I just would rather do it in a phased approach over a couple of years. Everybody's insurance is doubling. Everything is going up. It's kind of a perfect storm.

Mr. Soukup: I have a question for you on that anyway being the historian of the CDD like you are, in hindsight, would you think it would be better at the point, when you guys made that decision back then to do a gradual increase every two or three years? I know the goal was to try not to do it for another 20 years.

Mr. Brown: So, at the time, it probably ended up hurting some people. The reason I say it's from them and not now is because we did it for a specific reason. We had that Capital Improvement Plan, so we were able to say, "*Oh, here is what we are going to do with the money*" and we did. Whereas, in this case, it is an operation with no clear direction.

Mr. Soukup: There is no big-ticket item.

Mr. Brown: There's nothing that we can say, "*Here is where you are going to get the bang for your buck.*" There are still things that we are doing now, they are just going on the permit.

Ms. Zaresk: That is the reality.

Mr. Soukup: Absolutely.

Ms. Zaresk: All you are going to do is go out shopping for anything and no matter what it is with the pandemic and everything else, I know that everybody has been hurt, but the business has been hurt and they are making it up. So, I don't know.

Mr. Brown: My other question is, can we only bond for capital or can we bond to maintain capital?

Mr. Showe: I think you have to bond for capital.

Mr. Clark: Yes. There are some instances where the District is going to take a large maintenance project or restoration. We talked about failing stormwater and things like that. It is not really a bond, a bank loan type of thing where they can re-borrow and repay over typically 10

years, which is the term on those and give them a favorable rate. So, they are not really maintenance projects. They are capital replacement projects.

Mr. Brown: It seems to me that the sidewalks are at the point that we are having to repair and replace them. The only thing I'm thinking is, if you can do something similar, it's a lot cheaper for the residents typically to get a \$20 over 10 year or 20-year bond or loan payment. We get all of the money at once and then we can invest that, rather than spending \$100 every year, which is what we did when we financed the bonds.

Mr. Benson-Valdes: But we still might have to increase later on. Now we have \$25 for 20 years. In five years or three years, we might have to still increase it.

Mr. Clark: We are typically a forward-thinking Board that anticipates things that are going to happen before they happen and you start putting money away in a fund. There are some Districts that I have who promised to never raise assessments and they got themselves in the situation of having failures and it costs hundreds of thousands of dollars. We will just have to go to a bank and try to borrow and spread it out. The sidewalks are not a good example of that because we fix sidewalks and they fail again because of tree roots, but if you have road problems, it will be very expensive. You are going to try to fix them and hope you will have another 15 to 20 life with the money that you borrowed. So, things like that are known.

Mr. Showe: Correct. If the Board is amenable to looking at certain solutions to bring that increase down, I think there are some ways to do it. One of the major increases is in your General Fund. We are doubling the transfer into your Pavement Management Fund from \$75,000 to \$150,000. So, you can perhaps take that to \$125,000 or maybe \$100,000. There would be some savings there, depending on what level you are comfortable with. I know in the past, \$150,000 was the benchmark that we set aside, which is why we want to show you a budget with everything and let you guys pull back as opposed to the other way.

Mr. Benson-Valdes: This was towards our reserve, just in case.

Mr. Showe: Correct. It is for future roadway work,

Mr. Benson-Valdes: So, we wouldn't have to take out a bond.

Mr. Showe: Correct. Under you Capital Projects, Alan and I were just talking. We could include the community-wide pressure washing and put that off a year. It doesn't necessarily have to be done every year. That's \$20,000. You could move some of that street tree trimming. That could be applied against your Roadway Fund. It is roadway work if that's a project that you want

to do. You could pull it out of your Capital Projects and put it in the Roadway Fund where there is funding as an alternative. One of our goals was to make this an assessment that would stay for a while so you wouldn't have to keep raising it, but your Capital Projects, based on these current projections would have \$120,000 at the end of 2022. So, you could reduce that down too, which would reduce the Transfer-In and reduce assessments. So, there are several different options. I think we would like to get a target from the Board today, at least, on where you want the assessment so we can start preparing the letters that need to go out in advance of your July meeting. We can bring back whatever you would like to see at your next meeting, but I think we can start refining it a little based on the Board's desires.

Mr. Soukup: That is good starting point, I think.

Mr. Brown: Yes.

Mr. Soukup: Maybe the pressure washing is not an all or nothing thing too. Maybe we can pressure wash all of the sidewalks and brick walls the main areas coming in so it looks nice from the road.

Mr. Scheerer: Absolutely. We can make it \$10,000. That will give us enough to do a few walls.

Mr. Soukup: Some key areas and the worst ones.

Mr. Brown: Or if there are any things that come out of this.

Ms. Zaresk: That is my biggest concern about not pressure washing the sidewalks.

Mr. Scheerer: You don't have that problem like some of the residents do.

Ms. Zaresk: I understand, but we talked about at meetings, when you are out here, there are spots that are hazardous if they are not pressure washed.

Mr. Scheerer: We have some options financially too, such as in the Repair and Maintenance (R&M) funds. We had some funds out of that. If we just take it from \$20,000 to \$10,000, instead of doing the entire community, we focus, like you said, on some of the key focal points and save a little bit for a rainy day. Obviously we can do that. However, you want to do that.

Mr. Showe: Is there any consensus on the street tree trimming? Do you want to take that out of Capital for now?

Ms. Zaresk: No. When you break it down to \$13 per house and when I look at the advantages of some better lighting and trucks getting through.

Mr. Benson-Valdes: Street sweeping.

Ms. Zaresk: I'm not unsympathetic. I'm going to be paying for it too, but in my opinion, it's such a small cost for the managers that I'm not particularly in favor of taking that out.

Mr. Brown: If people were to rent the equipment to trim the tree, they would probably pay more than \$13.

Mr. Showe: Yes. So, we can leave that in. Is there a number that you would like to have in Reserves at the end of the year? Right now, with reducing that, we are about \$130,000. We can take that down to \$75,000 or is that too tight?

Mr. Benson-Valdes: Or \$100,000.

Mr. Showe: We can do \$100,000.

Ms. Zaresk: I would be much more comfortable with \$100,000 than \$75,000.

Mr. Benson-Valdes: Reducing it from \$120,000 to \$100,000, that is less than \$13.

Mr. Showe: We can talk about the Pavement Management Fund. If you go to the General Fund under, "*Other*," we have a contingency line. We pushed that to \$25,000. It is on Page 2 of your budget. The thought behind that was in case there are future increases to your other contracts, they would absorb out of that \$25,000. If you want to this year, maybe we can drop that to \$10,000 or \$15,000 to save some money. I think there is some flexibility in there as well.

Ms. Zaresk: Do you have any sense of any overall trend of how much these things are going up?

Mr. Showe: Its incredibly difficult to tell right now because not only do we have the E-Verify System, which is costing some companies time to register, you also have the minimum wage that is going to continue to go up every single year. We don't know. I don't think we would go down.

Mr. Scheerer: I know Steve with REW and I have good relationship with John. Thank goodness. He has been really upfront. If REW can't afford to do it, they would resign, but there are some communities that they were managing where it is not profitable for them and they are struggling along with Yellowstone and some of the other vendors such as Down 2 Earth. They are trying to find manpower because of the Corona virus, coming out of the pandemic and the minimum wage and unemployment.

Mr. Soukup: You gave us enough to work with for now.

Mr. Showe: Are you comfortable dropping the contingency to \$15,000?

Mr. Benson-Valdes: It's too much.

Mr. Brown: Have we ever went that far into it?

Mr. Showe: No. I put that in there specifically as a placeholder for future year increases.

Mr. Brown: I know that we have pulled from it before, but I don't remember how much.

Mr. Showe: I can put \$15,000 in there and let you guys take a look at it at your next meeting. Do you want to leave the Pavement Management at \$150,000? I know with the cost of everything, we don't think that it's going to go down.

Mr. Benson-Valdes: Certainly not.

Mr. Scheerer: Especially Pavement Management. I think all of those goods are going to increase.

Mr. Showe: The Transfer-Out from the General Fund to the Pavement Management is on Page 2.

Mr. Brown: Have we repaved everything?

Mr. Showe: Yes.

Mr. Scheerer: That will start over again.

Mr. Benson-Valdes: How do we need in order to make sure we have sufficient funds.

Mr. Showe: At the end of this fiscal year, we are anticipating that you have about \$445,000 in that fund. I don't know that we have a specific target for what we need for the next phase.

Mr. Glasscock: Generally, when we do a resurfacing program, you look to get about 15 to 18 years out of it. We did the first ones in 2007, I believe.

Mr. Scheerer: Something like that. It was either 2006 or 2007.

Mr. Glasscock: You should have about three to five more years.

Mr. Scheerer: But the overall cost back then compared to right now is higher. We spent a lot of money on this last phase. Half a million dollars is nothing to sneeze at when it comes to the Pavement Management Program.

Mr. Benson-Valdes: I wouldn't want to drop it because you don't want another bond.

Mr. Showe: Correct. It is a reserve that you can use for other projects if an emergency comes up. Just because we put it in a roadway fund, doesn't mean it's designed only for roadway work. It could be a source of funds. All of these capital projects could be a source of funds. Just because you approve it in the budget doesn't mean that we are going to go out and do it. It is a placeholder for infrastructure and if something comes up that is more important to the Board, we

can do that first. I'm just doing some quick math. You basically reduced about \$40,000 out now, which takes it from an increase of \$221,000 to right around \$200,000. So, you cut \$21,000 out of a potential increase.

Mr. Soukup: Per house.

Mr. Showe: Yes. We can bring that revised budget amount and that gives us something to work with.

Mr. Benson-Valdes: If we were to increase it to 3% per year, it would've been significantly more.

Mr. Showe: Correct. Every time you increase your operations and maintenance (O&M), you have to do this mailed notice process. You must have a hearing where you send out a letter to everyone.

Mr. Benson-Valdes: There are expenses there too.

Mr. Showe: Correct. It is approximately \$1 per letter to send it out or \$2,000 every time you are going to increase assessments.

Mr. Soukup: Those are the hidden fees that no one ever sees.

Mr. Showe: Correct.

Mr. Soukup: Okay. Is everyone good on that at this point?

Mr. Showe: Hearing none, we will get these changes made as quick as we can. We will circulate it to the Board before your next meeting if you have any other comments. That way, by your June meeting, we can wrap this up to make sure that we get the letters out on time.

Mr. Soukup: What is your deadline for that?

Mr. Showe: We have to send the letters out 21 days in advance of your July 27th meeting. So, we need to send them out at the beginning of July.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark: I've been thinking about the parking rules and some of the things that we are struggling with and questions that we have. I think it would be a good time to review that rule. I would like to find a way to tighten up the guest parking area. I have some ideas that are probably logistically very difficult to do like the presentation of registration. We might be able to do that for long-term guests. If someone is going to park there for six days, I don't think it's unreasonable to say, "*Plan it ahead of time and fill out some paperwork, identify the car and give a copy of the*

registration.” Just some things to help gain more control over it. Additionally, with the situation with the boat, I know in some rules I have done more recently, we specifically restricted street parking from boats, large commercial vehicles, double wheeled vehicles, RVs and things like that, which I think makes a lot of sense.

Mr. Soukup: Sure.

Mr. Clark: There’s no reason for anything like that to be parked on the street ever. So, I think we could tighten some things like that up. Maybe we should review the rule and see if we can make it work better. If the Board wants to do that, I will work on a draft and bring it back at the June meeting for discussion, comments, etc. When we are happy with something, we will notice it through the public hearing process.

Mr. Showe: Let’s just not do it at the same public hearing.

Mr. Clark: We will notice it at a different meeting.

Mr. Benson-Valdes: Will you send it us prior to the meeting so we can review it?

Mr. Showe: The rules?

Mr. Benson-Valdes: No. What he is going to revise.

Mr. Showe: Absolutely.

Mr. Clark: I will put it in your agenda package so you have a chance to look at it.

Ms. Zaresk: That would be great.

Mr. Brown: Was that on the policy we did before where we said if someone had a kid coming home for a month from school, they would call?

Mr. Clark: We put a special circumstance provision that allowed some flexibility for things like that.

Mr. Showe: As District Manager, I am allowed to approve exceptions. In cases where people can’t get access to their drive, if they are doing roof work or redoing their driveway and need a couple of days, I’m allowed to approve those. The only ones I approve are cases where there is some construction issue that physically disables you from using your driveway. We had people call and say, “*Hey, I’m going to have a guest at my house for two weeks.*” That’s not an exception that I can grant because you have use of your driveway.

Mr. Brown: For some reason, I thought we had put that in.

Mr. Clark: I will work on the draft and put it in the next meeting agenda.

Ms. Zaresk: I apologize for not being as diligent. Do we not have something in our rules that say you can't do maintenance on the street?

Mr. Clark: Yes, I believe we do.

Ms. Zaresk: I thought we did. If it's in there, that's great.

Mr. Showe: I'm looking at it now.

Mr. Soukup: One of my concerns on this is obviously we addressed certain problems with it. The other one that I see a lot because I walk sometimes at night walking my dogs, is you see the same houses over and over again having a party. It is like three or four times a month that they are doing it and there are 15 cars. They call them in as guests and they are only there for that one night, but then two weeks from now, they are doing the exact same thing again and again. So, anything that goes on, there are a bunch of bad apples. So, when I think of security, I think of a log of visitor requests, so we can see when it is being abused.

Mr. Benson-Valdes: We asked that at the last meeting.

Mr. Soukup: We did ask at the last meeting.

Mr. Showe: Well, the rules currently say that you can't have a social gathering more than once a week.

Mr. Soukup: Right, but there is no way for them to be able to enforce that because they don't have that knowledge, whereas, if that is turned into us, we can see it or if it's turned into a Supervisor, he can review it or we can bring it up to them that a house had a party three times last month.

Mr. Showe: I don't see any provision about maintenance in there.

Mr. Scheerer: That's typically an HOA policy.

Mr. Soukup: By addressing those two issues like that, those repeat offenders and the people that request constantly, that is going to hit the bulk of these. That's the low hanging fruit.

Mr. Clark: Okay. I will bring you some stuff to chew on.

Mr. Soukup: Thank you.

Mr. Clark: That's all I have.

B. Engineer

Mr. Glasscock: I don't have anything other than the yearly inspections are coming up. That's all I have unless you have any questions.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks 6475 through 6497 in the amount of \$77,264.65. Alan and I can answer any questions the Board may have on those invoices.

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

On MOTION by Mr. Benson-Valdes seconded by Mr. Brown with all in favor the April 1, 2021 through April 30, 2021 Check Register totaling \$77,264.65 was approved
--

2. Balance Sheet and Income Statement

Mr. Showe: Everything is going well. You are about \$43,000 above projections and over 100% collected on your assessments, so we are in great shape, financially.

3. Presentation of Number of Registered Voters – 3,308

Mr. Showe: We are required annually to announce the number of registered voters. As of April 15, 2021 there are 3,308 registered voters in the District. It doesn't change anything here because you transitioned over to the General Election process.

4. Presentation of OCSO Reports

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

5. Field Manager's Report

Mr. Scheerer: The Amenity Center is in good shape. We had some minor damage to the wall. Some kids in the morning were goofing around and put a minor hole in the wall. They didn't do it intentionally. We had the hole fixed. I have pictures of the kids because all of the cameras are working. We replaced the ceiling fan in the Security Guard Office. The fitness equipment is in good shape. The pools are in good shape. The pool phone is working. We have the ladder, steps and handrails inspected quarterly to make sure all of the nuts and bolts are tightened. That just occurred. We also had the pavers on the pool deck inspected and re-leveled. I'm anticipating a Health Department inspection any time now. The cameras at the gates are working well. I received a couple of texts. Security touched on it earlier. At the E. Lakeshore Boulevard gate, one gate would not go up. There was a loose pulley, which they fixed. We also had a call about the resident gate on E. Lakeshore Boulevard staying up. ACT came out the next day and reset it.

I checked the switches and did everything. It's working. A nylon nut popped off of the exit gate at Partin Settlement Road. Staff put that on at their weekly visit. All of the ponds are in good shape. We continue to meet with REW each week. We installed some additional landscaping at Westmoreland. A Ligustrum tree is failing. It will be pulled out. If you haven't noticed, we have new pine straw throughout the community. We are still working on storm inlets and trash. REW should be wrapping up their storm drain boxes along the edges of the sidewalk soon. Windsor Park has a big paver area overlooking the lake, so we go through there periodically as well and check the pavers. A stop sign fell in Gleneagles and we had that reset. I'm not sure how this one happened and you probably didn't notice it, but somebody popped the wall at Somerset Place Drive.

Mr. Soukup: I noticed it.

Mr. Scheerer: I don't have any idea how it happened.

Resident (Not Identified): Some kids took a big bush down to get to it.

Mr. Scheerer: We cut the bush down. We are reaching out to Florida Highway Patrol (FHP) and the Sheriff's Office to see if a report has been filed. So far I don't have any information on that. We will continue to follow up. In the interim, we hired the same vendor that did the column that went down over in Windsor Park. They came out and relocated some of the brick out of the way because the resident back there was concerned about his kids playing back there. That's all I have.

Mr. Brown: When is school out?

Mr. Soukup: On Friday.

Mr. Brown: I noticed that the sprinklers were running while the kids were going to school. We usually try to keep them from getting too wet.

Mr. Scheerer: We tried.

Mr. Brown: I thought maybe they just got the times and the date wrong.

Mr. Scheerer: No. A lot of times when you see that, the irrigation guys were outside a couple of days a week. Usually, the Partin Settlement Road side tends to run over. We try to get through all of our zones. We have a lot of zones here as you can imagine. That is usually the last one along Partin Settlement Road itself. Somerset is usually the last few places to run. The irrigation guys are here a couple of days per week doing test cycles on everything. I'm kind of glad you brought that up. We talked earlier that we are two days a week on our watering schedule.

We are not exceeding the water restrictions that were set forth by Toho. I know that you are used to seeing things looking green out here. I'm not concerned. Maybe we will get the 50% change of rain that Jason says we are getting on Sunday. Everything is good and as long as we are doing irrigation inspections a couple days a week, we are going to be fine, but we are in a drought as you all know. We have not been told to cut back water by Toho. That's all I have.

Ms. Zaresk: Is there any change in terms of this facility as far as the COVID restrictions?

Mr. Scheerer: Everybody can use it.

Mr. Showe: That was actually something we were going to bring up. Most of our Districts are peeling back their guidelines at most of their facilities. Your only restrictions right now are groups of 10 at the pool and five at the Fitness Center. You are allowed 10 people on the athletic fields. You don't have the capacity here, but we do require if someone rents the facility, there is an additional \$50 fee and a waiver to sign. You can change some of those. You can go back to normal operations if you choose. I think Scott may have some input.

Mr. Clark: In my opinion, when the Governor signed his Executive Order the first of May, those restrictions all ceased to exist.

Ms. Zaresk: So, to get right down to it, if the HOA decides that they would like to come back indoors to have their meeting, it's a go?

Mr. Showe: Yes.

Mr. Clark: I do not think we can use a restriction on occupancy based on COVID. Whatever restrictions we have will be permanent. Some of the cleaning is going to be a permanent part. There may be requirements when people have activities.

Mr. Showe: Are you still comfortable if we still do the extra \$50 fee for cleaning and waiver if they went the facility?

Mr. Soukup: Yes.

Mr. Showe: I think those should become permanent.

Ms. Zaresk: Would those apply?

Mr. Showe: We don't make you guys pay to rent the facility. We consider that to be a community event, so we will just handle that.

Mr. Soukup: It would be a private party?

Mr. Showe: Right, like birthday parties.

Mr. Scheerer: And baby showers.

Ms. Zaresk: The entire community is fascinated.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Soukup: Mr. Brown, do you have any questions?

Mr. Brown: No. The place looks good as always. REW is doing a good job.

Mr. Scheerer: We are lucky to have them.

Mr. Brown: I know that Pete is going to get all of the water bottles out of the storm sewer.

Mr. Showe: Alan does that.

Mr. Soukup: Mr. Benson-Valdes?

Mr. Benson-Valdes: I noticed that there are a lot of advertising signs. I removed them.

Mr. Scheerer: So, have I. I instructed the porter that during the day, those signs would be removed. The only ones we don’t remove is something that relates to the schools and community yard sales. Open house signs, karate signs, pressure washing by Bob signs, must be removed.

Mr. Showe: He grabs them and sticks them in here in case people ask for them.

Mr. Benson-Valdes: Any Supervisor can help out in removing the signs.

Mr. Scheerer: Just let me know and I will make sure that the porter removes them.

Mr. Benson-Valdes: Thank you.

Mr. Soukup: Mr. Mehrlich, do you have anything?

Mr. Mehrlich: I apologize for not making it there in person. When I do into town, the neighborhood looks fantastic. It really stands out.

Ms. Zaresk: If you don’t look at the golf course parking lot.

Mr. Soukup: That’s another story.

NINTH ORDER OF BUSINESS

Next Meeting Date – June 29, 2021

Mr. Soukup: Our next meeting is set for June 29, 2021.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI



CLARK & ALBAUGH, LLP

SCOTT D. CLARK, ESQ.

May 27, 2021

By certified mail – return receipt requested

2018-2 IH Borrower, LP
c/o Invitation Homes
1717 Main Street, Suite 2000
Dallas, Texas 75201

**RE: Street Parking violation at 114 Westmoreland Circle, Kissimmee, Florida
34744 (the "Property")**

Dear Sirs:

The undersigned is District Counsel to the Remington Community Development District ("District"). The District owns and maintains certain infrastructure within the Remington subdivision in Osceola County, Florida, including the streets. The Property is located within the District and fronts on the District's streets.

The District has adopted a rule (the "Rule") that regulates parking on District streets. A copy is attached for your reference. Among other things, the Rule strictly limits parking within the District's streets. Certain exceptions are made, including parking by guests in limited circumstances. The current residents of the Property are making excessive claims that vehicles belonging to guests of the Property should be allowed to park in the streets.

The Rule contains the following provision:

In the event that the District learns or believes that a resident is circumventing the intent of this Rule by improperly identifying a vehicle as belonging to a guest when it is otherwise not permitted to park on the roadway under this Section 4.3(1), the Board of Supervisors, after providing notice and an

opportunity to be heard at a public meeting, may suspend the right of the offending property owner or resident to utilize guest parking privileges for a period of time of up to one year.

The Board of Supervisors of the District has been informed by its security contractor and by other public comment that the current residents of the Property are violating and circumventing the rule by claiming that vehicles owned and utilized by residents are guest vehicles in violation of the Rule. This letter is written to inform you that the Board will conduct a hearing on the matter at its regular meeting on June 29, 2021, at 6:00 p.m. at the Remington Clubhouse, 2651 Remington Boulevard, Kissimmee, Florida 34744. You have the right to appear at that time and to provide comment, evidence or argument on your behalf.

Please contact the undersigned if you have questions in this regard.

Sincerely,



Scott D. Clark

cc: District Manager
Resident, 114 Westmoreland Circle, Kissimmee, FL 34744

CHAPTER IV:

STREET PARKING ENFORCEMENT POLICIES AND PROCEDURES

4.1 General.

(1) The Remington Community Development District (the "District") has adopted a policy restricting parking on District roads within the Community. The adoption of Resolution 2006-02 allows the District to place warning stickers on vehicles deemed illegally parked and to have those vehicles towed at the owner's expense from the streets within the District.

(2) The District has hired a Security Provider that has been charged with the enforcement of the parking restrictions adopted in Resolution 2006-02. The Security Provider will provide a roving patrol during those hours designated by the District to enforce all parking restrictions. This is to include: placing a warning sticker on the offending vehicle and logging all vehicle information, to include make, model, color, location and tag number. The Security provider is also allowed to have a vehicle towed at the owner's expenses that are in violation of the District's parking restrictions.

(3) The security officers are to observe and report hazardous conditions such as missing traffic signs and street markings that need to be painted.

(4) Security officers shall investigate and answer any complaints regarding contested parking citations, determining their validity and routing them appropriately.

(5) Security officers should report any suspicious activity and/or personnel to the appropriate authorities.

(6) Security officers will be responsible for assisting the recreation center and/or entry gate security guards when needed.

(7) Security officers will be required to keep a log, which documents all illegally parked vehicles and will document all violations with a digital photograph.

(8) Vehicles with out-of-state tags or out-of-county tags should be monitored. If vehicles bearing this type of tag prove to be that of an owner, a warning/citation should be issued. If the tag is that of a guest, no warning/citation will be issued, unless the guest is deemed to be a resident for purposes of these policies and procedures.

4.2 Street Parking Regulations.

(1) Vehicles are not allowed to be parked in and/or on any street or road within the District. The following restrictions apply:

(a) Under no circumstance shall vehicles which belong to or are driven by an

owner or resident of a house be permitted to park on the street at any time for more than **30 minutes**.

(b) No person shall be permitted to circumvent these regulations by moving vehicles in and out of the driveway to try to toll the passing of these time limitations.

(c) Street parking for social gatherings at a residence shall be deemed excessive if it occurs more frequently than once a week.

(d) Any vehicles that are allowed to be parked on the street must not be parked in such a way as to hinder the ability to pass on the street, hinder access to any driveway or to create a safety hazard.

4.3 Exceptions

(1) Vehicles are not allowed to be parked in and/or on any street or road within the District and are generally prohibited except for the following:

(a) Momentary parking such as a special event or gathering.

(b) Momentary parking on the street if there is no room in the driveway.

(c) Street parking shall be limited to vehicles of guest(s) only. A guest shall be deemed a resident for purposes of these policies and procedures and therefore subject to tagging and towing if parked for: (i) more than six (6) consecutive days; or (ii) seven (7) or more days in any thirty (30) day period.

(d) Vehicles of guest(s) will not be towed or tagged once identified as such; unless the guest is deemed to be a resident, in which event the vehicle is subject to tagging and towing.

(e) In the event that the District learns or believes that a resident is circumventing the intent of this Rule by improperly identifying a vehicle as belonging to a guest when it is otherwise not permitted to park on the roadway under this Section 4.3(1), the Board of Supervisors, after providing notice and an opportunity to be heard at a public meeting, may suspend the right of the offending property owner or resident to utilize guest parking privileges for a period of time of up to one year.

(2) From time to time, residents may have an unusual circumstance for which an additional exception to this Rule may be appropriate. An example of this would be a person on temporary leave from military service. A resident may request a temporary exception from the operation of this Rule by requesting such exception from the District Manager, which may, in its discretion, grant such exception for a specified time for good cause shown.

(3) Any vehicle which is parked on the street under Section (2) above must obtain a guest pass from the District Manager and display it prominently on the vehicle dash at all times.

(4) Any person violating this rule, when such violation results in a vehicle being towed, shall be subject to an administrative fee of \$150 per towing incident to reimburse the District for its staff and third party expenses pertaining to the violation. The fee shall initially be due from the owner of the towed vehicle, but if not paid by such person shall be paid by the owner of any lot who the Board of Supervisors finds to be responsible for the violation.

4.4 Enforcement.

(1) Parking restrictions shall be enforced in the following manner:

(a) Security officers will patrol all the communities within the District. During this patrol the security officer will identify vehicles in violation of the Remington Parking Resolution 2006-02.

(b) The security officer will then log all illegally parked vehicles with tag number, make, model, color and address of the vehicle.

(c) Once this vehicle has been logged the security officer will then issue a warning/citation informing the owner of the vehicle that they are in violation of the District's parking restrictions.

(d) The owner then must comply by moving their vehicle from the street.

(e) In accordance with the District's Resolution 2006-02, the security officer need only issue one warning/citation before having the vehicle towed.

(f) Once the security officer has issued all the proper warnings/citations and logged the appropriate vehicle information the security officer then will call the towing agent for the District.

(g) The security officer will then meet the towing company at the address of the illegally parked vehicle to ensure that the proper vehicle is being towed.

(h) The security officer will then fax this information to the District office at 407-839-1526.

(2) Additional Means of Enforcement for Repeat Offenders.

(a) "Repeat Offender" shall mean the owner of a vehicle which has:

(i) been towed for violation of this rule within the previous 12 months;
or

(ii) received two or more warning notices within the previous 12 months, whether or not it has been towed

(b) The District, or its designee, shall keep a list of Repeat Offenders based upon information collected in the violation logs kept by the security officers. The District, or its designee, shall provide the Repeat Offender list to a towing contractor (the "Tow Company") and authorize the Tow Company to make routine patrols within the District.

(c) A Repeat Offender forfeits his right to receive a further warning notice prior to being towed. A Repeat Offender also forfeits his right to have the vehicle parked in the street for any period of time whatsoever under any exceptions that may otherwise have applied. The Repeat Offender is subject to having his vehicle towed at any time it is parked in the street.

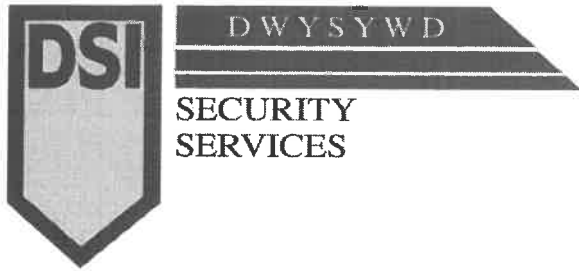
(d) Once a Repeat Offender has been identified, he will be considered a Repeat Offender for a period of 12 months from the date that the District Manager designates him as a Repeat Offender. In the event that an additional violation occurs during that 12-month period, the calculation of the 12-month Repeat Offender status shall begin again on the date of such violation. If no additional violations occur during the immediate 12-month period following the Repeat Offender being designated as a Repeat Offender by the District Manager, then the owner of a vehicle shall be entitled to receive notice from the District, or its designee, prior to being towed for violation of this rule.

4.5 Effective Date

This Chapter was adopted and went into effect on November 28, 2006.

Amendments made via Resolutions 2013-05, 2017-03 and 2019-03.

SECTION VII



SECURITY SERVICES QUOTE SHEET

DSI strives to maintain high quality in our service. Quality in the security service industry is in direct relation to the individual security officer's compensation package and we are encouraged that Remington CDD agrees. The best training and supervisory programs cannot overcome substandard personnel.

We do not anticipate the labor market in the area to substantially improve in the near future. We were advised that the companies that pay the best wage have fewer problems and turnover. This is essential for a successful program. For this reason DSI has consistently striven to provide higher wages and better fringe benefits. Thus our personnel are selected from the top portion of the service labor market.

Security Quote			
Employees	Hourly Pay Rate	Hourly Billing Rate	Overtime Billing Rate
Supervisor	\$14.50	\$20.16	\$28.22
Gate/ Rec. Officer	\$13.25	\$19.21	\$26.90
Rover	\$13.25	\$21.47	\$32.20

Thank you for considering DSI Security Services, Inc. for your security needs. If there are any clarifications needed or questions answered please do not hesitate to contact us.

Thank You,

Rich Hunter
 Regional Manager, Central Florida
 DSI Security Services
 813-207-0040
www.dsisecurity.com

Cost Analysis for Remington Security

CURRENT SECURITY COST ANALYSIS

	PAY RATES	BILL RATES	OVERTIME		
Supervisor	\$14.00	\$19.44	\$27.22		
Gate & Rec. Ctr. Officers	\$12.00	\$17.44	\$20.16		
Rovers	\$12.00	\$19.44	\$27.22		
		TOTAL HRS	RATE	TOTAL \$	
Supervisor		40	\$19.44	\$777.60	
Gate & Rec. Ctr. Officers		212	\$17.44	\$3,697.28	
Rovers		60	\$19.44	\$1,166.40	
				\$4,863.68	
HPW		312	TOTAL \$ PER WEEK		\$4,863.68

PROPOSED SECURITY COST ANALYSIS

	PAY RATES	BILL RATES	OVERTIME		
Supervisor	\$14.50	\$20.16	\$28.22		
Gate & Rec. Ctr. Officers	\$13.25	\$19.21	\$26.90		
Rovers	\$13.25	\$21.47	\$32.20		
		TOTAL HRS	RATE	TOTAL \$	
Supervisor		40	\$20.16	\$806.40	
Gate & Rec. Ctr. Officers		212	\$19.21	\$4,072.52	
Rovers		60	\$21.47	\$1,288.20	
				\$6,167.12	
HPW		312	TOTAL \$ PER WEEK		\$6,167.12

SECTION VIII

Remington
Community Development District

Proposed Budget
FY 2022

GMS

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1-2 General Fund

3-10 General Fund Narrative

11 Pavement Management Fund

12 Capital Projects Fund

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	\$ 1,468,418
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	\$ 1,474,418
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	\$ 15,000
Field Management Services	\$ 27,471	\$ 16,025	\$ 11,446	\$ 27,471	\$ 28,295
Total Maintenance	\$ 894,471	\$ 503,836	\$ 354,395	\$ 858,232	\$ 914,435
Total Expenditures	\$ 1,079,991	\$ 623,612	\$ 412,274	\$ 1,035,886	\$ 1,107,081
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)	\$ (217,337)
Total Other Sources/(Uses)	\$ (169,643)	\$ (169,643)	\$ -	\$ (169,643)	\$ (367,337)
Total Expenditures/Other Sources/(Uses)	\$ 1,249,634	\$ 793,255	\$ 412,274	\$ 1,205,529	\$ 1,474,418
Excess Revenues/(Expenditures)	\$ -	\$ 672,761	\$ (395,279)	\$ 277,482	\$ 0

	FY2021	FY2022
Net Assessments	\$ 1,137,222	\$ 1,468,418
Add: Discounts & Collections	\$ 72,589	\$ 93,729
Gross Assessments	\$ 1,209,811	\$ 1,562,147
	1783	1783
	\$ 678.53	\$ 876.13
Increase Per Unit		\$197.60
Assessment Increase %		29.12%

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	\$38	\$455
Contingency		\$2,565
Total		\$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
Landscaping 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	\$8,400

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	\$ 217,337
Interest Income	\$ 100	\$ 4	\$ 15	\$ 19	\$ 100
Total Revenues	\$ 166,000	\$ 173,149	\$ 15	\$ 173,164	\$ 266,569
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	\$ 10,000
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	\$ 166,000
Excess Revenues/(Expenditures)	\$ -	\$ 63,586	\$ (14,455)	\$ 49,131	\$ 100,569

SECTION IX

SECTION C

SECTION 1

**Remington
Community Development District**

Summary of Invoices

May 01, 2021 to May 31, 2021

Fund	Date	Check No.'s	Amount	
General Fund	5/7/21	6498-6502	\$	4,048.95
	5/13/21	6503-6519	\$	65,248.85
	5/21/21	6520	\$	262.50
	5/26/21	6521-6527	\$	5,443.20
			\$	75,003.50
			\$	75,003.50

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
5/07/21	00213	4/26/21	89		202104	320-53800-34500		SECURITY SVC 3/29-4/8/21	*	468.00	006498
5/07/21	00251	4/22/21	729978		202104	320-53800-47300		TREE REMOVALS	*	1,500.00	
5/07/21	00251	4/22/21	729985		202104	320-53800-46300		IRRIGATION REPAIRS 4/9/21	*	371.00	
5/07/21	00125	4/18/21	365448		202105	320-53800-46500		CHEMICAL CONTROL - MAY 21	*	89.95	
5/07/21	00303	5/01/21	W3882		202105	320-53800-34700		WI-PAK SVC FEE-LAKE SHORE	*	110.00	
5/07/21	00303	5/01/21	W3882		202105	320-53800-34700		WI-PAK SVC FEE-SEC PARTIN	*	110.00	
5/07/21	00282	4/21/21	21-2256		202103	320-53800-46700		CLEAN CLUBHOUSE-MARCH 21	*	1,150.00	
5/07/21	00282	4/21/21	21-2256		202103	320-53800-35000		CLEAN GUARDHOUSE MAR 21	*	250.00	
5/12/21	00112	5/12/21	BB050720		202105	310-51300-11000		SUPERVISOR FEES 04/27/21	*	184.70	
5/12/21	00112	5/12/21	BB050720		202105	310-51300-11000		SUPERVISOR FEES 04/27/21	V	184.70-	
5/12/21	00323	5/12/21	DB050720		202105	310-51300-11000		SUPERVISOR FEES 04/27/21	*	184.70	
5/12/21	00323	5/12/21	DB050720		202105	310-51300-11000		SUPERVISOR FEES 04/27/21	V	184.70-	
5/12/21	00324	5/12/21	KS050720		202105	310-51300-11000		SUPERVISOR FEES 04/27/21	*	164.70	
5/12/21	00324	5/12/21	KS050720		202105	310-51300-11000		SUPERVISOR FEES 04/27/21	V	164.70-	
5/12/21	00326	5/12/21	PZ050720		202105	310-51300-11000		SUPERVISOR FEES 04/27/21	*	184.70	
5/12/21	00326	5/12/21	PZ050720		202105	310-51300-11000		SUPERVISOR FEES 04/27/21	V	184.70-	

REMI --REMINGTON -- MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
5/12/21	00325	PZ050720	202105	310	51300	11000		PAMELA ZARESK	V	184.70	006506
		SUPERVISOR FEES 04/27/21									
5/12/21	00325	TM050720	202105	310	51300	11000		PAMELA ZARESK	*	184.70	
		SUPERVISOR FEES 04/27/21									
5/12/21	00325	TM050720	202105	310	51300	11000		PAMELA ZARESK	V	184.70	
		SUPERVISOR FEES 04/27/21									
5/13/21	00038	S229541	202104	320	53800	34800		TIMOTHY MEHRLICH	*	257.14	
		GATE REPAIRS-PARTIN 4/27									
5/13/21	00093	193650	202104	320	53800	47100		ACCESS CONTROL TECHNOLOGIES	*	1,265.00	006508
		MTHLY POND MAINT APRIL 21									
5/13/21	00290	4853	202104	320	53800	57200		APPLIED AQUATIC MANAGEMENT, INC.	*	285.00	
		RESET PAVERS-REC CENTER									
4/26/21	4854	202104	320	53800	47800				*	630.00	
		REPLACED 2 GATES 4/26/21									
5/13/21	05132021	202105	310	51300	49000				*	12.50	
		POSITIVE PAY RETRN CK6466									
5/13/21	00082	17475	202104	310	51300	31500		BERRY CONSTRUCTION INC.	*	2,267.00	006510
		BOARD MEETING/CORRES									
5/13/21	00321	1800703	202104	320	53800	34500		CLARK & ALBAUGH, LLP	*	24,062.32	006511
		SECURITY SERVICE 4/1-4/30									
4/30/21	1800704	202104	320	53800	34500				*	150.00	
		TRACK TIK 4/30/21									
5/13/21	00041	49-BID-5	202105	320	53800	46600		DSI SECURITY SERVICES	*	24,212.32	006512
		WADING POOL PERMIT FY21									
5/07/21	443	49-BID-5	202105	320	53800	46600			*	200.00	
		POOL PERMIT FY21									
5/13/21	00168	443	202105	310	51300	34000		FLORIDA DEPARTMENT OF HEALTH	*	5,715.00	006513
		MANAGEMENT FEES MAY 21									
5/01/21	443	202105	310	51300	34100				*	133.33	
		INFO TECHNOLOGY MAY 21									

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT
5/01/21	443	202105	310	51300	51000			OFFICE SUPPLIES	*	.81	
5/01/21	443	202105	310	51300	42000			POSTAGE	*	35.00	
5/01/21	443	202105	310	51300	42500			COPIES	*	45.75	
5/01/21	444	202105	320	53800	12000			FIELD MANAGEMENT MAY 21	*	2,289.25	
GOVERNMENTAL MANAGEMENT SERVICES											
5/01/21	730055	202105	320	53800	46200			LANDSCAPE MAINT MAY 21	*	24,205.00	8,219.14 006514
5/05/21	730088	202105	320	53800	46300			REPAIR IRRIGATION VALVE	*	358.65	
REW LANDSCAPE CORP											
5/01/21	6296	202105	320	53800	46400			POOL MAINTENANCE MAY 21	*	600.00	24,563.65 006515
ROBERTS POOL SERVICE AND REPAIR INC											
4/28/21	365793	202104	320	53800	46500			SULFURIC ACID 15 GALL DEL	*	726.60	600.00 006516
4/28/21	366144	202104	320	53800	46500			BULK BLEACH APRIL 21	*	422.50	
SPIES POOL LLC											
5/04/21	40759671	202105	320	53800	46800			PEST CONTROL SVC 5/4/21	*	63.00	1,149.10 006517
TERMINIX COMMERCIAL											
4/30/21	USA01682	202104	320	53800	53000			STREET SWEEPING APRIL 21	*	1,200.00	63.00 006518
USA SERVICES OF FLORIDA, INC											
4/12/21	5277790	202103	310	51300	31100			ENGINEERING SERVICE MAR21	*	112.50	1,200.00 006519
5/10/21	5278238	202104	310	51300	31100			ENGINEERING SERVICE APR21	*	150.00	
HANSON, WALTER & ASSOCIATES, INC.											
5/13/21	4858	202105	320	53800	47300			REPLACE & REPAIR PAVERS	*	865.00	262.50 006520
BERRY CONSTRUCTION INC.											
3/03/21	52460	202103	320	53800	34500			SECURITY SERVICE 3/3-3/11	*	468.00	865.00 006521

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#	AMOUNT
5/11/21	52552	202104	320	53800	34500				*	624.00		
5/11/21	52590	202105	320	53800	34500				*	468.00		
5/18/21	00125	367030	202105	300	15500	10000		OSCEOLA COUNTY SHERIFF'S OFFICE	*	89.95		1,560.00 006522
5/25/21	00311	SD052520	202105	310	51300	42600		SPIES POOL LLC	*	428.25		89.95 006523
5/15/21	00128	USA01717	202105	320	53800	53000		SCOTT DALEY	*	1,200.00		428.25 006524
5/17/21	00282	21-2459	202104	320	53800	46700		USA SERVICES OF FLORIDA, INC	*	1,100.00		1,200.00 006525
5/17/21	21-2459	CLEAN CLUBHOUSE APRIL 21	202104	320	53800	35000			*	200.00		
5/26/21	00327	1597	202105	320	53800	46300		WESTWOOD INTERIOR CLEANING INC.	*	385.00		1,300.00 006526
5/26/21	1597	REIMBURSE FOR IRR REPAIR	202105	320	53800	46300			V	385.00-		.00 006527

TOTAL FOR BANK A 75,003.50
 TOTAL FOR REGISTER 75,003.50

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
May 31, 2021

GMS

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Remington
Community Development District
Combined Balance Sheet
May 31, 2021

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 209,612	\$ -	\$ 209,612
Pavement Management	\$ -	\$ 249,119	\$ 249,119
Capital Projects Fund	\$ -	\$ 63,557	\$ 63,557
Due From Capital Projects	\$ -	\$ -	\$ -
Prepaid Expenses	\$ 90	\$ -	\$ 90
Investments:			
State Board	\$ 421,291	\$ 196,186	\$ 617,477
Total Assets	\$ 630,993	\$ 508,862	\$ 1,139,855
Liabilities:			
Accounts Payable	\$ 33,390	\$ -	\$ 33,390
Total Liabilities	\$ 33,390	\$ -	\$ 33,390
Fund Balances:			
Assigned for Capital Projects	\$ -	\$ 63,557	\$ 63,557
Pavement Management	\$ -	\$ 445,305	\$ 445,305
Assigned	\$ 90	\$ -	\$ 90
Unassigned	\$ 597,514	\$ -	\$ 597,514
Total Fund Balances	\$ 597,604	\$ 508,862	\$ 1,106,465
Total Liabilities & Fund Equity	\$ 630,993	\$ 508,862	\$ 1,139,855

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

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
Revenues:				
Maintenance Assessment	\$ 1,137,222	\$ 1,137,222	\$ 1,127,779	\$ (9,443)
Miscellaneous Income	\$ 5,000	\$ 3,333	\$ 2,875	\$ (458)
Interest Income	\$ 1,900	\$ 1,267	\$ 154	\$ (1,113)
Total Revenues	\$ 1,144,122	\$ 1,141,822	\$ 1,130,808	\$ (11,014)
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 12,000	\$ 8,000	\$ 7,600	\$ 400
FICA	\$ 918	\$ 612	\$ 581	\$ 31
Engineer	\$ 18,500	\$ 12,333	\$ 4,330	\$ 8,003
Attorney	\$ 27,500	\$ 18,333	\$ 19,516	\$ (1,183)
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	\$ 45,720	\$ 45,720	\$ -
Information Technology	\$ 960	\$ 640	\$ 640	\$ 0
Website Maintenance	\$ 640	\$ 427	\$ 427	\$ 0
Telephone	\$ 80	\$ 53	\$ -	\$ 53
Postage	\$ 900	\$ 600	\$ 341	\$ 259
Insurance	\$ 38,267	\$ 38,267	\$ 37,668	\$ 599
Printing and Binding	\$ 1,500	\$ 1,000	\$ 318	\$ 682
Newsletter	\$ 3,300	\$ 2,200	\$ 2,304	\$ (104)
Legal Advertising	\$ 2,300	\$ 1,533	\$ 155	\$ 1,378
Office Supplies	\$ 250	\$ 167	\$ 79	\$ 88
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 150	\$ 150	\$ 872	\$ (722)
Total General & Administrative:	\$ 185,520	\$ 139,711	\$ 129,681	\$ 10,029
Operation and Maintenance				
Environmental				
Lake Maintenance	\$ 18,200	\$ 10,120	\$ 10,120	\$ -
Utilities				
Kissimmee Utility Authority	\$ 10,500	\$ 7,000	\$ 4,777	\$ 2,223
Toho Water Authority	\$ 70,000	\$ 46,667	\$ 19,885	\$ 26,782
Orlando Utilities Commission	\$ 20,500	\$ 13,667	\$ 11,043	\$ 2,623
Centurylink	\$ 7,300	\$ 4,867	\$ 4,489	\$ 378
Bright House Network	\$ 5,000	\$ 3,333	\$ 2,976	\$ 357
Roadways				
Street Sweeping	\$ 28,800	\$ 19,200	\$ 19,200	\$ -
Drainage	\$ 7,050	\$ 4,700	\$ -	\$ 4,700
Signage	\$ 5,000	\$ 3,333	\$ 631	\$ 2,702

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

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
Common Area				
Landscaping	\$ 290,460	\$ 193,640	\$ 193,640	\$ -
Feature Lighting	\$ 6,300	\$ 6,300	\$ 7,234	\$ (934)
Irrigation	\$ 10,500	\$ 7,000	\$ 4,623	\$ 2,377
Trash Receptacles & Benches	\$ 1,000	\$ 667	\$ -	\$ 667
Plant Replacement and Bed Enhancements	\$ 9,040	\$ 9,040	\$ 10,060	\$ (1,020)
Miscellaneous Common Area Services	\$ 10,700	\$ 10,700	\$ 8,113	\$ 2,587
Soccer/Ball Field Maintenance	\$ 2,000	\$ 2,000	\$ 3,513	\$ (1,513)
Recreation Center				
Pool Maintenance	\$ 20,600	\$ 13,733	\$ 9,527	\$ 4,206
Pool Cleaning	\$ 8,000	\$ 5,333	\$ 4,800	\$ 533
Pool Permits	\$ 550	\$ 550	\$ 525	\$ 25
Recreation Center Cleaning	\$ 15,900	\$ 10,600	\$ 9,228	\$ 1,372
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 5,333	\$ 4,189	\$ 1,145
Pest Control	\$ 700	\$ 467	\$ 491	\$ (24)
Security				
Recreation Center Access	\$ 4,000	\$ 4,000	\$ 3,977	\$ 23
Security Guard	\$ 287,500	\$ 191,667	\$ 199,768	\$ (8,101)
Gate Repairs	\$ 10,750	\$ 10,750	\$ 14,304	\$ (3,554)
Guard House Cleaning	\$ 3,300	\$ 2,200	\$ 1,700	\$ 500
Guard House Repairs and Maintenance	\$ 3,500	\$ 3,500	\$ 6,584	\$ (3,084)
Gate Maintenance Agreement	\$ 850	\$ 850	\$ 550	\$ 300
Other				
Contingency	\$ 1,000	\$ 667	\$ 14	\$ 653
Field Management Services	\$ 27,471	\$ 18,314	\$ 18,314	\$ -
Total O&M Expenses:	\$ 894,471	\$ 610,197	\$ 574,275	\$ 35,922
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	\$ 919,551	\$ 873,600	\$ 45,951
Excess Revenues (Expenditures)	\$ (105,512)		\$ 257,208	
Fund Balance - Beginning	\$ 105,512		\$ 340,395	
Fund Balance - Ending	\$ -		\$ 597,604	

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

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
Revenues:				
Interest Income	\$ 2,500	\$ 1,667	\$ 399	\$ (1,268)
Total Revenues	\$ 2,500	\$ 1,667	\$ 399	\$ (1,268)
Expenditures:				
Roadway Improvement	\$ -	\$ -	\$ 354,967	\$ (354,967)
Capital Outlay - Contingency	\$ -	\$ -	\$ 355	\$ (355)
Total Expenditures	\$ -	\$ -	\$ 355,322	\$ (355,322)
Transfer In/(Out)	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Excess Revenues (Expenditures)	\$ 77,500		\$ (279,923)	
Fund Balance - Beginning	\$ 374,556		\$ 725,228	
Fund Balance - Ending	\$ 452,056		\$ 445,305	

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

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
Revenues:				
Interest Income	\$ 100	\$ 67	\$ 4	\$ (63)
Total Revenues	\$ 100	\$ 67	\$ 4	\$ (63)
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Capital Outlay - Pressure Washing	\$ 20,000	\$ 20,000	\$ 18,750	\$ 1,250
Capital Outlay - Landscape Improvements	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Capital Outlay - Sidewalk/Roadway Improvements	\$ 95,000	\$ 63,333	\$ 70,340	\$ (7,007)
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ 11,000	\$ 9,030	\$ 1,970
Capital Outlay - Resurfacing Courts	\$ 15,000	\$ 15,000	\$ 11,135	\$ 3,865
Capital Outlay - Contingency	\$ -	\$ -	\$ 338	\$ (338)
Total Expenditures	\$ 166,000	\$ 126,000	\$ 109,593	\$ 16,407
Transfer In/(Out)	\$ 94,643	\$ 94,643	\$ 94,643	\$ -
Excess Revenues (Expenditures)	\$ (71,257)		\$ (14,945)	
Fund Balance - Beginning	\$ 71,257		\$ 78,502	
Fund Balance - Ending	\$ -		\$ 63,557	

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	\$ 4,908	\$ -	\$ -	\$ -	\$ -	\$ 1,127,779
Miscellaneous Income	\$ 130	\$ 500	\$ 175	\$ 110	\$ 420	\$ 480	\$ 780	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ 2,875
Interest Income	\$ 30	\$ 22	\$ 18	\$ 18	\$ 18	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154
Total Revenues	\$ 160	\$ 122,037	\$ 901,872	\$ 20,194	\$ 15,427	\$ 11,384	\$ 54,546	\$ 5,188	\$ -	\$ -	\$ -	\$ -	\$ 1,130,908
Expenditures:													
General & Administrative													
Supervisors Fees	\$ 2,000	\$ -	\$ 1,600	\$ -	\$ 1,800	\$ -	\$ 1,000	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ 7,600
FICA	\$ 153	\$ -	\$ 122	\$ -	\$ 138	\$ -	\$ 77	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ 581
Engineer	\$ 2,283	\$ 150	\$ 450	\$ 784	\$ 401	\$ 113	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,330
Attorney	\$ 1,366	\$ 739	\$ 8,643	\$ 1,735	\$ 998	\$ 1,853	\$ 2,267	\$ 1,916	\$ -	\$ -	\$ -	\$ -	\$ 19,516
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456
Management Fees	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ -	\$ -	\$ -	\$ -	\$ 45,720
Information Technology	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ 640
Website Maintenance	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ 427
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 42	\$ 46	\$ 99	\$ 37	\$ 15	\$ 53	\$ 15	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ 341
Insurance	\$ 37,668	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,668
Printing and Binding	\$ -	\$ 4	\$ 5	\$ 245	\$ 2	\$ 16	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ 318
Newsletter	\$ 428	\$ -	\$ -	\$ 428	\$ -	\$ 1,019	\$ -	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ 2,304
Legal Advertising	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155
Office Supplies	\$ 1	\$ 1	\$ 15	\$ 2	\$ 1	\$ 2	\$ 56	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 79
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 5	\$ 15	\$ 288	\$ 88	\$ 56	\$ 170	\$ 172	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 872
Total General & Administrative:	\$ 55,125	\$ 6,803	\$ 17,070	\$ 9,167	\$ 9,714	\$ 9,073	\$ 13,085	\$ 9,643	\$ -	\$ -	\$ -	\$ -	\$ 129,681
Operation and Maintenance													
Environmental	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ -	\$ -	\$ -	\$ -	\$ 10,120
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities	\$ 609	\$ 584	\$ 589	\$ 641	\$ 651	\$ 554	\$ 603	\$ 546	\$ -	\$ -	\$ -	\$ -	\$ 4,777
Kissimmee Utility Authority	\$ 3,064	\$ 1,929	\$ 2,240	\$ 2,826	\$ 2,551	\$ 2,357	\$ 2,165	\$ 2,753	\$ -	\$ -	\$ -	\$ -	\$ 19,865
Toho Water Authority	\$ 1,360	\$ 1,306	\$ 1,321	\$ 1,535	\$ 1,391	\$ 1,308	\$ 1,432	\$ 1,390	\$ -	\$ -	\$ -	\$ -	\$ 11,043
Orlando Utilities Commission	\$ 565	\$ 260	\$ 859	\$ 564	\$ 279	\$ 1,105	\$ 584	\$ 273	\$ -	\$ -	\$ -	\$ -	\$ 4,489
Centurylink	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 373	\$ -	\$ -	\$ -	\$ -	\$ 2,976
Bright House Network	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadways	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ -	\$ -	\$ -	\$ -	\$ 19,200
Street Sweeping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Drainage	\$ -	\$ -	\$ -	\$ 396	\$ -	\$ -	\$ 235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 631
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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	\$ 24,205	\$ -	\$ -	\$ -	\$ -	\$ 193,640
Feature Lighting	\$ 638	\$ -	\$ -	\$ 6,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,234
Irrigation	\$ 645	\$ 250	\$ 568	\$ 839	\$ 394	\$ 140	\$ 719	\$ 1,069	\$ -	\$ -	\$ -	\$ -	\$ 4,623
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Replacement and Bed Enhancements	\$ 5,700	\$ -	\$ -	\$ -	\$ -	\$ 1,865	\$ 1,500	\$ 995	\$ -	\$ -	\$ -	\$ -	\$ 10,060
Miscellaneous Common Area Services	\$ 2,389	\$ 385	\$ 1,200	\$ 2,419	\$ -	\$ 385	\$ -	\$ 1,335	\$ -	\$ -	\$ -	\$ -	\$ 8,113
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	\$ 981	\$ -	\$ -	\$ -	\$ -	\$ 9,527
Pool Cleaning	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ 525
Recreation Center Clearing	\$ 1,100	\$ 1,050	\$ 1,557	\$ 1,050	\$ 1,000	\$ 1,321	\$ 1,100	\$ 1,050	\$ -	\$ -	\$ -	\$ -	\$ 9,228
Recreation Center Repairs & Maintenance	\$ 1,579	\$ 563	\$ 575	\$ 1,006	\$ 120	\$ -	\$ 344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,189
Pest Control	\$ 65	\$ 60	\$ 60	\$ 60	\$ 60	\$ 60	\$ 63	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ 491
Security													
Recreation Center Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,977
Security Guard	\$ 26,536	\$ 21,927	\$ 27,016	\$ 21,691	\$ 25,444	\$ 26,287	\$ 25,524	\$ 25,343	\$ -	\$ -	\$ -	\$ -	\$ 199,768
Gate Repairs	\$ 4,906	\$ 150	\$ 149	\$ 4,226	\$ 2,945	\$ 982	\$ 555	\$ 392	\$ -	\$ -	\$ -	\$ -	\$ 14,304
Guard House Cleaning	\$ 200	\$ 200	\$ 250	\$ 200	\$ 200	\$ 250	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 1,700
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	\$ 2,289	\$ -	\$ -	\$ -	\$ -	\$ 18,314
Total O&M Expenses:	\$ 83,651	\$ 60,668	\$ 70,365	\$ 80,234	\$ 67,711	\$ 75,248	\$ 68,351	\$ 68,047	\$ -	\$ -	\$ -	\$ -	\$ 574,275
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	\$ 259,845	\$ 77,425	\$ 84,321	\$ 81,436	\$ 77,690	\$ -	\$ -	\$ -	\$ -	\$ 873,600
Excess Revenues (Expenditures)	\$ (138,619)	\$ 54,565	\$ 814,437	\$ (238,851)	\$ (61,998)	\$ (72,937)	\$ (26,890)	\$ (72,503)	\$ -	\$ -	\$ -	\$ -	\$ 257,208

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
ASSESSMENT 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	\$10,439.29
11/20/20	ACH	\$118,064.22	\$2,266.83	\$4,722.36	\$0.00	\$111,075.03	\$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	\$821,572.10
12/10/20	ACH	\$864.27	\$17.07	\$10.47	\$0.00	\$836.73	\$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	\$79,269.90
01/08/21	ACH	\$4,145.87	\$80.42	\$124.38	\$0.00	\$3,941.07	\$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	\$16,125.24
02/08/21	ACH	\$690.23	\$13.59	\$10.38	\$0.00	\$666.26	\$666.26	\$666.26
02/08/21	ACH	\$14,927.66	\$292.32	\$312.12	\$0.00	\$14,323.22	\$14,323.22	\$14,323.22
03/08/21	ACH	\$337.15	6.75	\$0.00	\$0.00	\$330.40	\$330.40	\$330.40
03/08/21	ACH	\$10,856.48	214.81	\$115.34	\$0.00	\$10,526.33	\$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	\$48,528.75
04/12/21	ACH	\$5,344.43	106.91	\$0.00	\$0.00	\$5,237.52	\$5,237.52	\$5,237.52
05/11/21	ACH	\$4,749.71	96.63	\$0.00	\$81.44	\$4,734.52	\$4,734.52	\$4,734.52
05/12/21	ACH	\$171.50	3.53	\$0.00	\$5.14	\$173.11	\$173.11	\$173.11
TOTAL		\$1,195,217.74	\$23,015.91	\$44,508.94	\$86.58	\$1,127,779.47	\$1,127,779.47	\$1,127,779.47

99% Gross Percent Collected
\$14,601.25 Balance Remaining to Collect

SECTION 3



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: REMINGTON CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
05/19/21	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 SQUARE	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	168 CLUB VILLAS LN	ANIMAL COMP	211050463
	1840	613 CHADBURY WAY	MISC SERVICE	211050526

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

Name: R. Hansell ID #: 2597 Date: 05/19/21



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: REMINGTON

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
05/27/2021	1800 HRS	ON DUTY	N/A	N/A
05/27/2021	1800-1830 HRS	SPEED ENFORCEMENT REMINGTON BLVD	NONE OBSERVED	N/A
05/27/2021	1832-1840 HRS	PATROLLED OAK VIEW	NONE OBSERVED	N/A
05/27/2021	1841-1848 HRS	PATROLLED WINDSOR PARK	NONE OBSERVED	N/A
05/27/2021	1850-1856 HRS	PATROLLED EAGLES LANDING	NONE OBSERVED	N/A
05/27/2021	1857-1905 HRS	PATROLLED WATER'S EDGE	NONE OBSERVED	N/A
05/27/2021	1907-1910 HRS	PATROLLED STRATHMORE	NONE OBSERVED	N/A
05/27/2021	1912-1917 HRS	PATROLLED HAWKS NEST	NONE OBSERVED	N/A
05/27/2021	1918-1925 HRS	PATROLLED HARWOOD	NONE OBSERVED	N/A
05/27/2021	1928-1934 HRS	PATROLLED WESTMORELAND	1 VIOLATION	N/A
05/27/2021	1936-1943 HRS	PATROLLED SOUTHAMPTON	NONE OBSERVED	N/A
05/27/2021	1945-1953 HRS	PATROLLED CROWN RIDGE	NONE OBSERVED	N/A
05/27/2021	1955-2005 HRS	PATROLLED ARDEN PLACE	2 VIOLATIONS	N/A
05/27/2021	2007-2014 HRS	PATROLLED BROOKSTONE	NONE OBSERVED	N/A
05/27/2021	2017-2025 HRS	CHECKED COMMUNITY CENTER	NONE OBSERVED	N/A
05/27/2021	2027-2040 HRS	CHECKED BUSINESS PARK	NONE OBSERVED	N/A
05/27/2021	2043-2047 HRS	PATROLLED PARKLAND SQUARE	NONE OBSERVED	N/A
05/27/2021	2049-2058 HRS	PATROLLED SOMERSET	NONE OBSERVED	N/A
05/27/2021	2104-2120 HRS	CHECKED GOLF COURSE	NONE OBSERVED	N/A
05/27/2021	2125-2200 HRS	SPEED ENFORCEMENT KNIGHTSBRIDGE	NONE OBSERVED	N/A
05/27/2021	2200 HRS	OFF DUTY	N/A	N/A

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



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: REMINGTON CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06/03/21	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 SQUARE	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

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



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: ___ Remington Community ___

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
6/11/21	1800	Remington Community	10-8	
	1830	Remington Blvd/ Community Center	Patrol	
	1900	Knightsbridge/ Community Center	Patrol	
	1930	Remington Blvd/ Community Center	Patrol	
	2000	Southbridge/ Community Center	Patrol	
	2030	Portchester/ Remington Blvd/ Community Center	Patrol	
	2100	Remington Blvd/ Community Center	Patrol	
	2130	Knightsbridge/ Southbridge/ Community Center	patrol	
6/11/21	2200	Remington Blvd/ Community Center	patrol	

Calls for Service	Arrests	Traffic Stops		Parking Violations		Routine Checks	
		Citations	Written Warning	Citations	Written Warning	Parks	Schools/Library
Calls Taken	Misdemeanor					10	
Back-up	Felony	2					
Self Initiated	Traffic						
Reports	Ordinance						
						Businesses	10
						Construction	

Name: ___ Raymond West ___ ID #: 898 Date: 6/11/21



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Remington CFD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06/14	1800	On Duty	All Areas	N/A
"	1805	All Areas	Very Hard Rain	
"	1810	606 Abberly Lane	Parking Violation	WP108050
"	1813	2707Prestwick Lane	Parking Violation	WP108028
"	1832	243 Strathmore Circle	Parking Violation	Wp108029
"	1917	175 Owenshire Circle	Parking Violation	WP108030
"	1920	2413 Rudenstone	Parking Violation	Verbal Warning
"	1924	2400 Ashcroft Drive	Parking Violation	WP108032
"	1928	199 Owenshire Circle	Parking Violation	Verbal Warning
"	1939	2709 Portchester Court	Parking Violation	WP108033
"	1942	2719 Portchester Court	Parking Violation	WP108034
"	2118	Strathmore Circle and Remington Blvd	Stop Sign Enforcement	No Violations
"				
"				
"				
"				
"				
"				
"				
"				
"				
"				
"				
"				

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations	7	Parks	1
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self-Initiated	9	Traffic		Verbal Warning		Verbal Warning	2	Businesses	
Reports		Ordinance				County Ord. Warn		Construction	

Name: Daryl Cunningham

ID #: 790

Date: 06/14/2021



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Remington CFD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06/21	1800	On Duty	All Areas	N/A
"	1805	All Areas	Rain	N/A
"	1805	Remington Blvd & Corybrooke Lane	Stop Sign Enforcement	No Violators
"	1827	Berry James Court	Traffic Stop	Verbal Warning
"	1845	2809 Harwood Court	Parking Violation	WP108035
"	1849	140 Harwood Circle	Parking Violation	WP108036
"	1908	2501 Crown Ridge Circle	Parking Violation	WP108037
"	1913	2428 Ashcroft Drive	Parking Violation	WP108038
"	1916	2412 Ruddenstone Way	Parking Violation	WP108039
"	1921	242 South Hampton Circle	Parking Violation	WP108040
"	1923	229 South Hampton Circle	Parking Violation	Verbal Warning
"	1923	255 South Hampton Circle	Parking Violation	Verbal Warning
"	1929	173 South Hampton Circle	Parking Violation	Verbal Warning
"	1949	2723 Portchester Court	Parking Violation	Verbal Warning
"	1950	All Streets Patrolled	N/A	N/A
"	2052	All Areas	Rain	N/A
"	2052	Remington Blvd & Knightsbridge	Stop Sign Enforcement	No Violators
"	2200	All Areas	Off Duty	N/A
"				
"				
"				
"				

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations	6	Parks	
Back-up		Felony		Written Warning	1	Written Warning		Schools/Library	1
Self-Initiated	11	Traffic		Verbal Warning		Verbal Warning	4	Businesses	
Reports		Ordinance				County Ord. Warn		Construction	

Name: Daryl Cunningham

ID #: 790

Date: 06/21/2021